CITY OF OAKLAND

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Planning and Building Department
Bureau of Planning, Strategic Planning Division

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December 7, 2022

Attention:
Paul McDougall, Housing Policy Manager
CA Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

SUBJECT: CITY OF OAKLAND REVISED 2023-2031 HOUSING ELEMENT SUBMITTAL

Dear Mr. McDougall,

The City of Oakland is pleased to submit the Revised Public Hearing Draft Housing Element for the 2023-2031 planning period for the department of Housing and Community Development's (HCD) second review.

In accordance with AB 215, the revised Public Hearing Draft Housing Element was posted on the project website at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element on November 29, 2022, and a notice was emailed to all individuals and organizations that have requested project updates. We appreciate HCD staff making themselves available to discuss and provide feedback on six separate video conference calls after the City received the findings letter on September 28, 2022.

The City of Oakland is accelerating its adoption schedule by three months to reduce potential risks to grant funding and loss of local control approval. To enable this, the City is requesting an expedited review of its second draft submittal in order to meet the January 31, 2023, deadline.

The revised submittal for HCD's 60-day review includes both clean and redlined versions of the revised submittal as PDF and Word Documents and the public input received between November 29, 2022 – December 6, 2022. We have also mailed a printed copy of the clean version of Oakland's revised 2023-2031 Housing Element.

Some key updates to the revised 2023-2031 Housing Element include:

- *Public Input received during the November 29, 2022 – December 6, 2022, Public Review Period*: Attached are the seven comment letters received after the November 29th publication of the revised Public Hearing Draft Housing Element.
- *(NEW) Executive Summary:* Provides a summary narrative outlining goals and actions in the 2023-2031 Housing Element.

December 5, 2022

TO: Housing & Community Department
250 Frank H. Ogawa Plaza, Suite 6301
Oakland, CA 94612

RE: PUBLIC COMMENT FOR SUBMITTAL RE: Housing Element draft on Dec 7th 2022
1. We need an equity study BEFORE proposing TOPA/COPA legislation
2. Negative impacts of TOPA/COPA on the minority community
3. TOPA/COPA is the new/next form of property theft of Black Property Owners
4. SB-1079 has already been creating problems similar to TOPA/COPA, even through Nancy Skinner had the 'best of intentions' as a legislator in our own community

Dear Housing Policy Staff,

The "Tenant Opportunity to Purchase Act (**TOPA**) AND 'Community Opportunity" to Purchase Act (**COPA**) is being sold as a way to prevent gentrification and minority displacement. Contrary to these claims, **after DECADES of TOPA in Washington DC, a study found DC has had the most gentrifying neighborhoods across the country with 20,000 black residents displaced**. https://dcist.com/story/19/03/19/d-c-has-had-the-most-gentrifying-neighborhoods-in-the-country-study-finds/ (also attached below).

My family and neighbors are extremely concerned that **TOPA/COPA would PREVENT West Oakland, East and Deep East Oakland (flatland) minorities and particularly black owners from keeping black properties in historically black communities in blac hands.** Why should a black owner be PREVENTED from bequeathing her OWN home to a family member or neighbor? Passing properties directly to those who similarly endure discrimination is a strong tradition that arose as a result of redlining and housing discrimination and segregation and deed restrictions, when banks refused to offer mortgage loans to minorities. **TOPA/COPA** would undermine long-standing community tools that evolved into tradition, designed to instead steal generational wealth by acquiring their property as well as the equity built into it. To us, this is another clear example of "**dispossession through legislation**", a known tactic frequently levied against minority communities. From the Urban Renewal housing policy that displaced people to Berkeley's inception of racist single-family exclusionary zoning that segregated people across the country, there is a long line of supposedly "helpful" housing policies that hurt and rob black families of generational wealth. Word is spreading amongst our informed community members. We are most ALARMED that **TOPA/COPA is the next scheme similarly impacting our community to what redlining did.** We are seeing more legislation being slickly crafted. It is reminding us of the fairy tale where the juicy apple and the unsuspecting sleeping beauty is seduced by a solution to the housing stock and affordability problem, designed as a fix but is really a harm.

An <u>Equity Study</u> on the impacts of TOPA/COPA is <u>absolutely</u> necessary BEFORE this legislation is proposed and it should be properly discussed in communities with public comment and awareness devoted to it, not just the marketing scheme language used by political operatives and promoters of this legislation to push it through in their usual fashion to acquire support for measures by the loudest who are usually first to seek most benefits from these oppressive legislative acts and housing pyramid schemes.

Please consider the historical wrongs in Black communities related to government and housing, especially the building of wealth and Black property ownership . The diabolical ways society targeted Black wealth, from the 1980s crack epidemic, using property equity to secure high-cost bails and over-incarcerated family owners, as well as the more recent 2009 housing bubble where mortgage and finance professionals targeted Blacks with loans they knew they couldn't pay). For context to the equity issues at hand, please refer to books such as Richard Rothstein's **Color of Law,** Mehrsa Baradaran's **The Color of Money: Black Banks and the Racial Wealth Gap** and Keeanga-Yamahtta Taylor's **Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership**.

<u>We DEMAND data before legislating harmful housing policies that would repeat the historical theft of wealth and community</u>.

<u>Our community has these specific concerns regarding TOPA/COPA:</u>

1. **TOPA/COPA would dismantle a common pathway to Black homeownership:**
   TOPA/COPA would give 'first dibs' to special interest housing developers and prevent minority residents from directly selling to someone of our choosing. **TOPA/COPA** does nothing to increase investment in historically black communities. nor does it outline ways to build black wealth. In fact, homes in the hands of historical Black families typically have some equity value and this absorbs and extracts those values. The legal practices of segregation and redlining were supported by lending institutions failing to offer mortgage loans to minorities, denying wealth-building opportunities whites enjoy and support. Black residents who were able to obtain and sustain real estate passed it on to family and community members, often bequeathing homes below market price and providing seller carry-back loans with favorable terms, especially when banks refused to lend to us. When elders pass on their homes, they support their family legacies for the next generation in doing so. It is not uncommon to wait years for our family ready to buy to come up with downpayments and locate a bank that would loan to them. Homes in the Black community don't just have monetary value -- they represent our independence and ability to thrive and be free. They're where we celebrate family birthdays, take care of our loved ones, and are passed on to maintain the equity values within our community, that help them raise Black families, educate their children, create memories and thrive in old age. **TOPA/COPA** undermines these traditional pathways to homeownership for people of color by giving 'right of first refusal' to special interest developers over family members and long-time minority residents. This is more than just within Black communities; Hispanic/Latino, AAPI, LGBTQ+ communities and those divided and comforted by

ethnicity, religious persuasion and culturally aligned safe spaces exist all around us for these very reasons. Families purchase and hold their properties so that they can sustain and avoid racial discriminatory practices and treatment. From swastikas. cross burnings, telling unwelcome races to 'go home' using other symbols of hate and intolerance, our communities are considered safe spaces for these reasons.

2. **TOPA/COPA targets properties in historically segregated areas and robs Black historical wealth.** **TOPA/COPA** targets "Naturally Occurring Affordable Housing (NOAH)" that are in historically segregated areas, often poor areas around Bay Area Rapid Transit (BART) stations, where highways and other destructive developments were instituted to divide cities. The creation of BART stations occurred during well-documented abusive eminent domain actions committed by the cities against minority residents considerations. Minority residents were never adequately compensated for loss of property via eminent domain where BART stations and railways were constructed. This was another silent criminal of wealth and equity theft by eminent domain, e.g. legislative actions with 'the greater good's intentions'. A largely disproportionate number of properties around BART that are now being targeted by **TOPA/COPA** for acquisitions and currently owned by multicultural and predominantly Black residents, in the Oakland flatlands and areas within zip codes predominantly occupied by ethnic minorities. According to the **Greenlining Institute**, **Americans of Color have 61% of their wealth in home equity**. Home equity is often used to fund college educations and take care of medical bills and our old age/elderly. **TOPA/COPA** would do irreparable and irreversible damage to the fabric of these minority communities by legislatively providing a false promise to give frequently non-family blood relative member tenants opportunity to purchase, when essentially all that tenant is doing is being the front for the land trust which is about to use this very legislation to steal the equity out of the home property owners spent a lifetime building. These historical environmental designs end up stolen under the guise of creating *affordable housing*. This is something that reparations is being discussed RIGHT NOW in the study developed by the California Task Force to Study and Develop Reparation Proposals for African Americans. Before that discussion is barely being approached, **TOPA/COPA** legislation is being determined by these very same communities that have already seen more than a CENTURY of harmful equity extraction. Further, while many communities were left out of the economic booms of industry, including tech and dotcom, we see former Black communities like East Palo Alto, decimated by legislative actions that liquidated Black homeownership and property wealth equity. **Ms. Beradaran's comments are clear in the discussions I'm speaking about. raising the difference between good and bad credit, segregation patterns, financial risk tools and discriminatory lending practices where the disparate impact exists between minorities and white credit markets and restricted credit markets/Bank InEquities and Exclusion from Mainstream Credit Systems: https://www.hup.harvard.edu/catalog.php?isbn=9780674237476**

3. **When you displace Black homeowners, you displace Black tenants and Black Families.** Due to segregation, minority residents were not welcomed in many neighborhoods. There are Black neighborhoods and white neighborhoods. Black owners rent out to Black family and community members, taking care of our own. When you target Black property owners, you target Black tenants. When you remove Black homeowners, you remove Black tenants. **TOPA/COPA** causes me as a Black female to ask "who's actually selling/buying these properties? 'What are their demographics in race, income, etc. Tich, white, wealthy, many of them out of area LLCs and

Corporations have been documented as the primary buyers of single family home properties in the SF Bay Area. These are **NOT** the targets of the properties being targeted/promoting **TOPA/COPA** in our communities.
https://www.sfchronicle.com/projects/2022/bay-area-housing-power-players/

4. **SB1079** has already created unintended consequences similar to **TOPA/COPA**, even as our representative, California 9th District State Senator Nancy Skinner had the 'best of intentions'. A story published on August 25, 2022 by Erin Baldassari in KQED's online edition speaks about ***how non-profits used a legal loophole to flip homes for a profit***. I'll include the link in the footnotes that references this story. Ironically, the story features an image of Oakland D3 Councilmember Carroll Fife in the article in front of the house on Magnolia Street featured in the community activist effort "Moms4Housing" that gave CM Fife rise to the very seat she represents in our West Oakland community. What these housing-promoting legislators don't seem to take into account is that many black families are victimized by their well-intentioned legislation. They simply don't help us. When asked, many families candidly share if they simply provided the knowledge, information, tools and supportive guidance on how to responsibly purchase, finance and build equity in their lives property, they can and do sustain. These individuals and families acquired property using tools via the federal government under programs such as FHA/CalFHA, VA and the myriad of programs supported by federal and state supported programs. These supportive groups should be able to do work without targeting poor minority property owners. Opportunists, in the form of mortgage investors, nonprofit organizations and do-gooders, see black community property owners as *low-hanging fruit* and a means to an end for their objectives to purchase their properties. And in the process, while the devaluing of their neighborhoods. As Andre Perry's *Know Your Price* articulates and the recent media highlighting the actions of the national appraisal system process shows across the country the practices of minorities having to 'whitewash' their interiors in appraisal preparations,to disguise that their homes are owned by minorities to avoid creating disparities in home valuations. When provided guidance, financial education without the strings attached for third-parties, minority community members can sustain their homes. I'm living proof of that. Legislation that find it necessary to provide more than simple education and financial support that many property owners, especially seniors, can not more easily find themselves, is a trap and a danger. Right now, we live in a support-less system that is used as a bait-and-switch on how they can use their homes for THEIR FUTURE, and sadly, reverse mortgages and other practices have become the usual result, frequently too late to undo the damage. Legislation, and not just the shifty intentions of nonprofits that are turning communities into demographic wastelands where reverse migration has consistently shown in the census year after year, leaves us with communities with histories that have historical context that are stolen and erased, similar to 1921 Tulsa, OK Greenwood District (Black Wall Street). West Oakland was once a prosperous black community known for the Seventh Street District and the Black Panther Party. It has lost its history and every day that history is further diluted by outward migration, divestment and failure to reparate these communities that continue to be targeted, year after year.

As a responsible, care-filled human, I am astute enough to review this with my own eyes, heart and mind. I've seen how government with good intentions do not see TOPA/COPA as a solution to the problems of housing in communities of color, especially without carve-outs and segments of the already harmed, historically protected communities that need to be identified, preserved and landmarked as preserved CULTURALLY. These communities are more than people's homes and it would be a mistake to just use them as opportunities to purchase using legislation that has been shown to be historically HARMFUL to communities of color, not HELPFUL in repatriating minorities into their communities that have been stolen from them by actions that are everything from building freeways to environmental poisoning to promotions by real estate hucksters marketing them as the new great place to raise a family and a cat or dog.

Please work with our community and our Race and Equity Department to conduct an INDEPENDENT Equity Study BEFORE proposing any TOPA/COPA legislation.

Sincerely,

Carol Wyatt
3025 Linden Street
Oakland, CA 94608
happyfeelin@yahoo.com

Attachment

After DECADES of TOPA in Washington DC, a study found DC has had the most gentrifying neighborhoods across the country with 20,000 black residents displaced.

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D.C. Has Had the Most Gentrifying Neighborhoods In The Country, Study Finds

MAR 19, 2019, 4:21 PM
Cordilia James



D.C. is one of the most gentrified cities in the country, study says.

When it comes to the intensity of gentrification across the country—at least over the first 13 years of the 21st century—the District tops the list.

D.C. had the highest percentage of gentrifying neighborhoods in the country between 2000 and 2013, according to a study from the National Community Reinvestment Coalition, a group that works to

“increase the flow of private capital into traditionally underserved communities.” It estimates that around 20,000 black residents were displaced over that period.
The study, which was first reported on by the Washington Post, identified more than 1,000 neighborhoods in 935 cities and towns across the country where gentrification occurred during that time frame. Rapidly rising rents, property values, and taxes forced more than 135,000 residents to move away in 230 of those neighborhoods.
These neighborhoods for each city were considered eligible for gentrification if they were in the lower 40 percent of home values and family incomes in the area (the study used a type of census data that characterizes urban areas beyond just their physical borders). When the study began, half of the neighborhoods in D.C. were considered eligible for gentrification, which the study defines as a force that happens when “lower-income neighborhoods receive massive levels of new investment, adding amenities, raising home values and bringing in new upper-income residents [which] can lead to cultural displacement.”
By 2013, 41 percent of those neighborhoods were gentrified.
Black residents, in particular, have struggled to stay in D.C. Once known as Chocolate City, the D.C. population used to be 71.1 percent black in 1970. By 2015, that number had dropped to 48.3 percent. The study showed that D.C. was one of four cities that had the highest percentage of black displacement when adjusted for the number of gentrified neighborhoods it has, along with Richmond, Charlottesville, and New Orleans.
While D.C. was the most gentrified city by percentage of eligible neighborhoods that experienced gentrification, New York City was the most gentrified by sheer volume. Both cities were among the seven cities in the country that accounted for nearly half the amount of gentrification nationally, including Los Angeles, Philadelphia, Baltimore, San Diego, and Chicago.
The period that the study examined coincided with significant population growth in D.C. for the first time in decades, particularly amid the region’s comparatively stable economy during the Great Recession. While that growth has slowed somewhat in recent years, housing costs have continued to rise and make affordable housing increasingly scarce.
“The tens of thousands who have migrated to the Washington, D.C., over the last five years live in a city that rolled out the proverbial red carpet for their arrival. Infrastructure has been altered, public property has been privatized, the will of voters has been rescinded, minority-owned businesses have been shuttered and the bodies of people of color have been stopped and frisked to accommodate and enhance the respective presence and comfort of newcomers,” Sabiyha Prince, an activist with the group Empower DC, wrote in an essay accompanying the report.
Last year, one group of residents sued the city over its housing and renewal policies

References:

https://dcist.com/story/19/03/19/d-c-has-had-the-most-gentrifying-neighborhoods-in-the-country-study-finds/

Urban renewal…means negro removal, 1 minute video https://www.youtube.com/watch?v=T8Abhj17kYU

The tragedy of urban renewal, 6 minute video https://www.youtube.com/watch?v=mWGwsA1V2r4

“Berkeley denounces racist history of single-family zoning, begins 2-year process to change general plan”

https://www.berkeleyside.org/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan?gclid=CjwKCAiAp7GcBhA0EiwA9U0mtpjMqO3BJIAK1bgIkvOml6ZUR6te7AaVu_U4unZvmPRwMfpTT2q8SBoCoKIQAvD_BwE

Single Family Zoning in Berkeley Forces Us to Reflect Our Past
https://www.sierraclub.org/san-francisco-bay/blog/2021/06/end-single-family-zoning-berkeley-forces-us-reflect-our-past

The appraisers across America is apparently 96% Caucasian workforce according to the US Bureau of Labor Statistics https://www.bls.gov/cps/cpsaat11.htm

Equity theft and Appraisal devaluation of Back property owners is SO PERVASIVE, the Biden Administration put together a task force called PAVE: Property Appraisal and Valuation Equity (PAVE)

West Oakland Toxics Reduction Collaborative: https://archive.epa.gov/care/web/pdf/west_oakland.pdf

How Nonprofits Use a Legal Loophole to Flip California Homes — for a Profit
https://www.kqed.org/news/11923467/how-nonprofits-use-a-legal-loophole-to-flip-california-homes-for-a-profit

Understanding why some homeowners of color 'whitewash' their homes before appraisals
https://www.bankrate.com/mortgages/understanding-whitewashing-in-home-appraisals/

Black Couple Files Lawsuit Over Low Home Appraisal Surging Nearly $300,000 After Trying 'Whitewashing Experiment'

https://www.complex.com/life/black-couple-files-lawsuit-home-appraisal-surging-whitewashing-experiment

California Panel Sizes Up Reparation for Black Citizens
https://www.nytimes.com/2022/12/01/business/economy/california-black-reparations.html

Reparations could include tuition, housing grants, California task force say
https://calmatters.org/california-divide/2022/06/reparations-california-task-force/

California TaskForce to Study and Develop Reparations Proposals for African-Americans - Interim Report 2022
https://oag.ca.gov/system/files/media/ab3121-reparations-interim-report-2022.pdf

In East Palo Alto, residents say tech companies have created 'a semi-feudal society'

https://www.washingtonpost.com/national/a-semi-feudal-society-in-east-palo-alto-the-influx-of-tech-companies-pushes-residents-to-a-breaking-point-over-gentrification/2018/11/02/03e1004c-d17c-11e8-b2d2-f397227b43f0_story.html

These 12 Secret Power Players and Shaping Bay Area Housing
https://www.sfchronicle.com/projects/2022/bay-area-housing-power-players/

Robert O. Self ,American Babylon: Race and the Struggle for Postwar Oakland
https://press.princeton.edu/books/paperback/9780691124865/american-babylon

Richard Rothstein, The Color of Law
https://www.shortform.com/summary/the-color-of-law-summary-richard-rothstein?gclid=Cj0KCQiAkMGcBhCSARIsAIW6d0Ds7bXiEPsTlNCbaSaIpdGZSYMkAmgQ08hYi3HdITawG1rDmG0WG7caAj8DEALw_wcB

Mehrsa Baradaran's **The Color of Money: Black Banks and the Racial Wealth Gap**
https://www.hup.harvard.edu/catalog.php?isbn=9780674237476

Keeanga-Yamahtta Taylor's **Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership**
https://uncpress.org/book/9781469663883/race-for-profit/

Andre Perry, Know Your Price
https://www.brookings.edu/book/know-your-price/

EAST BAY FOR EVERYONE

December 4, 2022

Director Wiliam Gilchrist
Department of Planning and Building
City of Oakland
350 Frank Ogawa Plaza
Oakland, CA 94610

RE: Revised Draft Housing Element 6th Cycle (2023-2031) dated 11/29/22

Dear Director Gilchrist,

We write to provide comments on Oakland's Revised Draft Housing Element for the 6th Planning Cycle (2023 - 2031) released on November 29, 2022 ("Revised Draft").

Overall we are pleased with the direction of the Revised Draft and appreciate the incorporation of many of the comments from the East Bay for Everyone, YIMBY Law, HAC, Greenbelt Alliance and East Bay YIMBY letter dated October 14, 2022.

The Missing Middle Program is significantly improved by reductions in setbacks, reductions in parking requirements, and increase in allowable density for high-resource areas like Rockridge and Adams Point. We are also happy to see an increase in commercial corridor heights along Claremont and College as well as the inclusion of additional, more viable opportunity sites in Rockridge.

We are also encouraged to see the City of Oakland commit to studying single exit aka "single stair" reform. We disagree, however, that the City of Oakland is unable to implement changes at the local level. The City of Seattle, for example, has adopted local building code changes for a single exit up to five stories that meet NFPA 101 mitigation requirements, including a maximum of four units per floor, automatic sprinklers, one hour-rated walls around the core and half hour-rated walls between units. Oakland could similarly adopt amendments to its local code or establish an alternative means and methods process for four story single stair structures.

We offer the following comments on the Revised Draft:

1. For Missing Middle Housing, we appreciate the reduction of off-street parking requirements to 0.5 in residential areas and zero in the ½ mile radius of major transit stops, but we believe it would be more productive if zero-parking missing middle were allowed across significant transit corridors, rather than merely near BART stations, BRT stops, and

the (rare) intersection of two bus corridors each with up to 15-minute peak headways. We propose instead zero parking requirements within ½ mile radius of bus stops of lines running with at least 30-minute peak headways, which would allow not only Telegraph, Broadway, San Pablo, and MacArthur, but also Grand.

We also suggest a planned check-in midway through the planning period to examine whether missing middle standards are in fact being used at scale, and to amend further if not.

2. Table C-17 "Lower- Income Projects on Small Sites 2018 - 2021" describes projects less than ½ acre developed as low-income housing. Three of the five projects identified in this table are acquisition projects, including Project Homekey sites. Acquisition of sites for low-income housing less than ½ acre is an important goal for preserving and creating affordability but it does not address the underlying need for deeper analysis of building low-income housing on small sites as required under HCD guidance.

   The purpose of additional analysis for low-income housing development for small sites less than ½ acre is to identify that the jurisdiction has a track record of developing new construction of low-income housing on such sites. This is important because smaller sites are difficult to finance through the Tax Credit Allocation Committee and other funding sources. Small sites are also more difficult to construct due to parking, circulation, second egress and other requirements. Please remove the acquisition sites and provide additional analysis of Oakland might pursue additional policy changes, including single stair reform, to increase the viability of low-income housing development on small sites.
3. We appreciate the broad reduction to parking standards in a range of zones, not just residential-only, reflecting Oakland's Transit First policy and climate goals. In light of recent counterproductive proposals of parking garages or overparked apartment complexes in transit-oriented areas of Oakland, this direction could be enhanced by:
   a. Applying revised CBD parking maximums to apply equally to a ½-mile radius of all major transit stops;
   b. Making new paid parking, structured or surface (as opposed to off-street parking serving another use) require conditional use permits; and
   c. Require all structured parking be built to be convertible to non-parking uses in the future; currently their standard angled floors make it impossible to do anything else without demolishing.
4. We appreciate and are excited at the proposal to remove CUP requirements for small commercial establishments in residential zones (Accessory Commercial Units) and, in food deserts, for grocery stores. However, we suggest careful objective definition of "food desert," and to err on the side of an expansive definition, such as the USDA half-mile standard (as opposed to a 1-mile standard).

Thank you for considering these comments. We appreciate the City of Oakland's ongoing efforts to refine and deliver a compliant and equitable Housing Element.

Sincerely,

John Minot
Jonathan Singh
EB4E Co-Executives

cc:
CA Department of Housing and Community Development

-

LPC College, LLC

1475 Powell Street, Suite 201
Emeryville, CA 94608

Edward Manasse
Deputy Director
City of Oakland Planning Bureau
250 Frank H. Ogawa Plaza Suite 2114
Oakland, CA 94612

November 29, 2022

Dear Ed,

I purchased the Dreyer's site in Rockridge in February 2020, just before the Covid shutdown, with the intent of turning it into a non-profit Jewish Community Campus serving the entire East Bay community. The property consists of ten parcels, anchored by the Dreyer's building at 5901 College Avenue. The property includes assessor's parcel numbers 014-126800901, 014-126801101, 014-126801200, 014- 126801300, 014-126803900, 014-126803800, 014-126803600, 014-126803501, 014-126803201, and 014-126803000. In October 2020, the Jewish Community Center of the East Bay and several non-profit Jewish organizations began actively using the site as community space.

We had contacted the City with questions regarding the development of the Jewish Community Center in January 2022 but did not receive a response. We formally submitted a development application online for a Conditional Use Permit on November 2, 2022, for day care, after school, and community assembly for religious services that will operate in the existing Dreyer's and old Yoshi's buildings. The existing retail spaces on College Avenue will remain as tenants and no changes are proposed on the College Avenue frontage. We have met several times with RCPC and the Chabot neighbors and are building strong relationships there.

The draft Housing Element has now earmarked the site as a site for affordable housing and was added as a supplemental site to achieve Affirmatively Further Fair Housing. However, the Housing Element says that in identifying the Affirmatively Further Fair Housing sites that staff excluded sites with uses that serve the community. As such, we ask that the staff remove our properties from the city's affordable housing opportunity sites because it is currently, and will continue to be, a site that serves the community. It is understandable that staff was unaware of this, but we ask that it be corrected immediately.

Thank you and I look forward to providing a wonderful non-profit community center to Oakland and the East Bay.

Sincerely,



Moses Libitzky
Principal

cc: Suzanne Brown, Equity Community Builders
Amanda Monchamp, Monchamp Meldrum LLP
Darin Ranelletti, City of Oakland Mayor's Office

Rajagopalan, Lakshmi

From: nha vu <nhahvu82@yahoo.com>
Sent: Wednesday, December 7, 2022 9:23 AM
To: General Plan
Subject: Please remove TOPA/COPA from Oakland's Housing Element Draft (on p. 66)

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

12/5/2022

Please remove TOPA/COPA from Oakland's Housing Element Draft (on p. 66)

I am strongly opposed to TOPA and COPA. Under TOPA/COPA, people would be prevented from taking care of their families during financial hardships.

As an example, my husband and I recently purchased a home from a local couple who needed to sell a property IMMEDIATELY due to a financial emergency. The couple had to sell quickly because they own a local restaurant that suffered during COVID-19 shelter-in-place closures. We were able to accommodate their 3-week quick sale requirement because, fortunately, there are no TOPA/COPA restrictions in place. TOPA/COPA's extended time delays and onerous red tape would have made such quick sales impossible. Under TOPA/COPA, this couple would have lost their family business, been forced into bankruptcy, and they and their young children would have been displaced onto the streets. How can the city even consider such a harmful policy as TOPA/COPA when it invasively interferes with the personal and financial lives of residents?!

These residents had done nothing wrong, yet TOPA/COPA restrictions would have made them HOMELESS!

TOPA/COPA would also disadvantage local residents looking to purchase. It would have denied us fair and equal access to housing in favor of TOPA/COPA developers. I can't imagine being in a contract and having to wait a year or longer while who knows how many TOPA/COPA developers take turns interfering with the purchase, which is stressful enough as it is. We are not outside speculators. TOPA/COPA holds both local buyers and sellers hostage to red tape and protracted time delays.

We strongly oppose TOPA/COPA. TOPA/COPA doesn't take into account the normal up and downs and frequent financial hardships that families endure. This is a horrible idea that harms local residents and families like ours.

Sincerely,

Nha Vu

OAKLAND HERITAGE ALLIANCE

December 6, 2022

By electronic transmission

General Plan Team, Lakshmi Rajagopalan, Audrey Lieberworth
City of Oakland Bureau of Planning and Zoning
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Subject: November 2022 Revised Draft Housing Element

Dear General Plan Team:

Oakland Heritage Alliance is still studying the revised November, 2022 draft Housing Element, including the appendices, so the following comments are preliminary and subject to future modification and expansion.

A. Housing Element main document.

1. The 11/22 draft now commits the City to specific zoning revisions in specific areas, such as Action 3.2.1's provision for reducing minimum lot sizes in Detached Unit and Mixed Housing Type Residential Zones to 2000 ft.^{2}. These kinds of provisions are appropriate to state in general terms as part of a General Plan element and/or as proposals for consideration, but when presented with the draft's level of specificity causes the draft to read more as a zoning ordinance rather than a general plan element. Such levels of specificity should be normally reserved for the zoning amendments. Related to this, the preliminary draft zoning amendments in Appendix J should be understood as just that – a preliminary draft that the City has not yet committed to. **Action 3.4.1, Bullet 8 regarding Appendix J should reflect this by adding "preliminary draft" before "proposal".**

2. It is our understanding that an Environmental Impact Report (EIR) will be prepared for the zoning amendments implementing the Housing Element, rather than for the Housing Element itself. Therefore, **what will be the environmental review determination for the Housing Element?** If the Housing Element includes specific upzoning provisions, such as discussed above, an EIR or at a least negative declaration would appear necessary.

3. Action 3.4.3 states that, among other things, Action 3.4.8 will "create objective design review standards and… allow for streamlined ministerial approval". However, Action 3.4.8 actually provides only for objective design standards and says nothing about ministerial approval. **The term "ministerial approval" needs to be explained.** It often

means over the counter approval, with no public notification, review or appeal. But **there still needs to be public notification and review to help ensure that staff application of objective standards is performed correctly.** OHA reviews numerous design review applications and has found many cases where existing zoning standards and/or design review criteria were not applied correctly or fell through the cracks.

In addition, "ministerial approval" indicates that such projects are exempt from environmental review. Such projects if located in historic areas could adversely impact the architectural integrity of these areas, which would normally constitute a "significant effect" under the California Environmental Quality Act (CEQA). **Therefore, if no project level environmental review will be conducted for ministerial projects, the environmental impacts of such projects must be considered as part of the Housing Element** which enables the projects, or at least in conjunction with the zoning amendments to implement the Housing Element. **If no EIR or negative declaration will be prepared for the Housing Element, Housing Element provisions such as requiring ministerial approval of projects must be presented with sufficient generality and caveats to clearly communicate that these provisions are subject to the zoning amendments or other follow up regulatory action that receives environmental review.**

4. **Use alpha-numeric designations to facilitate reference, rather than bullets**, especially for provisions that are part of the Goal/Policy/Action statements such as Actions 3.4.1, 4.1.4 and 5.2.9.

B. Specific problematic provisions in Appendix J.

1. **Retain the existing two-tiered height limit system of wall height plus greater roof height in all zones.** For some zones, Appendix J proposes to replace the two-tiered system with a single overall height limit. Retaining the two-tiered system in residential zones is important in order to minimize the visual bulk of larger buildings, especially if there is no discretionary design review.

2. In many residential zones, reductions in front setbacks are proposed. **Front setback reductions should not be applied if the reduced setbacks are less than the prevailing front setback of the block face.** Otherwise new development will literally "stick out" and architecturally disrupt the streetscape. Existing provisions that allow reduced setbacks for new construction or front additions where adjacent buildings already have reduced setbacks should continue to be relied on.

3. **Retain the conditional use permit requirements for projects with five or more regular units**, since projects with five or more regular units allowed by right are eligible for a density bonus under the State Density Bonus Law that can trigger waivers and concessions for height limits, setbacks and other standards, potentially resulting in architectural disruptions to existing neighborhoods. If more density is desired, provide it in the form of more accessory dwelling units (ADUs) (which don't count toward the five

unit bonus trigger), especially ADUs within existing buildings. Some or all of the ADUs could be designated as deed-restricted affordable, accomplishing the State Density Bonus Law objective.

4. **Table 2 – Commercial Zone Height Limits.** Retain existing height limits in Areas of Primary and Secondary Importance (APIs and ASIs). In most cases, the existing limits were structured to avoid out-of-scale new buildings.

5. **Figure 3 – Downtown Oakland Specific Plan (DOSP) proposed height changes**. This map essentially preempts the height limit discussion that has been ongoing for five years as part of the DOSP and is intimately tied into other important DOSP initiatives, such as the transferable development rights and zoning incentive programs. The Housing Element zoning amendments should defer to the DOSP regarding height limits within the DOSP area.

6. **Affordable Housing Overlay (AHO) zone**. It is good that the AHO zone would not apply to City, state and federal historic landmarks and the height additions would not apply to APIs. However, in addition, the AHO should not apply to APIs and ASIs, since the unlimited residential density provision will make all parcels eligible for the State Density Bonus Law. As discussed in Item B.3 above, this would enable greater heights than otherwise allowed, incentivizing disruption of APIs and ASIs architecturally, and potentially incentivizing demolition.

   If unlimited density is desired in APIs and ASIs as part of the AHO program, it should be limited within APIs and ASIs to units within existing buildings, at least in lower density zones, and to no more than four regular units per parcel, plus perhaps unlimited ADUs.

   The AHO height changes for the DOSP area should be considered as part of the DOSP process, rather than as part of the Housing Element. The Housing Element can include a provision stating this.

Thank you for the opportunity to comment. Please contact Christopher Buckley at (510) 523–0411 or cbuckleyaicp@att.net or Naomi Schiff at (510) 835–1819 or Naomi@17th.com if you would like to discuss these comments.

Sincerely,



Mary Harper
President

CC: William Gilchrist, Ed Manasse, Catherine Payne, Karen August, Betty Marvin, City Planning Commission, City Council, Landmarks Preservation Advisory Board

EAST BAY FOR EVERYONE

December 4, 2022

Director Wiliam Gilchrist
Department of Planning and Building
City of Oakland
350 Frank Ogawa Plaza
Oakland, CA 94610

RE: Revised Draft Housing Element 6th Cycle (2023-2031) dated 11/29/22

Dear Director Gilchrist,

We write to provide comments on Oakland's Revised Draft Housing Element for the 6th Planning Cycle (2023 - 2031) released on November 29, 2022 ("Revised Draft").

Overall we are pleased with the direction of the Revised Draft and appreciate the incorporation of many of the comments from the East Bay for Everyone, YIMBY Law, HAC, Greenbelt Alliance and East Bay YIMBY letter dated October 14, 2022.

The Missing Middle Program is significantly improved by reductions in setbacks, reductions in parking requirements, and increase in allowable density for high-resource areas like Rockridge and Adams Point. We are also happy to see an increase in commercial corridor heights along Claremont and College as well as the inclusion of additional, more viable opportunity sites in Rockridge.

We are also encouraged to see the City of Oakland commit to studying single exit aka "single stair" reform. We disagree, however, that the City of Oakland is unable to implement changes at the local level. The City of Seattle, for example, has adopted local building code changes for a single exit up to five stories that meet NFPA 101 mitigation requirements, including a maximum of four units per floor, automatic sprinklers, one hour-rated walls around the core and half hour-rated walls between units. Oakland could similarly adopt amendments to its local code or establish an alternative means and methods process for four story single stair structures.

We offer the following comments on the Revised Draft:

1. For Missing Middle Housing, we appreciate the reduction of off-street parking requirements to 0.5 in residential areas and zero in the ½ mile radius of major transit stops, but we believe it would be more productive if zero-parking missing middle were allowed across significant transit corridors, rather than merely near BART stations, BRT stops, and

the (rare) intersection of two bus corridors each with up to 15-minute peak headways. We propose instead zero parking requirements within ½ mile radius of bus stops of lines running with at least 30-minute peak headways, which would allow not only Telegraph, Broadway, San Pablo, and MacArthur, but also Grand.

We also suggest a planned check-in midway through the planning period to examine whether missing middle standards are in fact being used at scale, and to amend further if not.

2. Table C-17 "Lower- Income Projects on Small Sites 2018 - 2021" describes projects less than ½ acre developed as low-income housing. Three of the five projects identified in this table are acquisition projects, including Project Homekey sites. Acquisition of sites for low-income housing less than ½ acre is an important goal for preserving and creating affordability but it does not address the underlying need for deeper analysis of building low-income housing on small sites as required under HCD guidance.

   The purpose of additional analysis for low-income housing development for small sites less than ½ acre is to identify that the jurisdiction has a track record of developing new construction of low-income housing on such sites. This is important because smaller sites are difficult to finance through the Tax Credit Allocation Committee and other funding sources. Small sites are also more difficult to construct due to parking, circulation, second egress and other requirements. Please remove the acquisition sites and provide additional analysis of Oakland might pursue additional policy changes, including single stair reform, to increase the viability of low-income housing development on small sites.
3. We appreciate the broad reduction to parking standards in a range of zones, not just residential-only, reflecting Oakland's Transit First policy and climate goals. In light of recent counterproductive proposals of parking garages or overparked apartment complexes in transit-oriented areas of Oakland, this direction could be enhanced by:
   a. Applying revised CBD parking maximums to apply equally to a ½-mile radius of all major transit stops;
   b. Making new paid parking, structured or surface (as opposed to off-street parking serving another use) require conditional use permits; and
   c. Require all structured parking be built to be convertible to non-parking uses in the future; currently their standard angled floors make it impossible to do anything else without demolishing.
4. We appreciate and are excited at the proposal to remove CUP requirements for small commercial establishments in residential zones (Accessory Commercial Units) and, in food deserts, for grocery stores. However, we suggest careful objective definition of "food desert," and to err on the side of an expansive definition, such as the USDA half-mile standard (as opposed to a 1-mile standard).

Thank you for considering these comments. We appreciate the City of Oakland's ongoing efforts to refine and deliver a compliant and equitable Housing Element.

Sincerely,

John Minot
Jonathan Singh
EB4E Co-Executives

cc:
CA Department of Housing and Community Development

-

LPC College, LLC

1475 Powell Street, Suite 201
Emeryville, CA 94608

Edward Manasse
Deputy Director
City of Oakland Planning Bureau
250 Frank H. Ogawa Plaza Suite 2114
Oakland, CA 94612

November 29, 2022

Dear Ed,

I purchased the Dreyer's site in Rockridge in February 2020, just before the Covid shutdown, with the intent of turning it into a non-profit Jewish Community Campus serving the entire East Bay community. The property consists of ten parcels, anchored by the Dreyer's building at 5901 College Avenue. The property includes assessor's parcel numbers 014-126800901, 014-126801101, 014-126801200, 014- 126801300, 014-126803900, 014-126803800, 014-126803600, 014-126803501, 014-126803201, and 014-126803000. In October 2020, the Jewish Community Center of the East Bay and several non-profit Jewish organizations began actively using the site as community space.

We had contacted the City with questions regarding the development of the Jewish Community Center in January 2022 but did not receive a response. We formally submitted a development application online for a Conditional Use Permit on November 2, 2022, for day care, after school, and community assembly for religious services that will operate in the existing Dreyer's and old Yoshi's buildings. The existing retail spaces on College Avenue will remain as tenants and no changes are proposed on the College Avenue frontage. We have met several times with RCPC and the Chabot neighbors and are building strong relationships there.

The draft Housing Element has now earmarked the site as a site for affordable housing and was added as a supplemental site to achieve Affirmatively Further Fair Housing. However, the Housing Element says that in identifying the Affirmatively Further Fair Housing sites that staff excluded sites with uses that serve the community. As such, we ask that the staff remove our properties from the city's affordable housing opportunity sites because it is currently, and will continue to be, a site that serves the community. It is understandable that staff was unaware of this, but we ask that it be corrected immediately.

Thank you and I look forward to providing a wonderful non-profit community center to Oakland and the East Bay.

Sincerely,



Moses Libitzky
Principal

cc: Suzanne Brown, Equity Community Builders
Amanda Monchamp, Monchamp Meldrum LLP
Darin Ranelletti, City of Oakland Mayor's Office

OAKLAND HERITAGE ALLIANCE

December 6, 2022

By electronic transmission

General Plan Team, Lakshmi Rajagopalan, Audrey Lieberworth
City of Oakland Bureau of Planning and Zoning
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Subject: November 2022 Revised Draft Housing Element

Dear General Plan Team:

Oakland Heritage Alliance is still studying the revised November, 2022 draft Housing Element, including the appendices, so the following comments are preliminary and subject to future modification and expansion.

A. Housing Element main document.

1. The 11/22 draft now commits the City to specific zoning revisions in specific areas, such as Action 3.2.1's provision for reducing minimum lot sizes in Detached Unit and Mixed Housing Type Residential Zones to 2000 ft.^{2}. These kinds of provisions are appropriate to state in general terms as part of a General Plan element and/or as proposals for consideration, but when presented with the draft's level of specificity causes the draft to read more as a zoning ordinance rather than a general plan element. Such levels of specificity should be normally reserved for the zoning amendments. Related to this, the preliminary draft zoning amendments in Appendix J should be understood as just that – a preliminary draft that the City has not yet committed to. **Action 3.4.1, Bullet 8 regarding Appendix J should reflect this by adding "preliminary draft" before "proposal".**

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unit bonus trigger), especially ADUs within existing buildings. Some or all of the ADUs could be designated as deed-restricted affordable, accomplishing the State Density Bonus Law objective.

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Thank you for the opportunity to comment. Please contact Christopher Buckley at (510) 523–0411 or cbuckleyaicp@att.net or Naomi Schiff at (510) 835–1819 or Naomi@17th.com if you would like to discuss these comments.

Sincerely,



Mary Harper
President

CC: William Gilchrist, Ed Manasse, Catherine Payne, Karen August, Betty Marvin, City Planning Commission, City Council, Landmarks Preservation Advisory Board

Rajagopalan, Lakshmi

From: Ryan Lester <01rplester@gmail.com>
Sent: Tuesday, December 6, 2022 8:08 PM
To: General Plan
Subject: Re: Oakland General Plan Update: Revised Draft of Housing Element Now Available for Public Review!

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Oakland Planning Department,

While the changes to the Oakland 2045 General Plan are commendable, I am disappointed that some of the most resource and transit rich neighborhoods in Oakland are not being upzoned significantly.

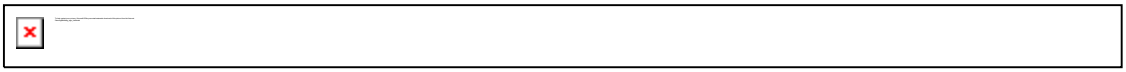
While Rockridge and North Oakland are being targeted (rightly) for additional housing density, the MacArthur Blvd Corridor in East Oakland (near Laurel and Dimond) neighborhoods are not being targeted for almost any additional density. This corridor is well served by numerous local and transbay bus lines, has abundant high-quality employment, food/grocery, park and school options but is currently almost exclusively single family only zoned. Housing built close to 580 is far away from the WUI and fire danger and would be a prime candidate to increase density in, so that all parts of Oakland affirmatively further fair housing.

I respectfully ask that the City of Oakland provide more access for residents who are not millionaires to live above 580 by providing housing options in these neighborhoods that are more than just single family only residences.

Respectfully,

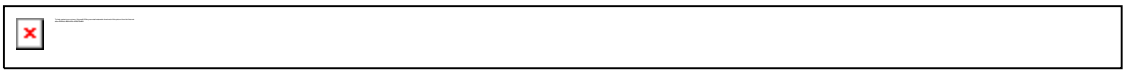
Ryan Lester

On Tue, Nov 29, 2022 at 2:41 PM Lakshmi Rajagopalan <generalplan@oaklandca.gov> wrote:



GENERAL PLAN UPDATE

Housing Element Public Hearing Draft Released!



Housing Element Public Hearing Draft Available for Public Review!

The City of Oakland has released the **2023-2031 Housing Element Public Hearing Draft**. This revised draft of the Housing Element addresses community feedback received from June 2022 to mid-October 2022 and fulfills requirements for compliance with state law.

The Public Hearing Draft includes several new components:

1. An executive summary
2. A substantially updated Chapter 4: Housing Action Plan
3. Appendix J: Proposed Rezoning Changes
4. Appendix K: City of Oakland Response to the Findings Letter from State HCD, dated 9/28/22
5. Appendix L: Response to Public Comments.

The Housing Element Public Hearing Draft is also being shared with State Housing and Community Development (State HCD) department today. Pursuant to AB 215, the Housing Element Public Hearing Draft will be formally submitted to State HCD on December 7, 2022, after the seven-day public review period (Nov. 30 to Dec. 6). Comment letters received prior to the formal submittal will be included in the formal submittal package. Comment letters received after the formal submittal will be forwarded to State HCD at the time the comments are received.

After the seven-day public review period, the public can continue to provide feedback on the Housing Element Public Hearing Draft **until December 29, 2022**. Comment letters received after December 6, 2022 will be forwarded to State HCD at the time the comments are received and will be included as a supplemental document to the agenda reports for the Planning Commission and City Council public hearings beginning in January 2023.

Please see the project milestone dates below for an overview of the process moving forward:

- November 29, 2022 – Publication of Public Hearing Draft Housing Element
- November 30, 2022 - December 6, 2022 – Seven-day public review period, pursuant to AB 215
- December 7, 2022 – Submittal to State HCD
- December 29, 2022 – End of the comment period for the Housing Element Public Hearing Draft
- January 2023 – Public Hearings for Housing Element Adoption (Dates TBD)

How to Comment on the Housing Element

There are several ways to comment on the 2023-2031 Housing Element before it is adopted by City Council in early 2023:

1. Email feedback to: generalplan@oaklandca.gov
2. Participate in community events posted on our website
3. Attend upcoming public hearings at the Planning Commission and City Council on the Housing Element, beginning in January 2023. An email will be sent out when the public hearing dates are scheduled.

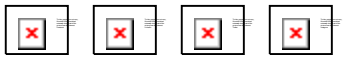
Questions?

For more information and to find out how to get involved, visit the General Plan Update website or please contact Lakshmi Rajagopalan at generalplan@oaklandca.gov.

The Planning & Building Department oversees the regulations for the City's growth and development. Through reviewing project plans, enforcing local ordinances, developing neighborhood plans, and responding to public concerns, we work to create a built environment that supports the health and welfare of all Oaklanders.

IMPORTANT NOTE: You are receiving this message because you have expressed interest in receiving updates on the General Plan Update with the Planning & Building Department. This is a courtesy notice to inform you of

important updates in relation to your business with the city. If you do not wish to receive future messages, please click on the "Unsubscribe" link below.



City of Oakland, Planning & Building Department
250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612

City of Oakland, 1 Frank H Ogawa Plaza, Oakland, CA 94612

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--
Ryan Lester
01RPLester@gmail.com

Rajagopalan, Lakshmi

From: taptango <taptango@gmail.com>
Sent: Tuesday, December 6, 2022 11:06 PM
To: General Plan
Subject: Housing Element Feedback -- Fact Checking TOPA program in Washington DC

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Housing and Community Department,

I am writing to provide feedback for the Housing Element draft and express concerns about the Tenant Opportunity to Purchase Act, often referred to as TOPA. When TOPA was brought up to residents in neighborhood meetings, Washington DC was frequently referenced as having had TOPA for over 40 years where it was claimed to be "wildly successful". **The below fact check of the Washington DC TOPA program suggests otherwise**.



TOPA has been in Washington DC since 1980 and has not widely spread across the country during this time because there are serious problems with it. In fact, Washington DC started to unwind TOPA. The DC council voted to defund TOPA and removed properties from TOPA restrictions, including single-family homes, condos and single-unit townhomes. The DC council took these actions after it deliberated and reviewed TOPA's underperformance over 40 years. Many DC residents showed up at the council to provide hours of public testimony in opposition to TOPA.

The so-called “Tenant Opportunity” to Purchase Act (TOPA) is a False Promise. The bureaucratic and ineffective TOPA program strips affordable housing funds from efficient approaches that directly help tenants and homeless residents. DC prioritizes 3 effective housing programs over TOPA as is reflected in the funding budget each year:

1. Rental assistance to directly help low-income tenants.
2. Down Payment Assistance to directly help tenants purchase homes (first time homebuyer program).
3. Shelter programs with supportive services like drug treatment for homeless residents.

Serving as our nation’s capital, Washington DC (DC) had special access to vast funding and became a perfect Petri dish for testing many housing ideas. The city collected performance metric on different housing approaches over many years and allocates funds based on tangible outcomes. The DC Local Affordable Housing budget is an astounding $291 Million for last year, Fiscal Year 2020. In 2020, DC devoted about 50% of its total affordable housing budget toward **rental assistance** while TOPA only received approximately 5%. Downpayment assistance and homeless shelter programs received more priority and funding than the ineffective TOPA program.

Local Funding for DC’s Main Affordable Housing Programs

In millions of FY 2020 dollars

	FY 2017 Actual	FY 2018 Actual	FY 2019 Approved	FY 2020 Approved
Department of Housing and Community Development	25.8	25.0	25.5	22.7
Housing Preservation Fund	--	10.6	10.4	11.8
Housing Production Trust Fund [HPTF]	107.3	103.9	102.4	115.6
DC Housing Authority Subsidy [Rental Assistance]	54.1	82	109.9	141.2
Total	**187.2**	**196.4**	**222.7**	**291.3**

Rental Assistance is ~ 50% of **Total 2020 budget**, TOPA is ~ 5%.

Note: Department of Housing and Community Development figures exclude Preservation Fund, which is included separately on the table.
DC Housing Authority Subsidy figure includes Permanent Supportive Housing and excludes Public Safety.
Source: Fiscal Year 2017-2020 Budget and Financial Plans; Office of the Chief Financial Officer via CFO info; information provided by the Mayor’s Budget Office and Council Budget Office.

During the 40+ years that TOPA has been in Washington DC (DC), it was so inefficient that the people administering the program avoided collecting data and could not produce the performance numbers required in formal city reports. The TOPA program in DC can not produce data before 2002, lacks data stretching decades and also recently failed to be forthcoming with data in official fiscal audit and budget oversight reports.

Performance metrics for various Affordable Housing Programs in Washington DC

10. Inclusionary Zoning (IZ)

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of IZ units available for occupancy	No	149	134	252

11. Down Payment Assistance

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of Employer Assisted Housing Program (EAHP) completed applications received by Administrators	No	New in 2020	New in 2020	New in 2020
Number of Home Purchase Assistance Program (HPAP) completed applications received by Administrators	No	767	904	1305

12. Affordable Housing Project Financing

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of affordable housing projects closed	No	28	28	18
Number of affordable units preserved through the Housing Preservation Fund	No	New in 2020	New in 2020	New in 2020
Number of financial applications submitted	No	48	64	71
Number of total affordable housing units preserved through TOPA acquisition assistance program	No	Not Available	Data Forthcoming	Data Forthcoming

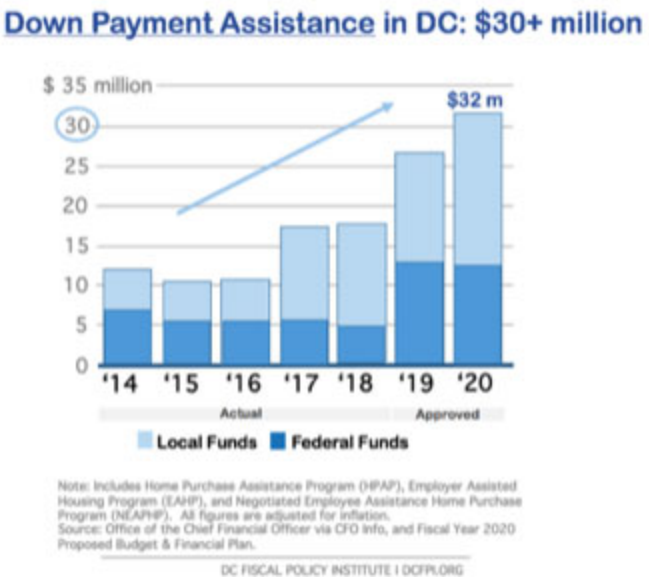
Performance metrics for TOPA lacks transparency in measurable outcomes. The TOPA program lacks official data stretching decades. TOPA recently lists "Data Forthcoming" for multiple years unlike other affordable housing programs in fiscal report.

Source: Fiscal Year 2021 Budget and Financial Plans – Congressional submission – Government of the District of Columbia

TOPA data is spotty or highly selective, unlike effective affordable programs which submit concrete numbers annually. What little TOPA data available is often not in formal financial review and disclosure reports, is selectively presented out of context. The people administering TOPA in DC still choose not to collect TOPA outcome data — they do not track completed sale to tenants because the rate is so poor and instead choose only to report TOPA notices. TOPA gets very little funding in DC due to its poor performance over decades.

The below graphs show DC spent over $150 million on rental assistance in FY 2021 and over $30 million in the prior year for downpayment assistance to promote home ownership. By contrast, TOPA received only a small fraction of the Housing Production Trust Fund (HPTF). The approved budget for TOPA in FY2021 is a mere $10 million out of the $100 million in the Housing Production Trust Fund. The local total affordable housing budget is around $300 million annually in DC for the last few years.





DC HOMELESS PROGRAMS: DC pours tens of millions to provide temporary and long term affordable housing to individuals, families and youths. It also emphasizes mental health services, addiction counseling and improving outreach and public restroom access for homeless citizens. Our local cities have a historic budget deficit. It does not make sense for Berkeley or Oakland to waste $10-15 million taxpayer dollars each and every year on TOPA at the cost of supporting more effective homeless programs. Our homeless residents do not even have a roof over their heads and should be prioritized.

Homeless Services for FY 2020

SUMMARY

Adds the following for individuals:

- $15.9 million for new Permanent Supportive Housing (PSH) units and $737,000 for additional Targeted Affordable Housing units for individuals. While this is a significant investment, it falls short of the need.
- Nearly $36 million for shelter repairs and shelter replacement.

Adds the following for families:

- $6.3 million for 180 new PSH slots, fully meeting the need for PSH among families.
- $5.1 million for 203 new TAH slots. This is well below the number of families experiencing homelessness who need long-term housing help.
- $11.2 million for operating Short-Term Family Housing.

Adds the following for youth:

$1.7 million for 50 PSH spots, $2.1 million for 50 transitional beds, and $1.3 million for 60 shelter beds.

Also includes:

- $7.9 million for Emergency Rental Assistance Program (ERAP), a small increase from last year.
- $400,000 to improve public restroom access.
- $200,000 to develop a new strategic plan for housing for survivors of domestic violence.
- $3.7 million to replace federal funding that is expiring for street outreach to people with high needs.
- $21,600 for stipends for homeless residents who are members of the Interagency Council on Homelessness Consumer Work Group.

1275 FIRST STREET NE, SUITE 1200 - WASHINGTON, DC 20002
202-886-5180 - WWW.DCFPI.ORG - @DCFPI

The proposed local TOPA legislation is much more problematic and restrictive than TOPA in DC, and thus much more worrisome for Bay Area residents. TOPA has **forced deed restrictions that is being sold using the benign sounding "permanently affordable" euphemism.** Unlike unencumbered properties, these forced deed restrictions would drop property values by hundreds and thousands of dollars, wiping out life long savings for many seniors and leaving them bereft of the means to pay for medical expenses and care for themselves in retirement. In practice, these restrictions would also make it difficult to maintain homes in habitable conditions which is especially detrimental to resident renters.

As is historically consistent, housing programs with heavy government regulation and management such as the TOPA program or Public Housing Projects has resulted in poor outcomes for residents. In DC, poorly managed Public Housing Projects led to dilapidated buildings with leaky plumbing, hazardous lead, rodent infestations and toxic mold which have sickened families and sent many children to hospitals. An estimated 7000+ of DCs' 8000+ housing units are severely deteriorated, requiring HUD to take over management. Many social or public housing projects across the country experienced similar deteriorated living conditions. The local TOPA program would be the most convoluted and heavily regulated government run social housing program, which does not bode well for our Bay Area cities or residents.

Another Affordable Housing lesson in DC worth mentioning is the potential for misuse of public fund by trusted officials in the name of affordable housing and helping homeless residents. An auditor in DC had to issue a subpoena seeking documents during an investigation. The auditor was repeatedly stonewalled by bureaucrats and only eventually obtained the needed data from a concerned whistle blower. The subsequent DC audit report found "…the (government housing) agency appeared to have a hands-off approach to projects once they had been selected for funding." There was a lack of accountability in measurable outcomes and insufficient transparency in the use of public money for housing. As a result, DC Council member Elissa Silverman introduced a bill, the Housing Production Trust Fund Transparency Amendment Act of 2019 that would require DC's Department of Housing and Community Development (DHCD) to make information more public for increased transparency.

TOPA utterly failed in Washington DC. The Richmond city council unanimously rejected it unanimously in 2019 due to numerous concerns. We do NOT want TOPA and COPA either.

Sincerely,

Tuan Ngo

December 5, 2022

TO: Housing & Community Department
250 Frank H. Ogawa Plaza, Suite 6301
Oakland, CA 94612

RE: PUBLIC COMMENT FOR SUBMITTAL RE: Housing Element draft on Dec 7th 2022
1. We need an equity study BEFORE proposing TOPA/COPA legislation
2. Negative impacts of TOPA/COPA on the minority community
3. TOPA/COPA is the new/next form of property theft of Black Property Owners
4. SB-1079 has already been creating problems similar to TOPA/COPA, even through Nancy Skinner had the 'best of intentions' as a legislator in our own community

Dear Housing Policy Staff,

The "Tenant Opportunity to Purchase Act (**TOPA**) AND 'Community Opportunity" to Purchase Act (**COPA**) is being sold as a way to prevent gentrification and minority displacement. Contrary to these claims, **after DECADES of TOPA in Washington DC, a study found DC has had the most gentrifying neighborhoods across the country with 20,000 black residents displaced**. https://dcist.com/story/19/03/19/d-c-has-had-the-most-gentrifying-neighborhoods-in-the-country-study-finds/ (also attached below).

My family and neighbors are extremely concerned that **TOPA/COPA would PREVENT West Oakland, East and Deep East Oakland (flatland) minorities and particularly black owners from keeping black properties in historically black communities in blac hands.** Why should a black owner be PREVENTED from bequeathing her OWN home to a family member or neighbor? Passing properties directly to those who similarly endure discrimination is a strong tradition that arose as a result of redlining and housing discrimination and segregation and deed restrictions, when banks refused to offer mortgage loans to minorities. **TOPA/COPA** would undermine long-standing community tools that evolved into tradition, designed to instead steal generational wealth by acquiring their property as well as the equity built into it. To us, this is another clear example of "**dispossession through legislation**", a known tactic frequently levied against minority communities. From the Urban Renewal housing policy that displaced people to Berkeley's inception of racist single-family exclusionary zoning that segregated people across the country, there is a long line of supposedly "helpful" housing policies that hurt and rob black families of generational wealth. Word is spreading amongst our informed community members. We are most ALARMED that **TOPA/COPA is the next scheme similarly impacting our community to what redlining did.** We are seeing more legislation being slickly crafted. It is reminding us of the fairy tale where the juicy apple and the unsuspecting sleeping beauty is seduced by a solution to the housing stock and affordability problem, designed as a fix but is really a harm.

An <u>Equity Study</u> on the impacts of TOPA/COPA is <u>absolutely</u> necessary BEFORE this legislation is proposed and it should be properly discussed in communities with public comment and awareness devoted to it, not just the marketing scheme language used by political operatives and promoters of this legislation to push it through in their usual fashion to acquire support for measures by the loudest who are usually first to seek most benefits from these oppressive legislative acts and housing pyramid schemes.

Please consider the historical wrongs in Black communities related to government and housing, especially the building of wealth and Black property ownership . The diabolical ways society targeted Black wealth, from the 1980s crack epidemic, using property equity to secure high-cost bails and over-incarcerated family owners, as well as the more recent 2009 housing bubble where mortgage and finance professionals targeted Blacks with loans they knew they couldn't pay). For context to the equity issues at hand, please refer to books such as Richard Rothstein's **Color of Law,** Mehrsa Baradaran's **The Color of Money: Black Banks and the Racial Wealth Gap** and Keeanga-Yamahtta Taylor's **Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership**.

<u>We DEMAND data before legislating harmful housing policies that would repeat the historical theft of wealth and community</u>.

<u>Our community has these specific concerns regarding TOPA/COPA:</u>

1. **TOPA/COPA would dismantle a common pathway to Black homeownership:**
   TOPA/COPA would give 'first dibs' to special interest housing developers and prevent minority residents from directly selling to someone of our choosing. **TOPA/COPA** does nothing to increase investment in historically black communities. nor does it outline ways to build black wealth. In fact, homes in the hands of historical Black families typically have some equity value and this absorbs and extracts those values. The legal practices of segregation and redlining were supported by lending institutions failing to offer mortgage loans to minorities, denying wealth-building opportunities whites enjoy and support. Black residents who were able to obtain and sustain real estate passed it on to family and community members, often bequeathing homes below market price and providing seller carry-back loans with favorable terms, especially when banks refused to lend to us. When elders pass on their homes, they support their family legacies for the next generation in doing so. It is not uncommon to wait years for our family ready to buy to come up with downpayments and locate a bank that would loan to them. Homes in the Black community don't just have monetary value -- they represent our independence and ability to thrive and be free. They're where we celebrate family birthdays, take care of our loved ones, and are passed on to maintain the equity values within our community, that help them raise Black families, educate their children, create memories and thrive in old age. **TOPA/COPA** undermines these traditional pathways to homeownership for people of color by giving 'right of first refusal' to special interest developers over family members and long-time minority residents. This is more than just within Black communities; Hispanic/Latino, AAPI, LGBTQ+ communities and those divided and comforted by

ethnicity, religious persuasion and culturally aligned safe spaces exist all around us for these very reasons. Families purchase and hold their properties so that they can sustain and avoid racial discriminatory practices and treatment. From swastikas. cross burnings, telling unwelcome races to 'go home' using other symbols of hate and intolerance, our communities are considered safe spaces for these reasons.

2. **TOPA/COPA targets properties in historically segregated areas and robs Black historical wealth.** **TOPA/COPA** targets "Naturally Occurring Affordable Housing (NOAH)" that are in historically segregated areas, often poor areas around Bay Area Rapid Transit (BART) stations, where highways and other destructive developments were instituted to divide cities. The creation of BART stations occurred during well-documented abusive eminent domain actions committed by the cities against minority residents considerations. Minority residents were never adequately compensated for loss of property via eminent domain where BART stations and railways were constructed. This was another silent criminal of wealth and equity theft by eminent domain, e.g. legislative actions with 'the greater good's intentions'. A largely disproportionate number of properties around BART that are now being targeted by **TOPA/COPA** for acquisitions and currently owned by multicultural and predominantly Black residents, in the Oakland flatlands and areas within zip codes predominantly occupied by ethnic minorities. According to the **Greenlining Institute**, **Americans of Color have 61% of their wealth in home equity**. Home equity is often used to fund college educations and take care of medical bills and our old age/elderly. **TOPA/COPA** would do irreparable and irreversible damage to the fabric of these minority communities by legislatively providing a false promise to give frequently non-family blood relative member tenants opportunity to purchase, when essentially all that tenant is doing is being the front for the land trust which is about to use this very legislation to steal the equity out of the home property owners spent a lifetime building. These historical environmental designs end up stolen under the guise of creating *affordable housing*. This is something that reparations is being discussed RIGHT NOW in the study developed by the California Task Force to Study and Develop Reparation Proposals for African Americans. Before that discussion is barely being approached, **TOPA/COPA** legislation is being determined by these very same communities that have already seen more than a CENTURY of harmful equity extraction. Further, while many communities were left out of the economic booms of industry, including tech and dotcom, we see former Black communities like East Palo Alto, decimated by legislative actions that liquidated Black homeownership and property wealth equity. **Ms. Beradaran's comments are clear in the discussions I'm speaking about. raising the difference between good and bad credit, segregation patterns, financial risk tools and discriminatory lending practices where the disparate impact exists between minorities and white credit markets and restricted credit markets/Bank InEquities and Exclusion from Mainstream Credit Systems: https://www.hup.harvard.edu/catalog.php?isbn=9780674237476**

3. **When you displace Black homeowners, you displace Black tenants and Black Families.** Due to segregation, minority residents were not welcomed in many neighborhoods. There are Black neighborhoods and white neighborhoods. Black owners rent out to Black family and community members, taking care of our own. When you target Black property owners, you target Black tenants. When you remove Black homeowners, you remove Black tenants. **TOPA/COPA** causes me as a Black female to ask "who's actually selling/buying these properties? 'What are their demographics in race, income, etc. Tich, white, wealthy, many of them out of area LLCs and

Corporations have been documented as the primary buyers of single family home properties in the SF Bay Area. These are **NOT** the targets of the properties being targeted/promoting **TOPA/COPA** in our communities.
https://www.sfchronicle.com/projects/2022/bay-area-housing-power-players/

4. **SB1079** has already created unintended consequences similar to **TOPA/COPA**, even as our representative, California 9th District State Senator Nancy Skinner had the 'best of intentions'. A story published on August 25, 2022 by Erin Baldassari in KQED's online edition speaks about ***how non-profits used a legal loophole to flip homes for a profit***. I'll include the link in the footnotes that references this story. Ironically, the story features an image of Oakland D3 Councilmember Carroll Fife in the article in front of the house on Magnolia Street featured in the community activist effort "Moms4Housing" that gave CM Fife rise to the very seat she represents in our West Oakland community. What these housing-promoting legislators don't seem to take into account is that many black families are victimized by their well-intentioned legislation. They simply don't help us. When asked, many families candidly share if they simply provided the knowledge, information, tools and supportive guidance on how to responsibly purchase, finance and build equity in their lives property, they can and do sustain. These individuals and families acquired property using tools via the federal government under programs such as FHA/CalFHA, VA and the myriad of programs supported by federal and state supported programs. These supportive groups should be able to do work without targeting poor minority property owners. Opportunists, in the form of mortgage investors, nonprofit organizations and do-gooders, see black community property owners as *low-hanging fruit* and a means to an end for their objectives to purchase their properties. And in the process, while the devaluing of their neighborhoods. As Andre Perry's *Know Your Price* articulates and the recent media highlighting the actions of the national appraisal system process shows across the country the practices of minorities having to 'whitewash' their interiors in appraisal preparations,to disguise that their homes are owned by minorities to avoid creating disparities in home valuations. When provided guidance, financial education without the strings attached for third-parties, minority community members can sustain their homes. I'm living proof of that. Legislation that find it necessary to provide more than simple education and financial support that many property owners, especially seniors, can not more easily find themselves, is a trap and a danger. Right now, we live in a support-less system that is used as a bait-and-switch on how they can use their homes for THEIR FUTURE, and sadly, reverse mortgages and other practices have become the usual result, frequently too late to undo the damage. Legislation, and not just the shifty intentions of nonprofits that are turning communities into demographic wastelands where reverse migration has consistently shown in the census year after year, leaves us with communities with histories that have historical context that are stolen and erased, similar to 1921 Tulsa, OK Greenwood District (Black Wall Street). West Oakland was once a prosperous black community known for the Seventh Street District and the Black Panther Party. It has lost its history and every day that history is further diluted by outward migration, divestment and failure to reparate these communities that continue to be targeted, year after year.

As a responsible, care-filled human, I am astute enough to review this with my own eyes, heart and mind. I've seen how government with good intentions do not see TOPA/COPA as a solution to the problems of housing in communities of color, especially without carve-outs and segments of the already harmed, historically protected communities that need to be identified, preserved and landmarked as preserved CULTURALLY. These communities are more than people's homes and it would be a mistake to just use them as opportunities to purchase using legislation that has been shown to be historically HARMFUL to communities of color, not HELPFUL in repatriating minorities into their communities that have been stolen from them by actions that are everything from building freeways to environmental poisoning to promotions by real estate hucksters marketing them as the new great place to raise a family and a cat or dog.

Please work with our community and our Race and Equity Department to conduct an INDEPENDENT Equity Study BEFORE proposing any TOPA/COPA legislation.

Sincerely,

Carol Wyatt
3025 Linden Street
Oakland, CA 94608
happyfeelin@yahoo.com

Attachment

After DECADES of TOPA in Washington DC, a study found DC has had the most gentrifying neighborhoods across the country with 20,000 black residents displaced.

--

D.C. Has Had the Most Gentrifying Neighborhoods In The Country, Study Finds

MAR 19, 2019, 4:21 PM
Cordilia James



D.C. is one of the most gentrified cities in the country, study says.

When it comes to the intensity of gentrification across the country—at least over the first 13 years of the 21st century—the District tops the list.

D.C. had the highest percentage of gentrifying neighborhoods in the country between 2000 and 2013, according to a study from the National Community Reinvestment Coalition, a group that works to

“increase the flow of private capital into traditionally underserved communities.” It estimates that around 20,000 black residents were displaced over that period.
The study, which was first reported on by the Washington Post, identified more than 1,000 neighborhoods in 935 cities and towns across the country where gentrification occurred during that time frame. Rapidly rising rents, property values, and taxes forced more than 135,000 residents to move away in 230 of those neighborhoods.
These neighborhoods for each city were considered eligible for gentrification if they were in the lower 40 percent of home values and family incomes in the area (the study used a type of census data that characterizes urban areas beyond just their physical borders). When the study began, half of the neighborhoods in D.C. were considered eligible for gentrification, which the study defines as a force that happens when “lower-income neighborhoods receive massive levels of new investment, adding amenities, raising home values and bringing in new upper-income residents [which] can lead to cultural displacement.”
By 2013, 41 percent of those neighborhoods were gentrified.
Black residents, in particular, have struggled to stay in D.C. Once known as Chocolate City, the D.C. population used to be 71.1 percent black in 1970. By 2015, that number had dropped to 48.3 percent. The study showed that D.C. was one of four cities that had the highest percentage of black displacement when adjusted for the number of gentrified neighborhoods it has, along with Richmond, Charlottesville, and New Orleans.
While D.C. was the most gentrified city by percentage of eligible neighborhoods that experienced gentrification, New York City was the most gentrified by sheer volume. Both cities were among the seven cities in the country that accounted for nearly half the amount of gentrification nationally, including Los Angeles, Philadelphia, Baltimore, San Diego, and Chicago.
The period that the study examined coincided with significant population growth in D.C. for the first time in decades, particularly amid the region’s comparatively stable economy during the Great Recession. While that growth has slowed somewhat in recent years, housing costs have continued to rise and make affordable housing increasingly scarce.
“The tens of thousands who have migrated to the Washington, D.C., over the last five years live in a city that rolled out the proverbial red carpet for their arrival. Infrastructure has been altered, public property has been privatized, the will of voters has been rescinded, minority-owned businesses have been shuttered and the bodies of people of color have been stopped and frisked to accommodate and enhance the respective presence and comfort of newcomers,” Sabiyha Prince, an activist with the group Empower DC, wrote in an essay accompanying the report.
Last year, one group of residents sued the city over its housing and renewal policies

References:

https://dcist.com/story/19/03/19/d-c-has-had-the-most-gentrifying-neighborhoods-in-the-country-study-finds/

Urban renewal…means negro removal, 1 minute video https://www.youtube.com/watch?v=T8Abhj17kYU

The tragedy of urban renewal, 6 minute video https://www.youtube.com/watch?v=mWGwsA1V2r4

“Berkeley denounces racist history of single-family zoning, begins 2-year process to change general plan”

https://www.berkeleyside.org/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan?gclid=CjwKCAiAp7GcBhA0EiwA9U0mtpjMqO3BJIAK1bgIkvOml6ZUR6te7AaVu_U4unZvmPRwMfpTT2q8SBoCoKIQAvD_BwE

Single Family Zoning in Berkeley Forces Us to Reflect Our Past
https://www.sierraclub.org/san-francisco-bay/blog/2021/06/end-single-family-zoning-berkeley-forces-us-reflect-our-past

The appraisers across America is apparently 96% Caucasian workforce according to the US Bureau of Labor Statistics https://www.bls.gov/cps/cpsaat11.htm

Equity theft and Appraisal devaluation of Back property owners is SO PERVASIVE, the Biden Administration put together a task force called PAVE: Property Appraisal and Valuation Equity (PAVE)

West Oakland Toxics Reduction Collaborative: https://archive.epa.gov/care/web/pdf/west_oakland.pdf

How Nonprofits Use a Legal Loophole to Flip California Homes — for a Profit
https://www.kqed.org/news/11923467/how-nonprofits-use-a-legal-loophole-to-flip-california-homes-for-a-profit

Understanding why some homeowners of color 'whitewash' their homes before appraisals
https://www.bankrate.com/mortgages/understanding-whitewashing-in-home-appraisals/

Black Couple Files Lawsuit Over Low Home Appraisal Surging Nearly $300,000 After Trying 'Whitewashing Experiment'

https://www.complex.com/life/black-couple-files-lawsuit-home-appraisal-surging-whitewashing-experiment

California Panel Sizes Up Reparation for Black Citizens
https://www.nytimes.com/2022/12/01/business/economy/california-black-reparations.html

Reparations could include tuition, housing grants, California task force say
https://calmatters.org/california-divide/2022/06/reparations-california-task-force/

California TaskForce to Study and Develop Reparations Proposals for African-Americans - Interim Report 2022
https://oag.ca.gov/system/files/media/ab3121-reparations-interim-report-2022.pdf

In East Palo Alto, residents say tech companies have created 'a semi-feudal society'

https://www.washingtonpost.com/national/a-semi-feudal-society-in-east-palo-alto-the-influx-of-tech-companies-pushes-residents-to-a-breaking-point-over-gentrification/2018/11/02/03e1004c-d17c-11e8-b2d2-f397227b43f0_story.html

These 12 Secret Power Players and Shaping Bay Area Housing
https://www.sfchronicle.com/projects/2022/bay-area-housing-power-players/

Robert O. Self ,American Babylon: Race and the Struggle for Postwar Oakland
https://press.princeton.edu/books/paperback/9780691124865/american-babylon

Richard Rothstein, The Color of Law
https://www.shortform.com/summary/the-color-of-law-summary-richard-rothstein?gclid=Cj0KCQiAkMGcBhCSARIsAIW6d0Ds7bXiEPsTlNCbaSaIpdGZSYMkAmgQ08hYi3HdITawG1rDmG0WG7caAj8DEALw_wcB

Mehrsa Baradaran's **The Color of Money: Black Banks and the Racial Wealth Gap**
https://www.hup.harvard.edu/catalog.php?isbn=9780674237476

Keeanga-Yamahtta Taylor's **Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership**
https://uncpress.org/book/9781469663883/race-for-profit/

Andre Perry, Know Your Price
https://www.brookings.edu/book/know-your-price/

Rajagopalan, Lakshmi

From: nha vu <nhahvu82@yahoo.com>
Sent: Wednesday, December 7, 2022 9:23 AM
To: General Plan
Subject: Please remove TOPA/COPA from Oakland's Housing Element Draft (on p. 66)

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

12/5/2022

Please remove TOPA/COPA from Oakland's Housing Element Draft (on p. 66)

I am strongly opposed to TOPA and COPA. Under TOPA/COPA, people would be prevented from taking care of their families during financial hardships.

As an example, my husband and I recently purchased a home from a local couple who needed to sell a property IMMEDIATELY due to a financial emergency. The couple had to sell quickly because they own a local restaurant that suffered during COVID-19 shelter-in-place closures. We were able to accommodate their 3-week quick sale requirement because, fortunately, there are no TOPA/COPA restrictions in place. TOPA/COPA's extended time delays and onerous red tape would have made such quick sales impossible. Under TOPA/COPA, this couple would have lost their family business, been forced into bankruptcy, and they and their young children would have been displaced onto the streets. How can the city even consider such a harmful policy as TOPA/COPA when it invasively interferes with the personal and financial lives of residents?!

These residents had done nothing wrong, yet TOPA/COPA restrictions would have made them HOMELESS!

TOPA/COPA would also disadvantage local residents looking to purchase. It would have denied us fair and equal access to housing in favor of TOPA/COPA developers. I can't imagine being in a contract and having to wait a year or longer while who knows how many TOPA/COPA developers take turns interfering with the purchase, which is stressful enough as it is. We are not outside speculators. TOPA/COPA holds both local buyers and sellers hostage to red tape and protracted time delays.

We strongly oppose TOPA/COPA. TOPA/COPA doesn't take into account the normal up and downs and frequent financial hardships that families endure. This is a horrible idea that harms local residents and families like ours.

Sincerely,

Nha Vu

Rajagopalan, Lakshmi

From: Ryan Lester <01rplester@gmail.com>
Sent: Tuesday, December 6, 2022 8:08 PM
To: General Plan
Subject: Re: Oakland General Plan Update: Revised Draft of Housing Element Now Available for Public Review!

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Oakland Planning Department,

While the changes to the Oakland 2045 General Plan are commendable, I am disappointed that some of the most resource and transit rich neighborhoods in Oakland are not being upzoned significantly.

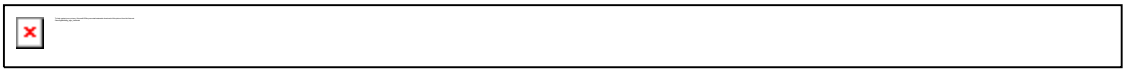
While Rockridge and North Oakland are being targeted (rightly) for additional housing density, the MacArthur Blvd Corridor in East Oakland (near Laurel and Dimond) neighborhoods are not being targeted for almost any additional density. This corridor is well served by numerous local and transbay bus lines, has abundant high-quality employment, food/grocery, park and school options but is currently almost exclusively single family only zoned. Housing built close to 580 is far away from the WUI and fire danger and would be a prime candidate to increase density in, so that all parts of Oakland affirmatively further fair housing.

I respectfully ask that the City of Oakland provide more access for residents who are not millionaires to live above 580 by providing housing options in these neighborhoods that are more than just single family only residences.

Respectfully,

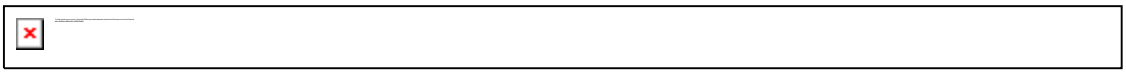
Ryan Lester

On Tue, Nov 29, 2022 at 2:41 PM Lakshmi Rajagopalan <generalplan@oaklandca.gov> wrote:



GENERAL PLAN UPDATE

Housing Element Public Hearing Draft Released!



Housing Element Public Hearing Draft Available for Public Review!

The City of Oakland has released the **2023-2031 Housing Element Public Hearing Draft**. This revised draft of the Housing Element addresses community feedback received from June 2022 to mid-October 2022 and fulfills requirements for compliance with state law.

The Public Hearing Draft includes several new components:

1. An executive summary
2. A substantially updated Chapter 4: Housing Action Plan
3. Appendix J: Proposed Rezoning Changes
4. Appendix K: City of Oakland Response to the Findings Letter from State HCD, dated 9/28/22
5. Appendix L: Response to Public Comments.

The Housing Element Public Hearing Draft is also being shared with State Housing and Community Development (State HCD) department today. Pursuant to AB 215, the Housing Element Public Hearing Draft will be formally submitted to State HCD on December 7, 2022, after the seven-day public review period (Nov. 30 to Dec. 6). Comment letters received prior to the formal submittal will be included in the formal submittal package. Comment letters received after the formal submittal will be forwarded to State HCD at the time the comments are received.

After the seven-day public review period, the public can continue to provide feedback on the Housing Element Public Hearing Draft **until December 29, 2022**. Comment letters received after December 6, 2022 will be forwarded to State HCD at the time the comments are received and will be included as a supplemental document to the agenda reports for the Planning Commission and City Council public hearings beginning in January 2023.

Please see the project milestone dates below for an overview of the process moving forward:

- November 29, 2022 – Publication of Public Hearing Draft Housing Element
- November 30, 2022 - December 6, 2022 – Seven-day public review period, pursuant to AB 215
- December 7, 2022 – Submittal to State HCD
- December 29, 2022 – End of the comment period for the Housing Element Public Hearing Draft
- January 2023 – Public Hearings for Housing Element Adoption (Dates TBD)

How to Comment on the Housing Element

There are several ways to comment on the 2023-2031 Housing Element before it is adopted by City Council in early 2023:

1. Email feedback to: generalplan@oaklandca.gov
2. Participate in community events posted on our website
3. Attend upcoming public hearings at the Planning Commission and City Council on the Housing Element, beginning in January 2023. An email will be sent out when the public hearing dates are scheduled.

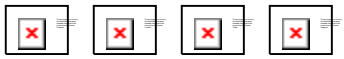
Questions?

For more information and to find out how to get involved, visit the General Plan Update website or please contact Lakshmi Rajagopalan at generalplan@oaklandca.gov.

The Planning & Building Department oversees the regulations for the City's growth and development. Through reviewing project plans, enforcing local ordinances, developing neighborhood plans, and responding to public concerns, we work to create a built environment that supports the health and welfare of all Oaklanders.

IMPORTANT NOTE: You are receiving this message because you have expressed interest in receiving updates on the General Plan Update with the Planning & Building Department. This is a courtesy notice to inform you of

important updates in relation to your business with the city. If you do not wish to receive future messages, please click on the "Unsubscribe" link below.



City of Oakland, Planning & Building Department
250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612

City of Oakland, 1 Frank H Ogawa Plaza, Oakland, CA 94612

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--
Ryan Lester
01RPLester@gmail.com

Rajagopalan, Lakshmi

From: taptango <taptango@gmail.com>
Sent: Tuesday, December 6, 2022 11:06 PM
To: General Plan
Subject: Housing Element Feedback -- Fact Checking TOPA program in Washington DC

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Dear Housing and Community Department,

I am writing to provide feedback for the Housing Element draft and express concerns about the Tenant Opportunity to Purchase Act, often referred to as TOPA. When TOPA was brought up to residents in neighborhood meetings, Washington DC was frequently referenced as having had TOPA for over 40 years where it was claimed to be "wildly successful". **The below fact check of the Washington DC TOPA program suggests otherwise**.



TOPA has been in Washington DC since 1980 and has not widely spread across the country during this time because there are serious problems with it. In fact, Washington DC started to unwind TOPA. The DC council voted to defund TOPA and removed properties from TOPA restrictions, including single-family homes, condos and single-unit townhomes. The DC council took these actions after it deliberated and reviewed TOPA's underperformance over 40 years. Many DC residents showed up at the council to provide hours of public testimony in opposition to TOPA.

The so-called “Tenant Opportunity” to Purchase Act (TOPA) is a False Promise. The bureaucratic and ineffective TOPA program strips affordable housing funds from efficient approaches that directly help tenants and homeless residents. DC prioritizes 3 effective housing programs over TOPA as is reflected in the funding budget each year:

1. Rental assistance to directly help low-income tenants.
2. Down Payment Assistance to directly help tenants purchase homes (first time homebuyer program).
3. Shelter programs with supportive services like drug treatment for homeless residents.

Serving as our nation’s capital, Washington DC (DC) had special access to vast funding and became a perfect Petri dish for testing many housing ideas. The city collected performance metric on different housing approaches over many years and allocates funds based on tangible outcomes. The DC Local Affordable Housing budget is an astounding $291 Million for last year, Fiscal Year 2020. In 2020, DC devoted about 50% of its total affordable housing budget toward **rental assistance** while TOPA only received approximately 5%. Downpayment assistance and homeless shelter programs received more priority and funding than the ineffective TOPA program.

Local Funding for DC’s Main Affordable Housing Programs

In millions of FY 2020 dollars

	FY 2017 Actual	FY 2018 Actual	FY 2019 Approved	FY 2020 Approved
Department of Housing and Community Development	25.8	25.0	25.5	22.7
Housing Preservation Fund	--	10.6	10.4	11.8
Housing Production Trust Fund [HPTF]	107.3	103.9	102.4	115.6
DC Housing Authority Subsidy [Rental Assistance]	54.1	82	109.9	141.2
Total	**187.2**	**196.4**	**222.7**	**291.3**

Rental Assistance is ~ 50% of **Total 2020 budget**, TOPA is ~ 5%.

Note: Department of Housing and Community Development figures exclude Preservation Fund, which is included separately on the table.
DC Housing Authority Subsidy figure includes Permanent Supportive Housing and excludes Public Safety.
Source: Fiscal Year 2017-2020 Budget and Financial Plans; Office of the Chief Financial Officer via CFO info; information provided by the Mayor’s Budget Office and Council Budget Office.

During the 40+ years that TOPA has been in Washington DC (DC), it was so inefficient that the people administering the program avoided collecting data and could not produce the performance numbers required in formal city reports. The TOPA program in DC can not produce data before 2002, lacks data stretching decades and also recently failed to be forthcoming with data in official fiscal audit and budget oversight reports.

Performance metrics for various Affordable Housing Programs in Washington DC

10. Inclusionary Zoning (IZ)

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of IZ units available for occupancy	No	149	134	252

11. Down Payment Assistance

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of Employer Assisted Housing Program (EAHP) completed applications received by Administrators	No	New in 2020	New in 2020	New in 2020
Number of Home Purchase Assistance Program (HPAP) completed applications received by Administrators	No	767	904	1305

12. Affordable Housing Project Financing

Measure	New Measure/ Benchmark Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual
Number of affordable housing projects closed	No	28	28	18
Number of affordable units preserved through the Housing Preservation Fund	No	New in 2020	New in 2020	New in 2020
Number of financial applications submitted	No	48	64	71
Number of total affordable housing units preserved through TOPA acquisition assistance program	No	Not Available	Data Forthcoming	Data Forthcoming

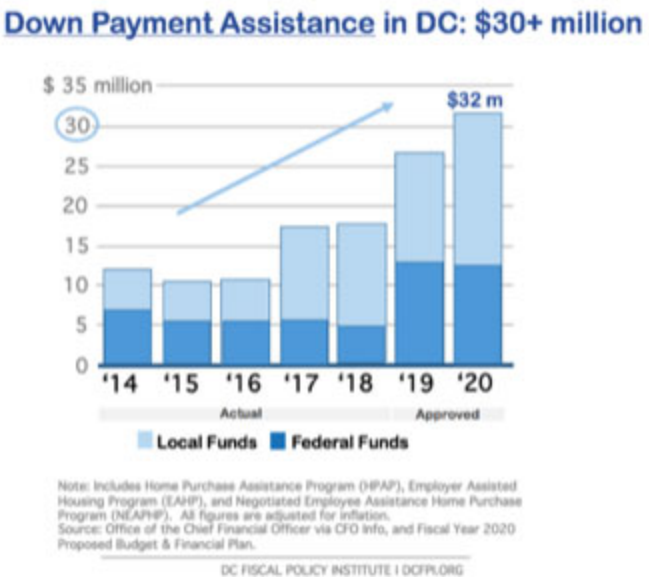
Performance metrics for TOPA lacks transparency in measurable outcomes. The TOPA program lacks official data stretching decades. TOPA recently lists "Data Forthcoming" for multiple years unlike other affordable housing programs in fiscal report.

Source: Fiscal Year 2021 Budget and Financial Plans – Congressional submission – Government of the District of Columbia

TOPA data is spotty or highly selective, unlike effective affordable programs which submit concrete numbers annually. What little TOPA data available is often not in formal financial review and disclosure reports, is selectively presented out of context. The people administering TOPA in DC still choose not to collect TOPA outcome data — they do not track completed sale to tenants because the rate is so poor and instead choose only to report TOPA notices. TOPA gets very little funding in DC due to its poor performance over decades.

The below graphs show DC spent over $150 million on rental assistance in FY 2021 and over $30 million in the prior year for downpayment assistance to promote home ownership. By contrast, TOPA received only a small fraction of the Housing Production Trust Fund (HPTF). The approved budget for TOPA in FY2021 is a mere $10 million out of the $100 million in the Housing Production Trust Fund. The local total affordable housing budget is around $300 million annually in DC for the last few years.





DC HOMELESS PROGRAMS: DC pours tens of millions to provide temporary and long term affordable housing to individuals, families and youths. It also emphasizes mental health services, addiction counseling and improving outreach and public restroom access for homeless citizens. Our local cities have a historic budget deficit. It does not make sense for Berkeley or Oakland to waste $10-15 million taxpayer dollars each and every year on TOPA at the cost of supporting more effective homeless programs. Our homeless residents do not even have a roof over their heads and should be prioritized.

Homeless Services for FY 2020

SUMMARY

Adds the following for individuals:

- $15.9 million for new Permanent Supportive Housing (PSH) units and $737,000 for additional Targeted Affordable Housing units for individuals. While this is a significant investment, it falls short of the need.
- Nearly $36 million for shelter repairs and shelter replacement.

Adds the following for families:

- $6.3 million for 180 new PSH slots, fully meeting the need for PSH among families.
- $5.1 million for 203 new TAH slots. This is well below the number of families experiencing homelessness who need long-term housing help.
- $11.2 million for operating Short-Term Family Housing.

Adds the following for youth:

$1.7 million for 50 PSH spots, $2.1 million for 50 transitional beds, and $1.3 million for 60 shelter beds.

Also includes:

- $7.9 million for Emergency Rental Assistance Program (ERAP), a small increase from last year.
- $400,000 to improve public restroom access.
- $200,000 to develop a new strategic plan for housing for survivors of domestic violence.
- $3.7 million to replace federal funding that is expiring for street outreach to people with high needs.
- $21,600 for stipends for homeless residents who are members of the Interagency Council on Homelessness Consumer Work Group.

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The proposed local TOPA legislation is much more problematic and restrictive than TOPA in DC, and thus much more worrisome for Bay Area residents. TOPA has **forced deed restrictions that is being sold using the benign sounding "permanently affordable" euphemism.** Unlike unencumbered properties, these forced deed restrictions would drop property values by hundreds and thousands of dollars, wiping out life long savings for many seniors and leaving them bereft of the means to pay for medical expenses and care for themselves in retirement. In practice, these restrictions would also make it difficult to maintain homes in habitable conditions which is especially detrimental to resident renters.

As is historically consistent, housing programs with heavy government regulation and management such as the TOPA program or Public Housing Projects has resulted in poor outcomes for residents. In DC, poorly managed Public Housing Projects led to dilapidated buildings with leaky plumbing, hazardous lead, rodent infestations and toxic mold which have sickened families and sent many children to hospitals. An estimated 7000+ of DCs' 8000+ housing units are severely deteriorated, requiring HUD to take over management. Many social or public housing projects across the country experienced similar deteriorated living conditions. The local TOPA program would be the most convoluted and heavily regulated government run social housing program, which does not bode well for our Bay Area cities or residents.

Another Affordable Housing lesson in DC worth mentioning is the potential for misuse of public fund by trusted officials in the name of affordable housing and helping homeless residents. An auditor in DC had to issue a subpoena seeking documents during an investigation. The auditor was repeatedly stonewalled by bureaucrats and only eventually obtained the needed data from a concerned whistle blower. The subsequent DC audit report found "…the (government housing) agency appeared to have a hands-off approach to projects once they had been selected for funding." There was a lack of accountability in measurable outcomes and insufficient transparency in the use of public money for housing. As a result, DC Council member Elissa Silverman introduced a bill, the Housing Production Trust Fund Transparency Amendment Act of 2019 that would require DC's Department of Housing and Community Development (DHCD) to make information more public for increased transparency.

TOPA utterly failed in Washington DC. The Richmond city council unanimously rejected it unanimously in 2019 due to numerous concerns. We do NOT want TOPA and COPA either.

Sincerely,

Tuan Ngo

Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

This appendix looks back on the City's 2015-2023 Housing Element to analyze how the City fared in meeting its housing needs over the eight-year period. It additionally evaluates what has worked, what has not, and whether adjustments and new programs may be needed. It also includes an evaluation of the Housing Element's cumulative impacts on special needs. The full plan of action for the current eight-year Housing Element cycle is outlined in Chapter 4, the Housing Action Plan.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. ~~State law (~~California Government Code Section 65588~~[(a])~~ requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The City's Regional Housing Needs Allocation (RHNA) for the previous Housing Element planning period was 14,765 new housing units between 2014 and 2022. Of these housing units, 2,059 should be affordable to very low-income households, 2,075 should be affordable to low-income households, and 2,815 should be affordable to moderate income households. More information about the City's progress in meeting its RHNA over the past eight years is provided below, while additional information on the RHNA process generally and Oakland's allocation for the upcoming eight-year period is provided in Appendix C: the Housing Sites Inventory.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market-rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. Nonetheless, the distribution of unit production in Oakland indicates that current funding sources and land use incentives for affordable housing production remain insufficient to meet Oakland's affordable housing

production goals. In its strategic plan, the Oakland Department of Housing and Community Development estimated that annual investment in affordable housing is roughly $100 million/year less than required to keep pace with Oakland's affordable housing targets.

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. Some actions do not have discrete timelines and are better suited as higher-level policies. ~~Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions.~~ While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions, as well as to adequately meet the needs of special needs groups during the 2023-2031 period.

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~~This appendix provides an evaluation of the City's previous Housing Element pursuant to State requirements, including the element's cumulative impact on special needs groups.~~

~~The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023.~~ ~~California Government Code Section 65588(a) requires cities and counties to review their housing elements to evaluate:~~

- ~~The appropriateness of housing goals, objectives, and policies;~~
- ~~The effectiveness of the housing element in the attainment of the community's housing goals and objectives; and~~
- ~~The progress in implementation of the housing element.~~

A.1 Regional Housing Need Allocation Progress

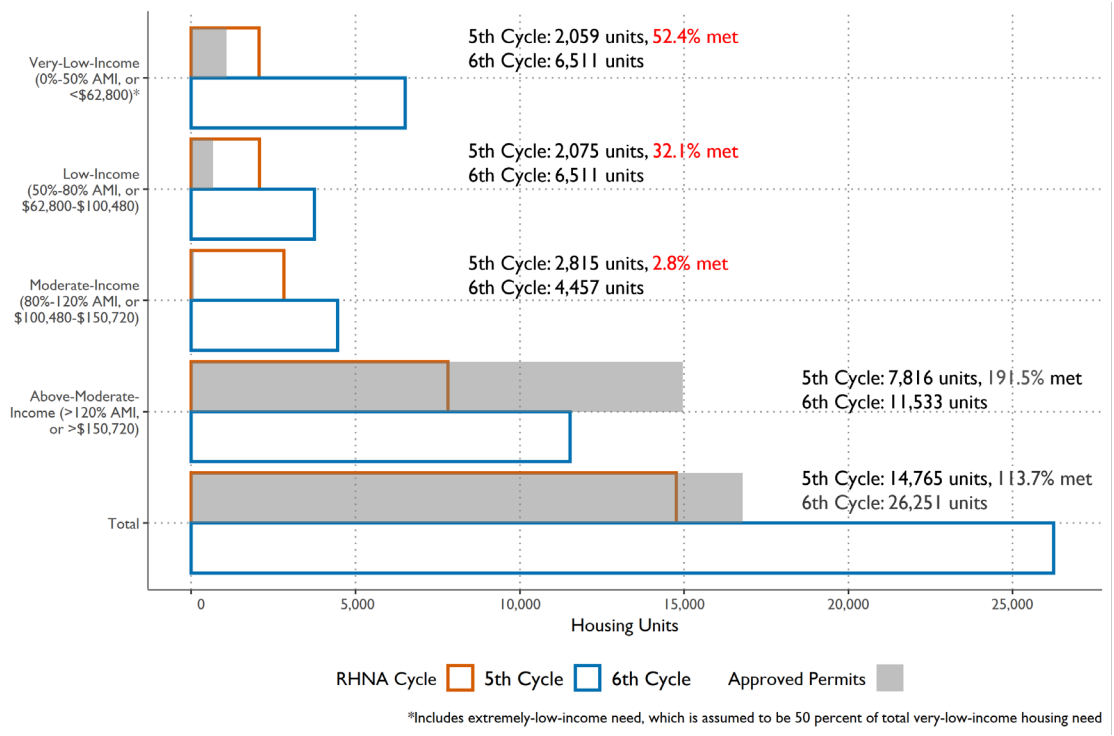
During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,~~629~~765 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. ~~Approximately~~During the planning period, approximately 21.1 percent of ~~parcels identified to meet the~~ 5th cycle ~~RHNA~~sites inventory parcels developed with about 3,511 residential units~~ during the planning period~~. Most of Oakland's progress toward meeting its 5th cycle RHNA occurred on sites not identified as opportunity sites in the previous Housing Element.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every ~~one~~ affordable unit. These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, ~~along with~~increased interest by developers to invest in Oakland, and Oakland's fairly permissive regulatory environment, ~~that have~~which together enabled market-rate development. ~~It~~The imbalance in market and affordable housing construction also~~ of course~~ reflects the significant shortfall in funding sources and other incentives available for below market-rate housing~~, and~~. This disparity presents a serious equity issue in ~~terms~~the number of ~~the~~homes available ~~housing stock~~at different affordability levels. The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding

sources, which must cover escalating land, construction, and labor costs.[1] Further, in line with State objectives, the City prioritizes deeper affordability when funding is available, hence the lack of moderate-income units during the previous planning period. Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction. ~~Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. The Housing Element process is thus critical in ensuring all California cities are doing their part.~~

Chart A-1: Progress Towards Meeting the RHNA, 2015-~~2020~~2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-

[1] Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/ (last accessed March 30, 2022).

income units, and 14,966 above-moderate-income units.[2] These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified income category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See **Chart A-1** for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or "crisis" since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and lower-income residents—the gap between existing housing costs and affordable housing costs—is continuing to grow. ~~It~~This gap is ~~in part~~partly exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing ~~– as well as~~, including income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic, among other regional, State, and national factors. Other local factors, including City permitting processes and neighborhood sentiment have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in **Table A-1** below. This is a high-level analysis meant to inform broad changes in the City's goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—~~includes~~include several duplicative or overlapping actions. Some actions do not have discrete

[2] State HCD counts new housing units issued a building permit for purposes of assessing progress towards meeting RHNA. Prior to 2017, annual progress reports did not include "certificate of occupancy" as a reporting category. Thus, accurate counts of housing built during the 5th Cycle RHNA are not available.

timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in **Table A-2** below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (Oakland HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[3]

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[4] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

[3] Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

[4] The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
Policy 1.1 – Priority Development Areas Housing Program. The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3~~.~~.)	While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units. Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland's 6th Cycle RHNA. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly additional production strategies.
Policy 1.2 – Availability of Land. Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	
Policy 1.3 – Appropriate Locations and Densities for Housing. The City's Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland. The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.	
Policy 1.4 – Secondary Units. Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.	
Policy 1.5 – Manufactured Housing. Provide for the inclusion of manufactured housing in appropriate locations.	
Policy 1.6 – Adaptive Reuse.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
Policy 1.7 – Regional Housing Needs. The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
Policy 2.1 – Affordable Housing Development Programs. Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.	The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately $150 million in total expenditures on these efforts. However, despite these efforts, the amount of financial resources available for affordable housing has been inadequate to meet the need for low- and moderate-income households. Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community
Policy 2.2 – Affordable Homeownership Opportunities. Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.	
Policy 2.3 – Density Bonus Program. Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.	
Policy 2.4 – Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	
Policy 2.5 – Seniors and Other Special Needs. Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.	
Policy 2.6 – Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.	
Policy 2.7 – Expand Local Funding Sources.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Increase local resources to support affordable housing development and develop new sources of funding.	land trusts, resale controls, and providing rental assistance. The City also provides funding for special needs housing and implements the PATH strategy for homelessness. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly producing affordable housing for those living at 15 percent AMI and exploring additional funding sources, such as a regional housing bond and home preservation fund.
Policy 2.8 – Rental Assistance. Increase the availability of rental assistance for very-low-income households.	
Policy 2.9 – PATH Strategy for the Homeless. Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	
Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community. The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers. Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
Policy 3.1 – Expedite and Simplify Permit Processes. Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review. Although the City still implements a discretionary
Policy 3.2 – Flexible Zoning Standards. Allow flexibility in the application of zoning, building, and other regulations.	
Policy 3.3 – Development Fees and Site Improvement Requirements. Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
Policy 3.4 – Intergovernmental Coordination.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.	design review process, it is currently developing objective design standards. The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.
Policy 3.5 – Financing Costs. Reduce financing costs for affordable housing development.	
Policy 3.6 – Environmental Constraints. Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.	
Policy 3.7 – Community Outreach and Education. Increase public acceptance and understanding of affordable development and related issues through community outreach.	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
Policy 4.1 – Housing Rehabilitation Loan Programs. Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.	The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds to housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing
Policy 4.2 – Blight Abatement. To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.	
Policy 4.3 – Housing Preservation and Rehabilitation. Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly -assisted and non-assisted housing that currently has affordable rents.	Solutions for Oakland, California," particularly to address and prevent displacement, passing a seismic retrofit requirement with anti-displacement terms, amendment of the condo conversion ordinance, improved habitability conditions, and incentivization of property owners to contribute to voluntary housing solutions.
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market-rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East
Policy 7.2 – Minimize Energy and Water Consumption.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs. In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	Directing new development within Oakland's designated PDAs remains an effective method to bring transit, jobs, and housing together with the overarching goals of increasing housing options and reducing greenhouse gas emissions. This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element. In addition, in recognition of the need to affirmatively further fair housing by creating housing opportunities within formerly exclusionary neighborhoods, the Housing Action Plan (Chapter 4) proposes actions that also expand housing opportunities more broadly.
ACTION 1.1.2	*Expedited Review*.	Bureau of Planning &	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning	The policy is effective. Between	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Bureau of Building		entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.	2018-2021 (the period during which State HCD has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in	meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					reporting requirements.	
ACTION 1.1.3	*Streamline Environmental Review*. Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).	Bureau of Planning	Ongoing, 2015-23	1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans as well as the Land Use and Transportation Element of the General Plan when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and	The action is effective.	The action is appropriate to meet Housing Element goals. The Housing Action Plan (Chapter 4) proposes additional actions to streamline environmental review, including through the creation of ministerial permitting processes and adoption of objective design standards. See Action 3.3.5 (Affordable Housing Overlay), Action 3.4.2 (Revise

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and 4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		CUP Requirements), Action 3.4.7 (Objective Design Standards), Action 3.6.3 (Entitlement Reform), Action 3.6.4 (SB 35 Streamlining), Action 4.3.2 (Modular Development Streamlining)
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations,	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety	The initiative is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019. • Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California	conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Department of Housing and Community Development. The developer also ~~applied for~~received a California Housing Accelerator ~~funding in fall 2021 and expects an~~ award in 2022. • 3050 International, a 76-unit proposed affordable development, is applying for funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				In 2020, the City of Oakland, in partnership with the East Oakland Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC's 95th & International began construction in 2021. Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				stakeholders on projects, outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.* Micro-living quarters are defined in the Oakland Planning Code as "a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, ~~DBV~~D-BV-	Bureau of Planning	2015-2020	~~Micro-units are included in the Land Use and Urban Form chapter of the Final Draft Downtown Oakland Specific Plan. As of December 2021, the draft zoning to implement the Downtown Oakland Specific Plan is underway and includes regulations for micro-units.~~ Recent revision to the California Building Code has now allowed for the construction of smaller residential unit sizes. As such, the City of Oakland has focused on expanding incentives for the construction of efficiency dwelling units. In November 2021, City Council approved the Construction Innovation Ordinance, which allows for the provision of efficiency units in residential facilities at twice the otherwise maximum allowable density, similar to the existing standards for rooming units. In the Downtown area, rooming house facilities also remain a permitted facility type. Rooming units are similar to micro-living quarters in	~~The policy is still under development, therefore, there is no way to evaluate its effectiveness.~~Efficiency units are an effective way of creating affordability by design. While the program is new, the City has heard expressed interest in the model from applicants. The micro-living program was ultimately not included in the proposed Downtown Oakland Specific Plan.	~~Micro-units are a housing product type that will help to meet the significant demand for housing.~~With the changes to building code and expanded allowance for efficiency and rooming units, the micro-living quarter building type is no longer needed to meet the goal of permitting "affordable by design" small, high-density units.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.			that units have shared kitchens instead of individual ones.		
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).* Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.	Bureau of Planning	Post to City's website within 90 days of adoption and final certification (by HCD) of Housing Element	The City's Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element.	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	The action is appropriate to the Housing Element.
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan (BVSP) has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of ~~December 2021~~June 2022,	The Broadway Valdez Specific Plan was very effective in incentivizing	The action is appropriate to the Housing Element. The City will

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	included in the development program for the Broadway Valdez Specific Plan (BVSP).			, there are a total of 4,091 housing units in various stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not yet approved = 397 housing units The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: ~~https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map~~https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	housing with an EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 ~~unit~~units have already been built so far. With the additional units under	continue to track progress on the approval and completion of housing units within the BVSP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					construction, filed for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market-rate units, 44 moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: ~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list~~ https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the LMSAP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					development and is anticipated to be constructed in the 6th cycle~~,~~.	
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: ~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the WOSP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at:	The action is an effective method of tracking progress on the approval and completion of the	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Coliseum Area Specific Plan (CASP).			https://www.oaklandca.gov/resources/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments that have at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area ~~that~~, which includes projects in the Central Estuary area. The interactive map is available at: ~~https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739~~ https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.* With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth),	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The	The City's efforts to promote housing opportunities in the Central Estuary Area have borne fruit in the 2015-	The objective dovetailed appropriately with the City's Central Estuary Area Plan.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.			affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land with the City. The master developer has proposed adding another 600 units of market-rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission. Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit	2023 cycle. 3,100 units of housing, including 465 units of affordable housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	As the Brooklyn Basin development nears completion, this goal should be revised in future housing element cycles.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen ~~is assemblinghas~~ assembled its financing for Project 4's (Foon Lok East) remaining 124 units of family housing, and ~~pending awards from the new California Housing Accelerator Fund, is projected to commence~~commenced construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.* Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any additional cars that ADUs bring are	The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces. The number of ADUs permitted	The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in transit-rich areas

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	separate non-tandem parking space.			forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.	annually can be found in the City's Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A and A2 for APRs 2018-2021), which are posted to the City's webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	where car ownership can be optional. This preserves valuable lot space for housing or as valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is required in some areas, consistent with State law.
ACTION 1.4.2	*Secondary Unit – Setback Solutions.* Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same	The ADU program has been very effective in creating additional units by converting existing structures	The ADU policy regarding the setbacks is appropriate in creating additional

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.			dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A recent ordinance amendment further reduces this setback to 3 feet in some cases.	on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts.	Factory-built manufactured housing becomes more common	With the ~~improved process~~code changes, it is

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	in single-family residential districts.			In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning districts where residential uses are permitted.	with the ease of construction and the improved appearance and variety of designs.	appropriate to allow for construction in any zone where single-family residences are permitted.
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	~~In 2021, the~~The City continues to permit live/work conversions~~. Thereby,~~ thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate. The Housing Action Plan (Chapter 4) proposes an action (Action 3.2.2) to update and promote live/work and

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						work/live units in Oakland.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.* Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-,	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the 2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	The City has effectively met its RHNA housing allocation for total number of units to be built, but it has not met the goal of the percentage of affordable units and exceeded the number of market-rate units built.	~~The policy is~~ While the goals of this action are appropriate to the Housing Element~~.~~, the proposed action is too broad and is not carried forward as a listed action in the 2023-2031 Housing Element. Chapter 3 and Appendix C provide

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	low-, and moderate-income households.					information on the adequacy of existing zoning in Oakland to accommodate its current Regional Housing Needs, while the Housing Action Plan (Chapter 4) includes a number of actions that the City will implement to ensure additional housing can be constructed during the eight-year planning period, with a focus on missing middle and affordable housing.
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation Housing Development Program.* Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here:	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis than annually, to the extent that funding is available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				https://www.oaklandca.gov/resources/nofa-opportunities		
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.* Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to increase its effectiveness.	The program is fully appropriate for the development of affordable housing.
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. ~~During this year~~In addition, in 2015 OHA completed construction on Lakeside	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers.	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and

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	affordable housing for extremely-low-, very-low-, low-, and moderate-income households.			Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities. The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. • Brooklyn Basin - OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families	OHA's affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing since 2008 with a combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these	not a specific "public housing" program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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				and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021.	projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost for fifteen major projects. OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits. • 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for	affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to facilitate future building and redevelopment of new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations, also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						
ACTION 2.2.1	*First-Time Homebuyer Programs.* Continue to operate a First-Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). ~~In 2021 the~~ The City has unsuccessfully applied for the last three rounds of competitive CalHOME funding for the City's Mortgage Assistance Program (MAP) program.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification,	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				but the scoring system does not favor high cost housing markets like Oakland. As such, in 2021 the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first-time homebuyer loans as funds are available.	Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.*	DHCD – Housing Assistance	Program implement ation	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for	The program has been effective at turning blighted	The mechanism to clear liens and use developer

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).	Center/Strategic Initiatives	beginning 2014-15	development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.	properties to new construction single-family dwelling for larger households.	capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a ~~boot~~boost of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October	The demand for this service, particularly emergency mortgage assistance, far	The scope of Oakland Housing Secure (OHS) to support homeowners is important work,

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	City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.			2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping	though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City's Keep Oakland Housed (KOH) program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					renters housed using Federal Relief funds.	
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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	capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.					
ACTION 2.2.5	*Home Preservation Loan Program.* The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	This program provided financial assistance to 20 households between 2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA). Funding for this program has been variable – no funding was available in 2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019.	Effective with sufficient funding – no funds provided in 2021.	Appropriate if and when furnished with appropriate resources to deliver on expected outcome. In the future, this action should be combined with Action 2.2.3 and renamed as

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				Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.		Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least: • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a Residential Housing Development for	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were approved, 10 were permitted, and 8 were completed as the result of a density bonus.	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local ordinance to be consistent with State law.

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	Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase.					
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it	DHCD	Ongoing support and expansion of Land Trust as	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable housing (including ownership housing).	This program is effective in promoting homeownership opportunities for very-low-income and low-income	DHCD will continue to support the efforts and capacity of the land trusts as resources are

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.		funds are available.	Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable development projects, both rental and ownership.	Resale controls are a critical and effective tool for ensuring that affordable homeownership units remain affordable.	Resale controls are a fundamental component of the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction, acquisition and conversion to	The City's NOFAs are an effective means of providing financial assistance to properties	The policy is appropriate to the housing element.

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	seniors and persons with special needs.			affordable housing, and rehabilitation/preservation of existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.* Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes	DHCD; Community Housing Services (DHS)	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS	The HOPWA Program is an effective program providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	The Human Services Department will continue to serve persons living with HIV and AIDS through HOPWA funding.

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	via housing first model under the Alameda County EveryOne Home Plan.			received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 290 units, with 116 in stewardship.		
ACTION 2.5.3	*Accessible Units in New Federally -Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services database system and will continue to do so moving forward.	This program is effective.	This program is appropriate for the Housing Element.
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.*	DHCD – Housing	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable	The policy is an effective means of	The goal is appropriate to

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	Development Services		Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	ensuring that City-assisted affordable units are constructed for large families.	the housing element. Goal may need revision to include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.* Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed.	The policy is an effective means of generating funds for affordable housing.	The action is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.		
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.* The City is committed to equitable development	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. ~~In~~On December 24, 2021 the City completed the Annual Report for Fiscal Year ~~Ended~~Ending June 30, 2021. See this link for the report: ~~https://cao-94612.s3.amazonaws.com/documents~~	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing			~~/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf~~https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: ~~https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports~~ https://www.oaklandca.gov/document	$33,895,450 to be collected once the developments are under construction and completed.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.			s/city-of-oakland-annual-impact-fee-reports As stated in Action 3.3.9, the City will review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.		
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites*. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements: • Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market-rate units	The City followed-through on commitments to issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing	The policy is consistent with the Surplus Land Act and appropriate to the Housing Element. ~~Policy~~The policy may need revision to include an option for ground lease rather than sale.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			• 1150 Clay St, 288 market-rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units • 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately 1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County. • 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units	production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that expects to release in coming years.	City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD		
ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").* The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund. These funds are combined with other affordable housing funding and issued through competitive NOFAs.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015,					

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	the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution,	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, ~~that~~which will be effective March 2022.		
ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources. Note that Oakland Housing Secure, Keep Oakland Housed, and Emergency Rental Assistance Program superseded this program, as discussed in Action 2.2.3 and 2.2.5.	When operated with sufficient staff and fund resources, the program served close to 90 Oakland residents per year.	Households earning 50% or less of median income, especially those earning 40% or less are most likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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				service details each consisting of: 1 clinical staff (master's level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and ~~provide~~provides in-depth services and continuity of care to the unsheltered homeless individuals in each zone. • Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team ~~respond~~responds to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				welfare of encampments and the surrounding community. In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.* The City will support organizations that operate programs that prevent	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by	DHS staff believe that this program is effective given its accomplishments	~~,~~ DHS continues to provide this service as resources are available.

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	homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.			OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland. OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519 households were served by OPRI and 431 clients were served between FY 2018-2021. In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.	during this planning period.	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters ~~include~~includes the following: Crossroads Shelter Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression. The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69	DHS staff believe that this program is effective given its accomplishments during this planning period.	DHS staff will continue to provide this service as resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59% <u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to		

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				accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96% <u>Family Matters Shelter</u> Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City		

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				also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families. Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a	DHS staff believe that this program is effective given its accomplishments during this planning period.	Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

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				second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy in leads to approximately 182 beds total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections,		

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				shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental projects, and up to 12 points for ownership projects). Rental projects can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points).	The policy is effective.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income population of Alameda County.* The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated	DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement and support of regional efforts.	DHS and DHCD will continue to support collaboration among City Departments and other regional, State and federal efforts.

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	Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.			Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.		
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies:	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	low income and homeless persons.			National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.		
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients. However, overtime participants have been able to secure housing, find full time employment, enroll back in	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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				school and obtain support needed to address mental and emotional needs.		
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	*Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.* In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.	DHCD – Housing Development Services	Ongoing, 2015-23	The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).	The action is a necessary but not sufficient tool for advancing geographic equity.	The action is appropriate to Housing Element goals.
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	*Oakland Resident and Worker Housing Preference Policy Resolution.* Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length ~~or~~of residency or employment in Oakland to qualify for the	DHCD	Ongoing enforcement, 2015-23	The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given preference. The City also continues to ensure that this standard was met for the First-Time Homebuyer Mortgage Assistance Program. In 2016 the City updated a displaced person preference and a neighborhood preference. The City is	The policy is fully effective.	The policy is consistent with the objective of providing housing for Oakland residents.

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	resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.		
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been numerous	Multifamily housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of

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					multifamily developments built in Oakland.	concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by permitting additional densities in single-family zones.
ACTION 3.1.2	*Special Needs Housing.* Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of	Bureau of Planning	Transitional and Supportive Housing review and update: By December 2015	The City's Planning Code continued to permit transitional housing in compliance with State law and allows emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial	The zoning text amendments to the definitions for transitional and supportive housing will facilitate clarity during the development review process for these types of activities.	The legislation was prepared in response to State law, and is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.		Allowing Emergency Shelters By-Right: Ongoing, 2015-23	zones as codified by Ordinance No. 13248 (adopted July 15, 2014). Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.	Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.	
ACTION 3.1.3	*Discretionary Permits.* Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units (ADU's) which are issued ministerially over the counter. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone.	Planning staff routinely ~~uses~~use the design review and other checklists when approving projects, and will continue to do so. These checklists are given to the public in advance of a project application, so	To ensure a consistent set of design principles which apply to new residential development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to

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				The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability. While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines and adequate staffing to process applications efficiently and effectively.	they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their facility houses less than six people. While the Bureau prioritizes processing of residential development	amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code. The City is looking to make further types of housing subject to ministerial approval upon adoption of Objective Design Standards in late 2022/early 2023.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					application, lack of objective design guidelines and lack of adequate staffing limit the ability to further achieve this goal.	
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal.	Planning staff coordinates with the City's Housing staff on design review and land use permitting	Planning staff is appropriately assigning priority to affordable housing projects, when

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	expedited review process and other techniques.			The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria, and has continued to process cases under SB35. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.	details for affordable housing projects.	they are submitted for entitlements.
ACTION 3.1.6	*Expedite Environmental Review.* Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3. In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency	The City is continually evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable	City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				shelter facilities to be constructed without discretionary review to greatly speed up the process. Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.	housing, within the restrictions of CEQA.	
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs. Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet, it is not yet possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and

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				program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups. In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are Black, Indigenous, and people of color (BIPOC) residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.	ADUs in general, so additional support for lower-income residents is necessary for equitable distribution of the benefits this new ADU policy will create.	public programs to support the ADU applicants would further enhance access to ADUs for applicants of all income groups.
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed	This action is effective.	This action is appropriate; the City will continue to review processes and

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).			strawbale construction as alternative construction.		procedures to allow for alternative construction methods.
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.	The action is effective.	The action is appropriate
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and	This is an appropriate step to remove constraints to the development of housing. As described under "Status of

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				off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP area's open space development requirements will be completed as a near-term implementation step.	encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There ~~are~~have been no newly adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	This policy has the potential to be very effective, depending on policy maker discretion. Staff is currently seeking to boost residential affordability through DA applications.	This action is still appropriate for the 2023-2031 Housing Element period.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.3.2	*Development Impact Fees.* Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. ~~In~~On December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element
POLICY 3.4: Intergovernmental Coordination						
ACTION 3.4.1	*Multiple Agency Reviews.* Continue to coordinate multiple agency reviews of residential development	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is	HDS has generally been effective at coordinating among different	This policy is appropriate.

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	proposals when more than one level of government is required for project review.			required for project review. When possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	governmental agencies in reviewing residential developments.	
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.* Continue to assist affordable housing developers in obtaining financing for their	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow	The policy is a core component of the City's strategy to provide housing to	The policy is appropriate to Housing Element goals.

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	projects. (See actions under Policy 2.1.)			from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources. For more information about NOFA funds committed recently, please see Action 2.1.1.	low-income households.	
ACTION 3.5.2	*Access to Low-Cost Financing for Home Purchase.* Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021, the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021, the programs issued 121 loans totaling $6,782,346. See also Action 2.2.1.	The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building	The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable

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					among disadvantaged communities.	housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	*Remediation of Soil Contamination.* Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	Housing & Community Development	Investigate potential funding sources	There has been no new action since 2015. The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally -challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for eligible sites, as needed. Other	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.

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				potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.		
POLICY 3.7: Community Outreach and Education						
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.*	DHCD – Residential	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent	The action is an effective means of repairing housing	The action is appropriate; it is aligned with the

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	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program	Lending Services		on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for disabled homeowners, though existing Rehabilitation Programs.	in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	Housing Element and preserving and protecting the City's existing housing stock.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, though existing Rehabilitation Programs.	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	The policy is appropriate for repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau is moving toward a proactive rental program to conserve/improve the older housing stocks.	The Building Services Department will continue this program and continue to look for more effective and efficient methods of addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.* The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement ~~pro-actively~~proactively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues to operate this program, although the number of registered properties decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City has continued to pull properties from auction but has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at this time that the City defer to, encourage and, where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. In 2021, about 19 investor-owned properties were registered.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.					
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.* Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that	In 2015 three houses were moved to new sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose	Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment'

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				land, and approving a complicated array of permits quickly.	previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems too great to find available move-on sites or get the older buildings incorporated into new high-density development projects.	s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow become available. Regardless, the City will continue to keep this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Citywide services are contingent upon award of funding.			Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	remain in their homes.	
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.	This program has been effective.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).			In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household. See also Actions 2.2.2 and 2.2.4.		to steep development cost increases; a ~~boot~~boost of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	property tax reductions, as authorized by State law.			must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of	participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					historically designated properties to use the performance-based California Historical Building Code.	
ACTION 4.3.6	*Rehabilitating Public Housing.* Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority (OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.	This policy action is effective. During the State's economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going	This policy action is appropriate to the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially

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				OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock. In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax	replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY 2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late	viable programs with more flexible financing options.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings. In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.*	DHCD; Bureau of Planning	Program implementation	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel	This action has been effective in preventing demolition of	This action is appropriate for the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."		beginning 2015	Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished. In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and whether any tenants will be displaced due to the project. See also Action 5.4.1.	Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	
ACTION 4.3.9	*Seismic Safety Retrofit Policy.*	DHCD; Bureau of Planning	Program implement ation	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and	Both SHOP and ESHOP have been very effective,	Both programs are closely aligned to City

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.		beginning 2015	$4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to 75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP ~~is being~~was submitted in Spring of 2022, to re-fund the program for an additional 3 years.	even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild, and recover financially in the event of earthquake damage. Most soft-story building owners

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						are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to financial hardship. Without financial assistance, the buildings could

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						remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in future cycles to focus on maintenance or identify new goals.

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	will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.			required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.		
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market-rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that could convert within the	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the conversion of such units.	The policy is appropriate to Housing Element goals.

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	consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.		next 24 months)			
ACTION 5.1.2	*Contact With Owners of At-Risk Buildings.* Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest - risk each year (that could convert within the next 24 months)	See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element: • Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St) Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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				Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels. Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067. Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.		
ACTION 5.1.3	*Financial Assistance for Preservation Projects.* Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing.	The policy is effective.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.					
ACTION 5.1.4	*Project Based Section 8 Assistance.* Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	DHCD – Housing Development Services; Oakland Housing Authority	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice, OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to 3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room occupancy (SRO) apartments to serve specialized populations. The RFQs received a huge response from existing	The policy is effective. The strategy to allocate PBV subsidies through various methodologies has proved important and strategic to preserve affordable units for households served through the program as the housing market continues to remain expensive.	As the decline of HCV utilization and increasingly competitive and expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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				owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA's new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units and has many in the pipeline to allow us to continue to serve the maximum number of families possible. Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868. During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which included completing the environmental clearances, Housing		

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				Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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ACTION 5.1.5	*Local Non-traditional Housing.* Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and 3) emancipated foster youth exiting the juvenile justice system. The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff's Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT. The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued	This policy action is effective. Throughout the previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.	The policy is appropriate to Housing Element goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and county agencies to promote systems alignment by breaking down silos, to provide targeted housing

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				operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved ~~to~~for house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA		resources alongside supportive services from these agencies to extend the runway of support and leverage funding more effectively, building on a platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs working families, homeless

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				housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020. BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020. BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI),		veterans and the elderly, to supplement the resources being provided by state and local funding sources. These programs in FY 2019 are adding 190 families served in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's leadership via a national Steering Committee of a few MTW agencies, led

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				Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully extend the contract with HUD as is, until 2028. This was critical to enable OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal funding to provide for capital needs of older	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program,	The policy is effective and critical to producing and preserving	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.			which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing. The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps	affordable housing.	

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				ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable housing applying for Low Income Housing Tax Credits in Oakland. The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).* Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding.	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has deployed its production funding through several NOFA rounds to support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	specified causes and provides remedies.					
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to implement these amendments were approved by the City Council in 2021.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed changes to these buildings to ensure they align with regulations.	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.

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				In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.		
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						
ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.* The City will review the existing Condominium Conversion Ordinance and	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental units to condominiums without replacement units being built.	This has been effective in reducing the number of condo	The policy is appropriate to Housing Element goals.

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	consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.				conversions taking place.	
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs	This policy action is effective.	This is appropriate to the Housing Element.

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	families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market-rate properties surrounding them.			noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio. The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had		

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				been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA		

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				intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		
GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately $261,475 among 4 fair housing agencies. Starting	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland's Race and Equity work

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	believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.			low- and moderate-income households. This includes CDBG funds. In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or State law.	in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.	and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to Fair Housing Choice. Segregation between white and minority residents has increased in the last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of

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						Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60;	When fully resourced, this program is successful in assisting Oaklanders in finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for	Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's

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				anti-displacement services; and Emergency Rental Assistance services.	persons with disabilities.	central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred

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						over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, State or local law.	The policy is a highly effective means of ensuring access to affordable housing for underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	The policy is fully consistent with the goal of promoting equal housing opportunity. Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland	As part of the Department of Housing & Community Development Strategic Plan, these efforts support

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	managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.			Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's Community Development & Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.	Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.* The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	City Manager, Office of ADA Compliance	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of	Reasonable accommodations are an effective tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication	Reasonable accommodations are a fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than

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				Justice regulations implementing Title II of the ADA.	between HCD and the ADA Programs Division may be advised.	ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.* Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in providing people with disabilities fair access to housing.	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.		
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the recommendations that Oakland wrote in their letter.	The policy is appropriate to Housing Element goals.
POLICY 6.4: Fair Lending						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021, no Community Credit Needs Assessments were scheduled. Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted approximately $20,000 for a periodic Nexus study to determine the community's credit needs. In addition, at the initiation of Treasury's periodic RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge community credit availability and the equitability of local lending practices.	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek credit and are not captured in the banking practices studies.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				data for Treasury's review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.		
ACTION 6.4.2	*Community Reinvestment Activities Linked to Banking.* Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the list of lenders eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	The program effectiveness has declined since the majority of credit provided to the community is not provided through local brick and mortar banks.	In past years, HCD budgeted approximately $20,000 for a periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar banks for their lending practices and collate this data for review as part of the Linked Banking Program. In

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking practices studies.
ACTION 6.4.3	*Community Outreach and Predatory Lending Controls.* Discourage the practice of predatory lending which falls	DHCD – Housing Assistance Center/Strate	Ongoing, 2015-23	The City of Oakland provides resource information on predatory lending on its website:	The Department of Housing and Community Development	This program is effective and will be continued into the next

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.	gic Initiatives; Financial Services Agency, Treasury Division		https://www.oaklandca.gov/resources/predatory-lending Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies provide outreach and services around predatory lending. To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In 2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to	Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies	Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be combined with Action 2.2.3.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education. As described in Action 6.1.4 "Housing Resource Center", the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the City's website, here: https://www.oaklandca.gov/document	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.			s/housing-element-annual-progress-reports		
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations,	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	among others, are all supported by the ECAP for private housing development.					
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.	The policy is effective.	The action is appropriate to meet Housing Element goals.
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category. Projects scoring higher in the Green	The policy is effective.	The action is appropriate to meet Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.		
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.* Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program,	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property	These approaches have combined to create a highly effective approach to energy efficiency and conservation in existing buildings.	These programs are an appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.

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	Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.			Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	*Alternative Energy Production.*	Bureau of Planning; Bureau of	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing	The policies and programs have generated	This continues to be an appropriate

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	Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by	Building; Environmental Services (PWA)		more than 8,200 installations and more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of	significant progress in building and operating renewable energy systems in support of homes. The approach is effective.	method of expanding renewable energy systems, although pairing with some elements of energy storage and resilience are likely warranted in future Housing Elements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.			ensuring high levels of alternative energy production for the foreseeable future.		
ACTION 7.2.3	*Facilitate a Community Solar Program.* Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This effort was recently funded $5 million by the California Energy Commission.	This approach has been effective in providing residents options for accessing renewable energy, regardless of home ownership or site conditions.	With the availability of renewable energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an appropriate means of providing the intended access.
ACTION 7.2.4	*Technical Assistance.* Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to	The organization of this action remains relevant and appropriate for facilitating partnerships to

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	to help new construction or remodeling projects achieve superior levels of energy efficiency.			participating on the EBEW Strategic Advisory Committee. In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.	the City, and has made demonstrable reduction to potable water use in the City.	lead to water use reductions in residential settings.
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency practices such as water-efficient landscaping,	Bureau of Planning; Bureau of Building; Environment	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to	The organization of this action remains relevant and appropriate for facilitating partnerships to

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.	al Services (PWA)		and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	the City, and has made demonstrable reduction to potable water use in the City.	lead to water use reductions in residential settings.
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir		
ACTION 7.3.2	*Transit-Oriented Development.* Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall building with 402 market-rate and affordable residential units. Panoramic Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.	This action is effective. During the planning period, 402 market-rate and affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	This action is appropriate for the Housing Element.
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.*	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan	"Plan Bay Area" was adopted in July, 2013.	The City will continue to encourage new housing

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1).			Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See “2019 Proposed PDA map” for a map of existing PDAs following this year’s update and “2019 Proposed PDA Map Showing Changes to Existing PDAs” for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1	The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development grants for projects located in PDAs.	development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2023-2031 Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort undertaken by the City.	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an existing 119-unit affordable housing development located	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.		
POLICY 7.4: Minimize Environmental Impacts from New Housing						
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of recyclable and organic materials to comply with SB 1383 and Ordinance	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	with the City's Zero Waste Plan.			No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.		
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.* Encourage the reuse and rehabilitation of the City's	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element	Planning staff consistently encourages applicants to	Existing buildings support "naturally

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	historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.			and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code accommodations for existing buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the one that is already built."

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	change. Consider design review requirements for buildings to improve climate resiliency.			groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to a changing	The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be	The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.			climate. The ECAP was developed pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also	made in support of housing policy.	more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident health and safety.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1 Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		

Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

This appendix looks back on the City's 2015-2023 Housing Element to analyze how the City fared in meeting its housing needs over the eight-year period. It additionally evaluates what has worked, what has not, and whether adjustments and new programs may be needed. It also includes an evaluation of the Housing Element's cumulative impacts on special needs. The full plan of action for the current eight-year Housing Element cycle is outlined in Chapter 4, the Housing Action Plan.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. ~~State law (~~California Government Code Section 65588~~[~~(a~~])~~) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The City's Regional Housing Needs Allocation (RHNA) for the previous Housing Element planning period was 14,765 new housing units between 2014 and 2022. Of these housing units, 2,059 should be affordable to very low-income households, 2,075 should be affordable to low-income households, and 2,815 should be affordable to moderate income households. More information about the City's progress in meeting its RHNA over the past eight years is provided below, while additional information on the RHNA process generally and Oakland's allocation for the upcoming eight-year period is provided in Appendix C: the Housing Sites Inventory.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market-rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. Nonetheless, the distribution of unit production in Oakland indicates that current funding sources and land use incentives for affordable housing production remain insufficient to meet Oakland's affordable housing production goals. In its strategic plan, the Oakland Department of Housing and Community Development estimated that annual investment

in affordable housing is roughly $100 million/year less than required to keep pace with Oakland's affordable housing targets.

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. Some actions do not have discrete timelines and are better suited as higher-level policies. ~~Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions.~~ While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions, as well as to adequately meet the needs of special needs groups during the 2023-2031 period.

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~~This appendix provides an evaluation of the City's previous Housing Element pursuant to State requirements, including the element's cumulative impact on special needs groups.~~

~~The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023.~~ ~~California Government Code Section 65588(a) requires cities and counties to review their housing elements to evaluate:~~

- ~~The appropriateness of housing goals, objectives, and policies;~~
- ~~The effectiveness of the housing element in the attainment of the community's housing goals and objectives; and~~
- ~~The progress in implementation of the housing element.~~

A.1 Regional Housing Need Allocation Progress

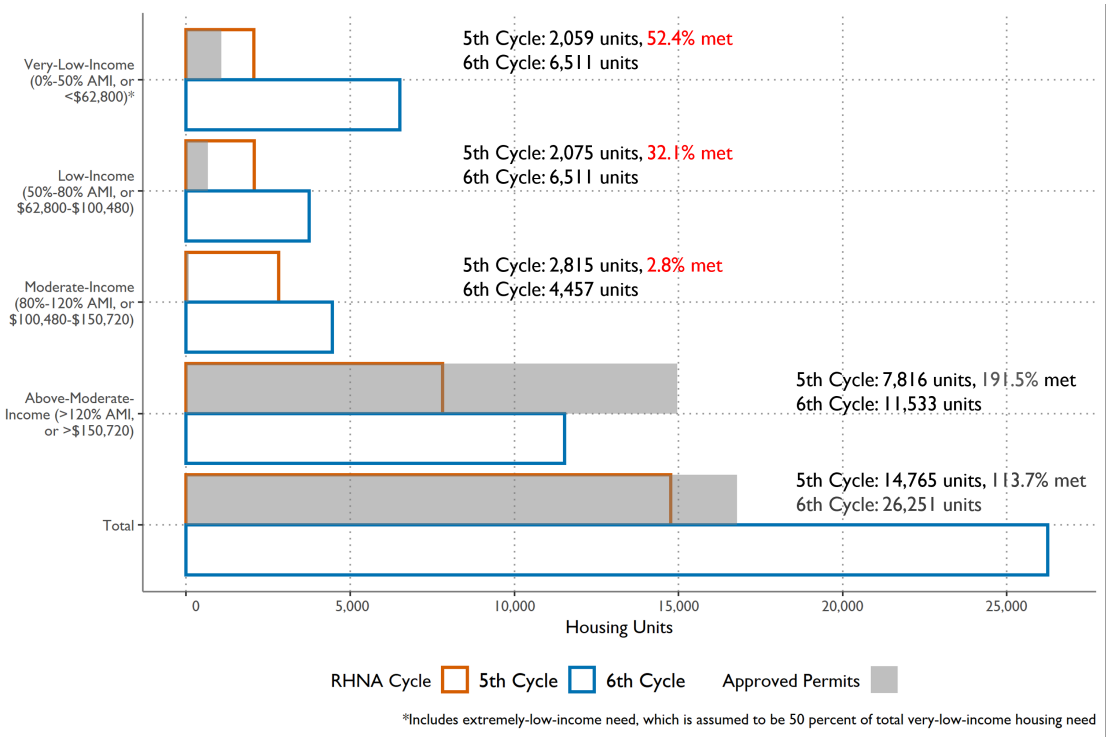
During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,~~629~~765 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. ~~Approximately~~During the planning period, approximately 21.1 percent of ~~parcels identified to meet the~~ 5th cycle ~~RHNA~~sites inventory parcels developed with about 3,511 residential units ~~during the planning period~~. Most of Oakland's progress toward meeting its 5th cycle RHNA occurred on sites not identified as opportunity sites in the previous Housing Element.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every ~~one~~ affordable unit. These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, ~~along with~~increased interest by developers to invest in Oakland, and Oakland's fairly permissive regulatory environment, ~~that have~~which together enabled market-rate development. ~~It~~The imbalance in market and affordable housing construction also ~~of course~~ reflects the significant shortfall in funding sources and other incentives available for below market-rate housing~~, and~~. This disparity presents a serious equity issue in ~~terms~~the number of ~~the~~homes available ~~housing stock~~at different affordability levels. The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which

must cover escalating land, construction, and labor costs.[1] Further, in line with State objectives, the City prioritizes deeper affordability when funding is available, hence the lack of moderate-income units during the previous planning period. Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction. ~~Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. The Housing Element process is thus critical in ensuring all California cities are doing their part.~~

Chart A-1: Progress Towards Meeting the RHNA, 2015-~~2020~~2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-income units, and 14,966 above-moderate-income units.[2] These numbers reflect affordability provided specifically

[1] Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/ (last accessed March 30, 2022).

[2] State HCD counts new housing units issued a building permit for purposes of assessing progress towards meeting RHNA. Prior to 2017, annual progress reports did not include "certificate of occupancy" as a reporting category. Thus, accurate counts of housing built during the 5th Cycle RHNA are not available.

through deed restrictions that guarantee the units will remain affordable to the specified income category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See **Chart A-1** for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or "crisis" since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and lower-income residents—the gap between existing housing costs and affordable housing costs—is continuing to grow. ItThis gap is in partpartly exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing— as well as, including income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic, among other regional, State, and national factors. Other local factors, including City permitting processes and neighborhood sentiment have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in **Table A-1** below. This is a high-level analysis meant to inform broad changes in the City's goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—includesinclude several duplicative or overlapping actions. Some actions do not have discrete timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in **Table A-2** below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (Oakland HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[3]

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[4] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

[3] Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

[4] The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
Policy 1.1 – Priority Development Areas Housing Program. The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3~~.~~.)	While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units. Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland's 6th Cycle RHNA. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly additional production strategies.
Policy 1.2 – Availability of Land. Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	
Policy 1.3 – Appropriate Locations and Densities for Housing. The City's Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland. The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.	
Policy 1.4 – Secondary Units. Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.	
Policy 1.5 – Manufactured Housing. Provide for the inclusion of manufactured housing in appropriate locations.	
Policy 1.6 – Adaptive Reuse.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
Policy 1.7 – Regional Housing Needs. The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
Policy 2.1 – Affordable Housing Development Programs. Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.	The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately $150 million in total expenditures on these efforts. However, despite these efforts, the amount of financial resources available for affordable housing has been inadequate to meet the need for low- and moderate-income households. Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community
Policy 2.2 – Affordable Homeownership Opportunities. Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.	
Policy 2.3 – Density Bonus Program. Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.	
Policy 2.4 – Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	
Policy 2.5 – Seniors and Other Special Needs. Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.	
Policy 2.6 – Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.	
Policy 2.7 – Expand Local Funding Sources.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Increase local resources to support affordable housing development and develop new sources of funding.	land trusts, resale controls, and providing rental assistance. The City also provides funding for special needs housing and implements the PATH strategy for homelessness. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly producing affordable housing for those living at 15 percent AMI and exploring additional funding sources, such as a regional housing bond and home preservation fund.
Policy 2.8 – Rental Assistance. Increase the availability of rental assistance for very-low-income households.	
Policy 2.9 – PATH Strategy for the Homeless. Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	
Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community. The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers. Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
Policy 3.1 – Expedite and Simplify Permit Processes. Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review. Although the City still implements a discretionary
Policy 3.2 – Flexible Zoning Standards. Allow flexibility in the application of zoning, building, and other regulations.	
Policy 3.3 – Development Fees and Site Improvement Requirements. Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
Policy 3.4 – Intergovernmental Coordination.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.	design review process, it is currently developing objective design standards. The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.
Policy 3.5 – Financing Costs. Reduce financing costs for affordable housing development.	
Policy 3.6 – Environmental Constraints. Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.	
Policy 3.7 – Community Outreach and Education. Increase public acceptance and understanding of affordable development and related issues through community outreach.	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
Policy 4.1 – Housing Rehabilitation Loan Programs. Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.	The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds to housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing
Policy 4.2 – Blight Abatement. To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.	
Policy 4.3 – Housing Preservation and Rehabilitation. Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly -assisted and non-assisted housing that currently has affordable rents.	Solutions for Oakland, California," particularly to address and prevent displacement, passing a seismic retrofit requirement with anti-displacement terms, amendment of the condo conversion ordinance, improved habitability conditions, and incentivization of property owners to contribute to voluntary housing solutions.
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market-rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East
Policy 7.2 – Minimize Energy and Water Consumption.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs. In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	Directing new development within Oakland's designated PDAs remains an effective method to bring transit, jobs, and housing together with the overarching goals of increasing housing options and reducing greenhouse gas emissions. This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element. In addition, in recognition of the need to affirmatively further fair housing by creating housing opportunities within formerly exclusionary neighborhoods, the Housing Action Plan (Chapter 4) proposes actions that also expand housing opportunities more broadly.
ACTION 1.1.2	*Expedited Review*.	Bureau of Planning &	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning	The policy is effective. Between	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Bureau of Building		entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.	2018-2021 (the period during which State HCD has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in	meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					reporting requirements.	
ACTION 1.1.3	*Streamline Environmental Review*. Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).	Bureau of Planning	Ongoing, 2015-23	1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans as well as the Land Use and Transportation Element of the General Plan when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and	The action is effective.	The action is appropriate to meet Housing Element goals. The Housing Action Plan (Chapter 4) proposes additional actions to streamline environmental review, including through the creation of ministerial permitting processes and adoption of objective design standards. See Action 3.3.5 (Affordable Housing Overlay), Action 3.4.2 (Revise

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and 4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		CUP Requirements), Action 3.4.7 (Objective Design Standards), Action 3.6.3 (Entitlement Reform), Action 3.6.4 (SB 35 Streamlining), Action 4.3.2 (Modular Development Streamlining)
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations,	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety	The initiative is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019. • Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California	conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Department of Housing and Community Development. The developer also ~~applied for~~received a California Housing Accelerator~~ funding in fall 2021 and expects an~~ award in 2022. • 3050 International, a 76-unit proposed affordable development, is applying for funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				In 2020, the City of Oakland, in partnership with the East Oakland Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC's 95th & International began construction in 2021. Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				stakeholders on projects, outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.* Micro-living quarters are defined in the Oakland Planning Code as "a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, ~~DBV~~D-BV-	Bureau of Planning	2015-2020	~~Micro-units are included in the Land Use and Urban Form chapter of the Final Draft Downtown Oakland Specific Plan. As of December 2021, the draft zoning to implement the Downtown Oakland Specific Plan is underway and includes regulations for micro-units.~~ Recent revision to the California Building Code has now allowed for the construction of smaller residential unit sizes. As such, the City of Oakland has focused on expanding incentives for the construction of efficiency dwelling units. In November 2021, City Council approved the Construction Innovation Ordinance, which allows for the provision of efficiency units in residential facilities at twice the otherwise maximum allowable density, similar to the existing standards for rooming units. In the Downtown area, rooming house facilities also remain a permitted facility type. Rooming units are similar to micro-living quarters in	~~The policy is still under development, therefore, there is no way to evaluate its effectiveness.~~Efficiency units are an effective way of creating affordability by design. While the program is new, the City has heard expressed interest in the model from applicants. The micro-living program was ultimately not included in the proposed Downtown Oakland Specific Plan.	~~Micro-units are a housing product type that will help to meet the significant demand for housing.~~With the changes to building code and expanded allowance for efficiency and rooming units, the micro-living quarter building type is no longer needed to meet the goal of permitting "affordable by design" small, high-density units.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.			that units have shared kitchens instead of individual ones.		
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).* Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.	Bureau of Planning	Post to City's website within 90 days of adoption and final certification (by HCD) of Housing Element	The City's Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element.	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	The action is appropriate to the Housing Element.
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan (BVSP) has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of ~~December 2021~~June 2022,	The Broadway Valdez Specific Plan was very effective in incentivizing	The action is appropriate to the Housing Element. The City will

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	included in the development program for the Broadway Valdez Specific Plan (BVSP).			, there are a total of 4,091 housing units in various stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not yet approved = 397 housing units The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: ~~https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map~~https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	housing with an EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 ~~unit~~units have already been built so far. With the additional units under	continue to track progress on the approval and completion of housing units within the BVSP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					construction, filed for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market-rate units, 44 moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: ~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list~~ https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the LMSAP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					development and is anticipated to be constructed in the 6th cycle~~,~~.	
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: ~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list~~https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the WOSP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at:	The action is an effective method of tracking progress on the approval and completion of the	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Coliseum Area Specific Plan (CASP).			https://www.oaklandca.gov/resources/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments that have at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area ~~that~~, which includes projects in the Central Estuary area. The interactive map is available at: ~~https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739~~ https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.* With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth),	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The	The City's efforts to promote housing opportunities in the Central Estuary Area have borne fruit in the 2015-	The objective dovetailed appropriately with the City's Central Estuary Area Plan.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.			affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land with the City. The master developer has proposed adding another 600 units of market-rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission. Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit	2023 cycle. 3,100 units of housing, including 465 units of affordable housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	As the Brooklyn Basin development nears completion, this goal should be revised in future housing element cycles.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen ~~is assemblinghas assembled~~ its financing for Project 4's (Foon Lok East) remaining 124 units of family housing, and ~~pending awards from the new California Housing Accelerator Fund, is projected to commence~~commenced construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.* Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any additional cars that ADUs bring are	The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces. The number of ADUs permitted	The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in transit-rich areas

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	separate non-tandem parking space.			forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.	annually can be found in the City's Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A and A2 for APRs 2018-2021), which are posted to the City's webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	where car ownership can be optional. This preserves valuable lot space for housing or as valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is required in some areas, consistent with State law.
ACTION 1.4.2	*Secondary Unit – Setback Solutions.* Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same	The ADU program has been very effective in creating additional units by converting existing structures	The ADU policy regarding the setbacks is appropriate in creating additional

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.			dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A recent ordinance amendment further reduces this setback to 3 feet in some cases.	on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts.	Factory-built manufactured housing becomes more common	With the ~~improved process~~code changes, it is

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	in single-family residential districts.			In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning districts where residential uses are permitted.	with the ease of construction and the improved appearance and variety of designs.	appropriate to allow for construction in any zone where single-family residences are permitted.
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	~~In 2021, the~~The City continues to permit live/work conversions~~. Thereby,~~ thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate. The Housing Action Plan (Chapter 4) proposes an action (Action 3.2.2) to update and promote live/work and

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						work/live units in Oakland.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.* Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-,	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the 2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	The City has effectively met its RHNA housing allocation for total number of units to be built, but it has not met the goal of the percentage of affordable units and exceeded the number of market-rate units built.	~~The policy is~~ While the goals of this action are appropriate to the Housing Element~~.~~, the proposed action is too broad and is not carried forward as a listed action in the 2023-2031 Housing Element. Chapter 3 and Appendix C provide

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	low-, and moderate-income households.					information on the adequacy of existing zoning in Oakland to accommodate its current Regional Housing Needs, while the Housing Action Plan (Chapter 4) includes a number of actions that the City will implement to ensure additional housing can be constructed during the eight-year planning period, with a focus on missing middle and affordable housing.
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation Housing Development Program.* Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here:	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis than annually, to the extent that funding is available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				https://www.oaklandca.gov/resources/nofa-opportunities		
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.* Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to increase its effectiveness.	The program is fully appropriate for the development of affordable housing.
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. ~~During this year~~In addition, in 2015 OHA completed construction on Lakeside	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers.	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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	affordable housing for extremely-low-, very-low-, low-, and moderate-income households.			Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities. The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. • Brooklyn Basin - OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families	OHA's affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing since 2008 with a combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these	not a specific "public housing" program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021.	projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost for fifteen major projects. OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits. • 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for	affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to facilitate future building and redevelopment of new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations, also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						
ACTION 2.2.1	*First-Time Homebuyer Programs.* Continue to operate a First-Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). ~~In 2021 the~~ The City has unsuccessfully applied for the last three rounds of competitive CalHOME funding for the City's Mortgage Assistance Program (MAP) program.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification,	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				but the scoring system does not favor high cost housing markets like Oakland. As such, in 2021 the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first-time homebuyer loans as funds are available.	Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.*	DHCD – Housing Assistance	Program implementation	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for	The program has been effective at turning blighted	The mechanism to clear liens and use developer

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).	Center/Strategic Initiatives	beginning 2014-15	development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.	properties to new construction single-family dwelling for larger households.	capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a ~~boot~~boost of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October	The demand for this service, particularly emergency mortgage assistance, far	The scope of Oakland Housing Secure (OHS) to support homeowners is important work,

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	City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.			2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping	though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City's Keep Oakland Housed (KOH) program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					renters housed using Federal Relief funds.	
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.					
ACTION 2.2.5	*Home Preservation Loan Program.* The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	This program provided financial assistance to 20 households between 2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA). Funding for this program has been variable – no funding was available in 2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019.	Effective with sufficient funding – no funds provided in 2021.	Appropriate if and when furnished with appropriate resources to deliver on expected outcome. In the future, this action should be combined with Action 2.2.3 and renamed as

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				Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.		Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least: • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a Residential Housing Development for	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were approved, 10 were permitted, and 8 were completed as the result of a density bonus.	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local ordinance to be consistent with State law.

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	Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase.					
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it	DHCD	Ongoing support and expansion of Land Trust as	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable housing (including ownership housing).	This program is effective in promoting homeownership opportunities for very-low-income and low-income	DHCD will continue to support the efforts and capacity of the land trusts as resources are

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.		funds are available.	Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable development projects, both rental and ownership.	Resale controls are a critical and effective tool for ensuring that affordable homeownership units remain affordable.	Resale controls are a fundamental component of the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction, acquisition and conversion to	The City's NOFAs are an effective means of providing financial assistance to properties	The policy is appropriate to the housing element.

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	seniors and persons with special needs.			affordable housing, and rehabilitation/preservation of existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.* Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes	DHCD; Community Housing Services (DHS)	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS	The HOPWA Program is an effective program providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	The Human Services Department will continue to serve persons living with HIV and AIDS through HOPWA funding.

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	via housing first model under the Alameda County EveryOne Home Plan.			received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 290 units, with 116 in stewardship.		
ACTION 2.5.3	*Accessible Units in New Federally -Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services database system and will continue to do so moving forward.	This program is effective.	This program is appropriate for the Housing Element.
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.*	DHCD – Housing	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable	The policy is an effective means of	The goal is appropriate to

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	Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	Development Services		Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	ensuring that City-assisted affordable units are constructed for large families.	the housing element. Goal may need revision to include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.* Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed.	The policy is an effective means of generating funds for affordable housing.	The action is appropriate to the Housing Element.

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				Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.		
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.* The City is committed to equitable development	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. ~~In~~On December 24, 2021 the City completed the Annual Report for Fiscal Year ~~Ended~~Ending June 30, 2021. See this link for the report: ~~https://cao-94612.s3.amazonaws.com/documents~~	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

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	Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing			~~/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf~~https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: ~~https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports~~ https://www.oaklandca.gov/document	$33,895,450 to be collected once the developments are under construction and completed.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.			s/city-of-oakland-annual-impact-fee-reports As stated in Action 3.3.9, the City will review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.		
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites*. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements: • Fruitvale Transit Village IIA, 94 affordable units	The City followed-through on commitments to issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing	The policy is consistent with the Surplus Land Act and appropriate to the Housing Element. ~~Policy~~The policy may need revision to include an option for ground lease rather than sale.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			• 2016 Telegraph, 30 market-rate units • 1150 Clay St, 288 market-rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units • 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately 1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County. • 3823-3829 Wood St, 170 units	production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that expects to release in coming years.	City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD		
ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").* The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund. These funds are combined with other affordable housing funding and issued through competitive NOFAs.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them					

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, ~~that~~which will be effective March 2022.		
ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources. Note that Oakland Housing Secure, Keep Oakland Housed, and Emergency Rental Assistance Program superseded this program, as discussed in Action 2.2.3 and 2.2.5.	When operated with sufficient staff and fund resources, the program served close to 90 Oakland residents per year.	Households earning 50% or less of median income, especially those earning 40% or less are most likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						need of the community.
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	City's PATH Strategy to end homelessness.			support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master's level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and ~~provide~~provides in-depth services and continuity of care to the unsheltered homeless individuals in each zone. • Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team ~~respond~~responds to City requests to outreach and engage specific encampments, including progressive engagement		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				model and supportive actions to increase the health and welfare of encampments and the surrounding community. In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.*	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless	DHS staff believe that this program is effective given its	~~,~~ DHS continues to provide this service as

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	The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term			service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland. OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519 households were served by OPRI and 431 clients were served between FY 2018-2021. In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as	accomplishments during this planning period.	resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	and medium term rental subsidies.			Lifelong Medical Care Services in the California and Harrison Hotels.		
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters ~~include~~includes the following: Crossroads Shelter Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression. The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to	DHS staff believe that this program is effective given its accomplishments during this planning period.	DHS staff will continue to provide this service as resources are available.

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				Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59% <u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per		

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				year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96% <u>Family Matters Shelter</u> Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included		

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				59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families. Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro	DHS staff believe that this program is effective given its accomplishments during this planning period.	Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

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				Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy in leads to approximately 182 beds total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections,		

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				shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental projects, and up to 12 points for ownership projects). Rental projects can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points).	The policy is effective.	The policy is appropriate to Housing Element goals.

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	the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income population of Alameda County.* The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated	DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement and support of regional efforts.	DHS and DHCD will continue to support collaboration among City Departments and other regional, State and federal efforts.

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	Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.			Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.		
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies:	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.

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	low income and homeless persons.			National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.		
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients. However, overtime participants have been able to secure housing, find full time employment, enroll back in	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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				school and obtain support needed to address mental and emotional needs.		
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	*Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.* In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.	DHCD – Housing Development Services	Ongoing, 2015-23	The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).	The action is a necessary but not sufficient tool for advancing geographic equity.	The action is appropriate to Housing Element goals.
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	*Oakland Resident and Worker Housing Preference Policy Resolution.* Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length ~~or~~of residency or employment in Oakland to qualify for the	DHCD	Ongoing enforcement, 2015-23	The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given preference. The City also continues to ensure that this standard was met for the First-Time Homebuyer Mortgage Assistance Program. In 2016 the City updated a displaced person preference and a neighborhood preference. The City is	The policy is fully effective.	The policy is consistent with the objective of providing housing for Oakland residents.

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	resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.		
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been numerous	Multifamily housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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					multifamily developments built in Oakland.	concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by permitting additional densities in single-family zones.
ACTION 3.1.2	*Special Needs Housing.* Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of	Bureau of Planning	Transitional and Supportive Housing review and update: By December 2015	The City's Planning Code continued to permit transitional housing in compliance with State law and allows emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial	The zoning text amendments to the definitions for transitional and supportive housing will facilitate clarity during the development review process for these types of activities.	The legislation was prepared in response to State law, and is appropriate to the Housing Element.

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	Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.		Allowing Emergency Shelters By-Right: Ongoing, 2015-23	zones as codified by Ordinance No. 13248 (adopted July 15, 2014). Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.	Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.	
ACTION 3.1.3	*Discretionary Permits.* Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units (ADU's) which are issued ministerially over the counter. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone.	Planning staff routinely ~~uses~~use the design review and other checklists when approving projects, and will continue to do so. These checklists are given to the public in advance of a project application, so	To ensure a consistent set of design principles which apply to new residential development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to

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				The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability. While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines and adequate staffing to process applications efficiently and effectively.	they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their facility houses less than six people. While the Bureau prioritizes processing of residential development	amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code. The City is looking to make further types of housing subject to ministerial approval upon adoption of Objective Design Standards in late 2022/early 2023.

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					application, lack of objective design guidelines and lack of adequate staffing limit the ability to further achieve this goal.	
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal.	Planning staff coordinates with the City's Housing staff on design review and land use permitting	Planning staff is appropriately assigning priority to affordable housing projects, when

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	expedited review process and other techniques.			The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria, and has continued to process cases under SB35. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.	details for affordable housing projects.	they are submitted for entitlements.
ACTION 3.1.6	*Expedite Environmental Review.* Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3. In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency	The City is continually evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable	City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.

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				shelter facilities to be constructed without discretionary review to greatly speed up the process. Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.	housing, within the restrictions of CEQA.	
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs. Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet, it is not yet possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and

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				program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups. In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are Black, Indigenous, and people of color (BIPOC) residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.	ADUs in general, so additional support for lower-income residents is necessary for equitable distribution of the benefits this new ADU policy will create.	public programs to support the ADU applicants would further enhance access to ADUs for applicants of all income groups.
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed	This action is effective.	This action is appropriate; the City will continue to review processes and

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	to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).			strawbale construction as alternative construction.		procedures to allow for alternative construction methods.
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.	The action is effective.	The action is appropriate
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and	This is an appropriate step to remove constraints to the development of housing. As described under "Status of

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				off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP area's open space development requirements will be completed as a near-term implementation step.	encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There ~~are~~have been no newly adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	This policy has the potential to be very effective, depending on policy maker discretion. Staff is currently seeking to boost residential affordability through DA applications.	This action is still appropriate for the 2023-2031 Housing Element period.

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ACTION 3.3.2	*Development Impact Fees.* Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. ~~In~~On December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element
POLICY 3.4: Intergovernmental Coordination						
ACTION 3.4.1	*Multiple Agency Reviews.* Continue to coordinate multiple agency reviews of residential development	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is	HDS has generally been effective at coordinating among different	This policy is appropriate.

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	proposals when more than one level of government is required for project review.			required for project review. When possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	governmental agencies in reviewing residential developments.	
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.* Continue to assist affordable housing developers in obtaining financing for their	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow	The policy is a core component of the City's strategy to provide housing to	The policy is appropriate to Housing Element goals.

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	projects. (See actions under Policy 2.1.)			from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources. For more information about NOFA funds committed recently, please see Action 2.1.1.	low-income households.	
ACTION 3.5.2	*Access to Low-Cost Financing for Home Purchase.* Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021, the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021, the programs issued 121 loans totaling $6,782,346. See also Action 2.2.1.	The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building	The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable

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					among disadvantaged communities.	housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	*Remediation of Soil Contamination.* Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	Housing & Community Development	Investigate potential funding sources	There has been no new action since 2015. The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally -challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for eligible sites, as needed. Other	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.

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				potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.		
POLICY 3.7: Community Outreach and Education						
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.*	DHCD – Residential	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent	The action is an effective means of repairing housing	The action is appropriate; it is aligned with the

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	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program	Lending Services		on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for disabled homeowners, though existing Rehabilitation Programs.	in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	Housing Element and preserving and protecting the City's existing housing stock.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, though existing Rehabilitation Programs.	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	The policy is appropriate for repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.

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ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau is moving toward a proactive rental program to conserve/improve the older housing stocks.	The Building Services Department will continue this program and continue to look for more effective and efficient methods of addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.* The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement ~~pro-actively~~proactively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues to operate this program, although the number of registered properties decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City has continued to pull properties from auction but has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at this time that the City defer to, encourage and, where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.

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ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. In 2021, about 19 investor-owned properties were registered.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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	conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.					
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.* Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that	In 2015 three houses were moved to new sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose	Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment'

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				land, and approving a complicated array of permits quickly.	previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems too great to find available move-on sites or get the older buildings incorporated into new high-density development projects.	s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow become available. Regardless, the City will continue to keep this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.

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	Citywide services are contingent upon award of funding.			Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	remain in their homes.	
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.	This program has been effective.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due

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	homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).			In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household. See also Actions 2.2.2 and 2.2.4.		to steep development cost increases; a ~~boot~~boost of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program

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	property tax reductions, as authorized by State law.			must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of	participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.

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					historically designated properties to use the performance-based California Historical Building Code.	
ACTION 4.3.6	*Rehabilitating Public Housing.* Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority (OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.	This policy action is effective. During the State's economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going	This policy action is appropriate to the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially

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				OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock. In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax	replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY 2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late	viable programs with more flexible financing options.

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				Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings. In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.*	DHCD; Bureau of Planning	Program implementation	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel	This action has been effective in preventing demolition of	This action is appropriate for the Housing Element.

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	Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."		beginning 2015	Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished. In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and whether any tenants will be displaced due to the project. See also Action 5.4.1.	Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	

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ACTION 4.3.9	*Seismic Safety Retrofit Policy.* Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.	DHCD; Bureau of Planning	Program implementation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and $4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to 75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP ~~is being~~was submitted in Spring of 2022, to re-fund the program for an additional 3 years.	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild, and recover financially in the event of earthquake

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						damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to financial hardship. Without

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						financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a property owner does not meet their obligations, subject to availability of	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in future cycles to focus on

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	conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.			funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.		maintenance or identify new goals.
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market-rate housing. Monitoring will include analysis of HUD data, a survey of building owners	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that could	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the	The policy is appropriate to Housing Element goals.

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	and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.		convert within the next 24 months)		conversion of such units.	
ACTION 5.1.2	*Contact With Owners of At-Risk Buildings.* Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest - risk each year (that could convert within the next 24 months)	See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element: • Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St)	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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				Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels. Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067. Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.		
ACTION 5.1.3	*Financial Assistance for Preservation Projects.* Award preference points under the City's Housing	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition,	The policy is effective.	The policy is appropriate to Housing Element goals.

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	Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.			Rehabilitation, and Preservation of Multifamily Affordable Housing.		
ACTION 5.1.4	*Project Based Section 8 Assistance.* Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	DHCD – Housing Development Services; Oakland Housing Authority	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice, OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to 3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room	The policy is effective. The strategy to allocate PBV subsidies through various methodologies has proved important and strategic to preserve affordable units for households served through the program as the housing market continues to remain expensive.	As the decline of HCV utilization and increasingly competitive and expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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				occupancy (SRO) apartments to serve specialized populations. The RFQs received a huge response from existing owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA's new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units and has many in the pipeline to allow us to continue to serve the maximum number of families possible. Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868. During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as		

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				previously conditionally awarded units, which included completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park),		

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				which is approximately 40 percent of the voucher portfolio.		
ACTION 5.1.5	*Local Non-traditional Housing.* Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and 3) emancipated foster youth exiting the juvenile justice system. The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff's Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT.	This policy action is effective. Throughout the previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.	The policy is appropriate to Housing Element goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and county agencies to promote systems alignment by breaking down

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				The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved ~~to~~for house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients		silos, to provide targeted housing resources alongside supportive services from these agencies to extend the runway of support and leverage funding more effectively, building on a platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs

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				with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020. BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020.		working families, homeless veterans and the elderly, to supplement the resources being provided by state and local funding sources. These programs in FY 2019 are adding 190 families served in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's leadership via a national Steering Committee of a

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				BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully extend the contract with HUD as is, until 2028. This was critical to enable OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City	The policy is effective and critical to producing and	The policy is appropriate to Housing Element goals.

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	funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.			priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing. The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with	preserving affordable housing.	

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				county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable housing applying for Low Income Housing Tax Credits in Oakland. The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).* Provide loans through a competitive funding process for the rehabilitation of	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			City regulatory agreements to apply for funding. Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has deployed its production funding through several NOFA rounds to support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent		

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				NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	residential tenants to specified causes and provides remedies.					
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to implement these amendments were approved by the City Council in 2021.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.

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				changes to these buildings to ensure they align with regulations. In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.		
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						
ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.*	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental	This has been effective in reducing the	The policy is appropriate to

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	The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.			units to condominiums without replacement units being built.	number of condo conversions taking place.	Housing Element goals.
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will	This policy action is effective.	This is appropriate to the Housing Element.

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	project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market-rate properties surrounding them.			facilitate processing of OHA applications once received by the City of Oakland. Further, the programs noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio. The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition		

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				and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further		

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				amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		
GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status,	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line

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	and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.			housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds. In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or State law.	$261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year	with the City of Oakland's Race and Equity work and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to Fair Housing Choice. Segregation between white and minority residents has increased in the last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority

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					one of the pilot program.	households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial	When fully resourced, this program is successful in assisting Oaklanders in finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing	Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010

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				assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.	search assistance is still a need, particularly for persons with disabilities.	Oakland population count. Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and

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						gentrification pressures that have occurred over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, State or local law.	The policy is a highly effective means of ensuring access to affordable housing for underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	The policy is fully consistent with the goal of promoting equal housing opportunity. Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place	Programs are very successful in serving Oaklanders who are most vulnerable to	As part of the Department of Housing & Community Development

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	services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.			to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's Community Development & Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.	becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	Strategic Plan, these efforts support Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.* The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	City Manager, Office of ADA Compliance	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through	Reasonable accommodations are an effective tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted	Reasonable accommodations are a fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect

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				contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.* Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in providing people with disabilities fair access to housing.	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.		
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the recommendations that Oakland wrote in their letter.	The policy is appropriate to Housing Element goals.

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	housing choices throughout the region.					
POLICY 6.4: Fair Lending						
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021, no Community Credit Needs Assessments were scheduled. Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted approximately $20,000 for a periodic Nexus study to determine the community's credit needs. In addition, at the initiation of Treasury's periodic	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge community credit availability and the equitability of local lending practices.	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek credit and are not captured in the banking

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				RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this data for Treasury's review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.		practices studies.
ACTION 6.4.2	*Community Reinvestment Activities Linked to Banking.* Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the list of lenders eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	The program effectiveness has declined since the majority of credit provided to the community is not provided through local brick and mortar banks.	In past years, HCD budgeted approximately $20,000 for a periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar banks for their lending practices and collate this

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						data for review as part of the Linked Banking Program. In 2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking practices studies.

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ACTION 6.4.3	*Community Outreach and Predatory Lending Controls.* Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.	DHCD – Housing Assistance Center/Strategic Initiatives; Financial Services Agency, Treasury Division	Ongoing, 2015-23	The City of Oakland provides resource information on predatory lending on its website: https://www.oaklandca.gov/resources/predatory-lending Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies provide outreach and services around predatory lending. To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In 2020 the City enrolled 224 students	The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies	This program is effective and will be continued into the next Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be combined with Action 2.2.3.

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				and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education. As described in Action 6.1.4 "Housing Resource Center", the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.			City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports		
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting,	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.				energy efficient techniques and materials.	
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.	The policy is effective.	The action is appropriate to meet Housing Element goals.
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation	The policy is effective.	The action is appropriate to meet Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	BuildItGreen.org's GreenPoint Rated or LEED certifications systems.			projects must meet a minimum score in each Green Point Checklist category. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.		
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.* Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on	These approaches have combined to create a highly effective approach to energy efficiency and conservation in existing buildings.	These programs are an appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.			lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.2.2	*Alternative Energy Production.* Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable	The policies and programs have generated significant progress in building and operating renewable energy systems in support of homes. The approach is effective.	This continues to be an appropriate method of expanding renewable energy systems, although pairing with some elements of energy storage and resilience are likely warranted in future Housing Elements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.			energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of ensuring high levels of alternative energy production for the foreseeable future.		
ACTION 7.2.3	*Facilitate a Community Solar Program.* Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This effort was recently funded $5 million by the California Energy Commission.	This approach has been effective in providing residents options for accessing renewable energy, regardless of home ownership or site conditions.	With the availability of renewable energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an appropriate means of providing the intended access.
ACTION 7.2.4	*Technical Assistance.* Continue to educate applicants and residents about the advantages of	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with	The program is an effective way to partner with East Bay Municipal	The organization of this action remains relevant and appropriate

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	energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.			program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.	Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	for facilitating partnerships to lead to water use reductions in residential settings.
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency	Bureau of Planning; Bureau of Building;	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD	The program is an effective way to partner with East Bay Municipal	The organization of this action remains relevant and appropriate

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.	Environmental Services (PWA)		and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	for facilitating partnerships to lead to water use reductions in residential settings.
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir		
ACTION 7.3.2	*Transit-Oriented Development.* Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall building with 402 market-rate and affordable residential units. Panoramic Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.	This action is effective. During the planning period, 402 market-rate and affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	This action is appropriate for the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.* Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1).	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See “2019 Proposed PDA map” for a map of existing PDAs following this year’s update and “2019 Proposed PDA Map Showing Changes to Existing PDAs” for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 These updated PDAs can also be found on MTC's website:	"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development grants for projects located in PDAs.	The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2023-2031 Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				https://www.oaklandca.gov/documents/priority-development-areas-pdas-1		
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort undertaken by the City.	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.

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	preservation of existing affordability.			existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.		
POLICY 7.4: Minimize Environmental Impacts from New Housing						
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	with the City's Zero Waste Plan.			recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.		and the new Specific Plans.
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.*	Bureau of Planning;	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic	Planning staff consistently	Existing buildings

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	Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Building		building stock, using Policy D6.2 of the Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	encourages applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code accommodations for existing buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use	support "naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the one that is already built."

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					of the Historical Building Code.	
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

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	housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.			Fall 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods	Bureau of Planning; Bureau of Building; Environment	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to	The approach has been moderately effective in demonstrating the need for climate	The approach is appropriate, although the goals, objectives, policies, and

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	and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.	al Services (PWA)		equitably reduce Oakland's climate emissions and adapt to a changing climate. The ECAP was developed pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic	adaptation strategies to be made in support of housing policy.	programs would benefit from a more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident health and safety.

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				security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1 Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		

Appendix B: Housing Needs Assessment

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs, an essential part of developing appropriate and responsive housing policies and programs. The needs assessment addresses the following topic areas:

- Population Characteristics (age, race, ethnicity)
- Household Characteristics (household size and composition, and income)
- Special Needs Groups (including extremely low-income residents; older adults; people with disabilities; large families; female-headed households; people experiencing homelessness; undocumented immigrants; and farmworkers)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Housing Stock Characteristics (including tenure and ownership, overcrowding and housing stock conditions, cost burden, vacancy, permits by income)
- Housing Costs and Affordability (including housing affordability by household income, and owner/renter costs)
- Assisted Housing at Risk of Conversion (the status of assisted low-income rental units that are "at risk" of conversion to market rent status)

Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as rapid aging of the population, and continued prevalence of poverty.

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~~This appendix~~Appendix B outlines Oakland's existing housing needs and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. The appendix analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below informs the housing programs and policies provided in the element. A more thorough analysis of socioeconomic and housing trends as they relate to affirmatively furthering fair housing—including patterns of segregation and racial discrimination—are provided in Appendix D.

The Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) has produced Local Housing Needs Data packets for jurisdictions in the ABAG-MTC region that have been pre-approved by the State Department of Housing and Community Development (HCD). These data packets largely rely on 2015-2019 five-year American Community Survey (ACS) and 2013-2017 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources. Where the ABAG-MTC data packet does not provide sufficient information, alternate data sources are used.

B.1 Population Characteristics

According to the U.S. Census, Oakland had a population of 440,646 as of 2020 and was the eighth largest city in California. The population of Oakland makes up 26.0% of the population of Alameda County and has continued to grow in recent years. However, Oakland's overall population growth has been inconsistent. Prior to 1980, Oakland experienced three decades of population decline. Beginning around 1990, the Bay Area as a whole became a focal point of significant economic development and investment in the technology sector. By the late 1990s, Oakland became an attractive target for investment and, in part, a respite from higher rents and home prices present throughout the region. By the early 2000s, significant growth without significant regional housing production resulted in severe constraints on housing throughout the region. The 2008-2009 Great Recession and foreclosure crisis saw a brief decline in housing demand, with catastrophic impacts for affected residents, but population growth picked up throughout the economic recovery and has continued to date. Oakland's 2020 population represents an increase by nearly 50,000 from 390,724 in 2010, making Oakland one of the top 10 cities in terms of overall population growth between 2010 and 2020. But over a longer time span, since 2000, Oakland's population has increased by 8.5 percent, below that of the regional growth rate of 14.8 percent. Table B-1 shows Oakland's population estimate data from the California Department of Finance (DOF), compiled by ABAG-MTC. Appendix D, Figure D-19, Gentrification and Displacement Census Tract Typologies, provides important additional context to Oakland's population characteristics.

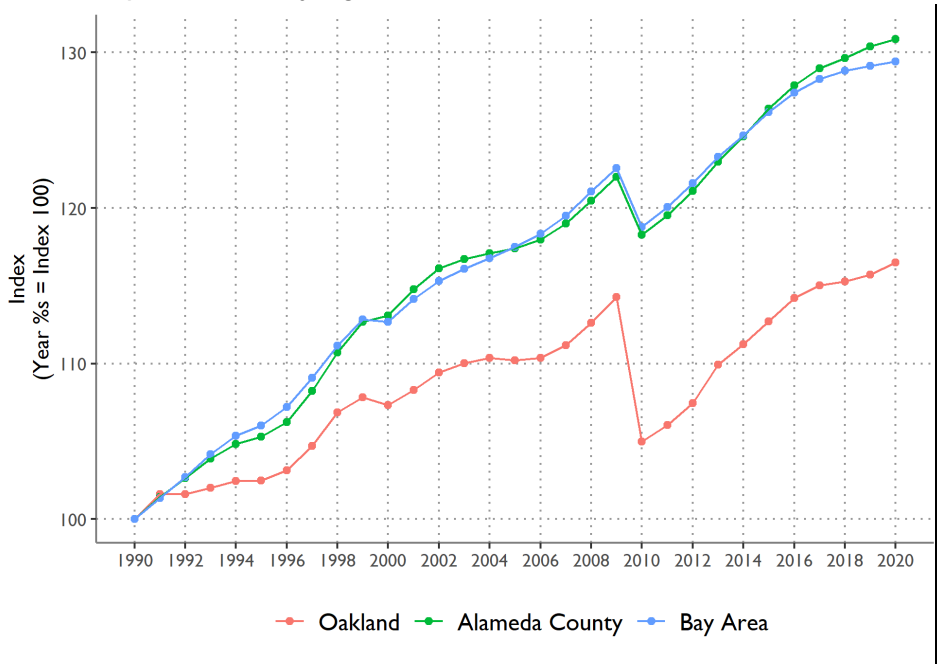
Table B-1: Oakland Population, 2010-2020

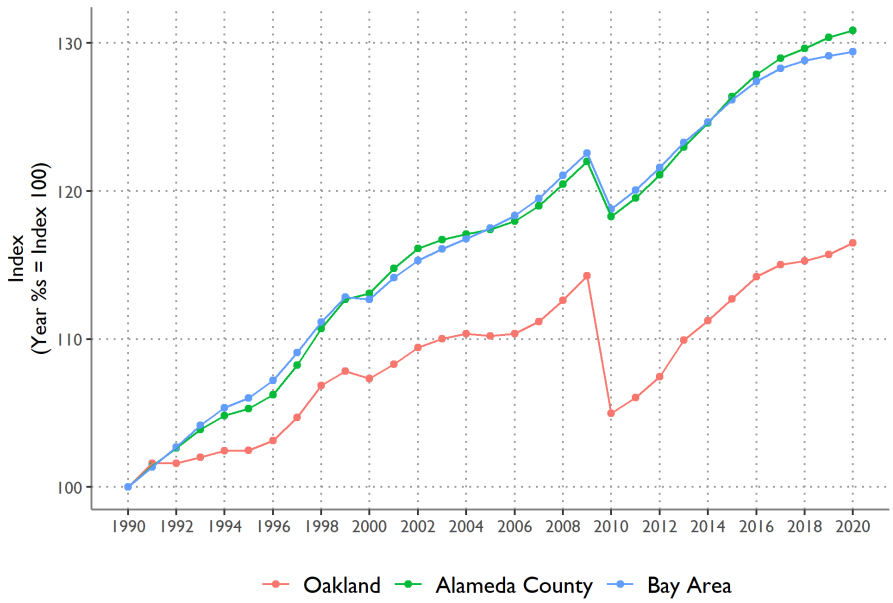
2000	*2005*	*2010*	*2015*	*2020*
399,566	410,189	390,724	419,571	433,697

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Oakland and surrounding regions. Shown in Chart B-1, these data points represent the population growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Oakland has seen a lower relative growth rate than both Alameda County and the Bay Area during the 1990 to 2020 period.

Chart B-1: Population Growth by Region, 1990-2020





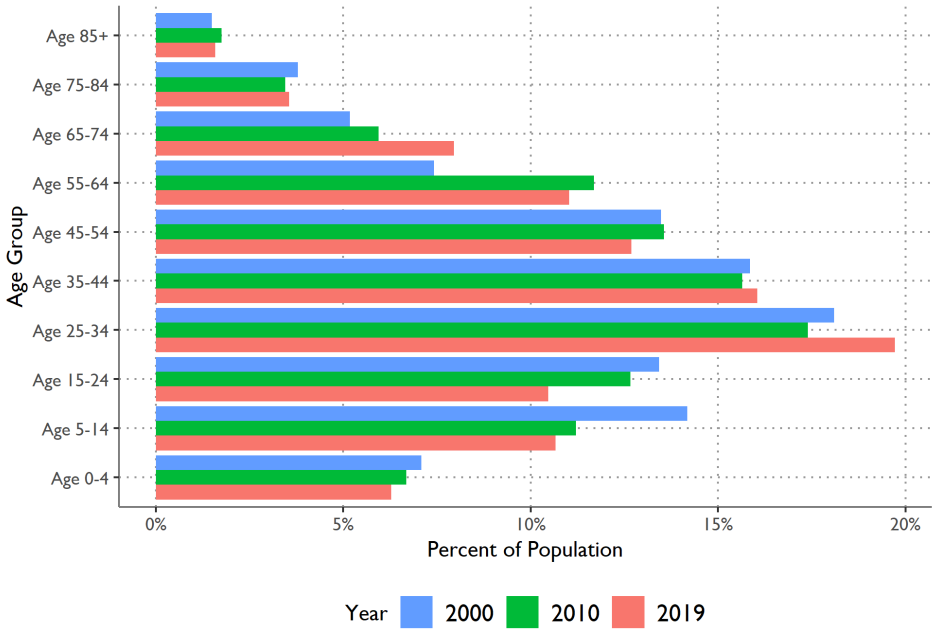
Source: ABAG-MTC Housing Needs Data Workbook, 2021

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 ACS five-year estimates, the city's median age is 36.5 years, which is slightly—1.1 years—younger than Alameda County's median age of 37.6 years. In recent years, Oakland's median age has increased slightly but largely plateaued, from 33.3 years in 2000 to 36.2 years in 2010. Oakland's 2019 median age is below that of San Francisco (38.2 years) but about the same as San Jose (36.7 years). Like other Bay Area cities, Oakland's median age is below that of the national median – 38.1 years. Census tracts in the Oakland Hills tend to have older populations, while areas in North Oakland, West Oakland, Fruitvale, and East Oakland tend to have younger populations. Despite Oakland's relatively young population, Chart B-2 confirms that groups ages 65 and over in Oakland are nonetheless growing to hold a larger share of the overall population; 10.46 percent of the population was age 65 and over in 2000 compared to 13.11 percent in 2019.

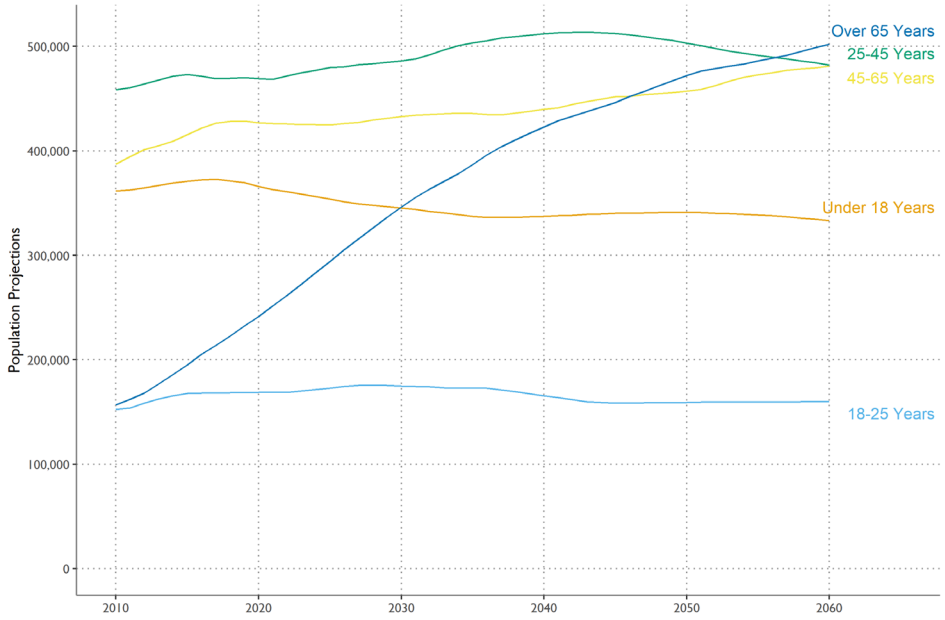
Chart B-2: Oakland Population by Age, 2000-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

The increase in Oakland's senior population reflects national and State trends towards longer lifespans and dramatically reduced birth rates, compared to previous decades. This trend is likely to continue, and will increase the need for housing specifically designed for seniors. Chart B-3 below presents the projected growth of the population by age in Alameda County – it is clear that the need for senior housing will only continue to grow in the upcoming decades.

Chart B-3: Alameda County Age Projections, 2010-2060



Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

RACE AND ETHNICITY

Oakland has experienced significant racial demographic changes in recent years that City leaders and members of the public alike, particularly Black residents, have described as alarming. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland. A full assessment of patterns of segregation and other geographic racial disparities in Oakland is provided in Appendix D.

Since 2000, Oakland's non-Hispanic Black or African American population has decreased by 41,390, resulting in its share of population decreasing from 36.26 percent to 23.23 percent. This decrease makes the non-Hispanic Black or African American population no longer the largest single racial group in the city; it is now third behind non-Hispanic white (28.28 percent) and Hispanic or Latinx (27.04 percent) populations. Both the non-Hispanic white and Hispanic or Latinx populations have continued to grow in their total numbers and in their share of the city's overall population since 2000. Table B-2 presents the racial and ethnic composition of the City of Oakland's population in 2000, 2010, and 2019, as reported in the ABAG-MTC data sets, which are based on the U.S. Census (for 2000 and 2010) and on American Community Survey five-year data (for 2019).

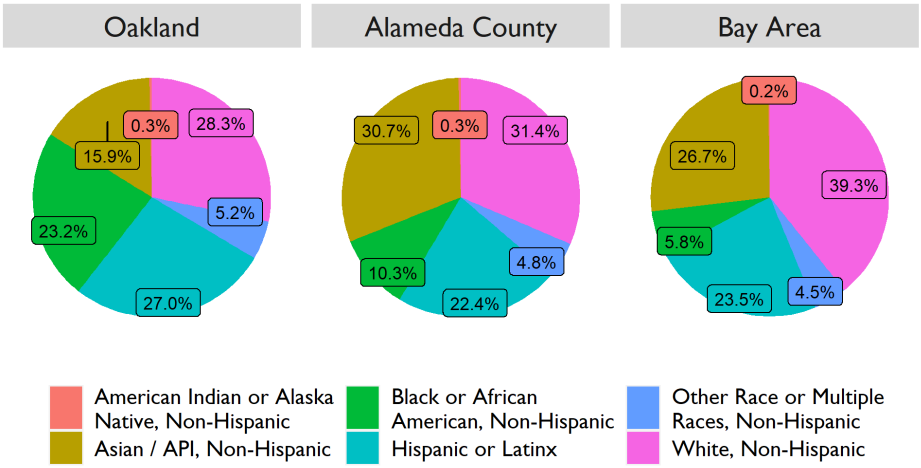
Table B-2: Oakland Population by Race/Ethnicity, 2000-2019

Racial/Ethnic Group	*2000*		*2010*		*2019*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native, Non-Hispanic	1,471	0.38%	1,214	0.31%	1,455	0.34%
Asian / API, Non-Hispanic	62,259	16.11%	67,208	17.20%	67,432	15.86%
Black or African American, Non-Hispanic	140,139	36.26%	106,637	27.29%	98,749	23.23%
White, Non-Hispanic	93,953	24.31%	101,308	25.93%	120,225	28.28%
Other Race or Multiple Races, Non-Hispanic	1,229	0.32%	15,289	3.91%	22,294	5.24%
Hispanic or Latinx	87,467	22.63%	99,068	25.35%	114,942	27.04%
Total	**386,518**	**100%**	**390,724**	**100%**	**425,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Chart B-4 compares race/ethnicity of Oakland's population to the county and the broader Bay Area. Generally, Oakland has a larger share of Hispanic or Latinx and non-Hispanic Black or African American residents than does the county or Bay Area generally; however, it should be noted that Oakland's Black or African American population has significantly declined over the past two decades. As Oakland's Black or African population has declined, the city's Hispanic or Latinx, non-Hispanic white, and non-Hispanic other/multiple race populations have grown significantly during the period. This is a trend that has continued since at least 1990 with several potential causes. Some Black or African American families may have moved to suburban locations to purchase less costly homes, while others may have been displaced due to rapidly increasing housing costs and residential instability. Further, the significant decrease after 2010 may have been exacerbated by the foreclosure crisis following the Great Recession – which had its epicenter in Oakland's historically Black or African American neighborhoods, including areas of West and East Oakland. In general, California's housing crisis continues to disproportionately impact cities like Oakland, and these impacts are unevenly distributed by race – particularly for the city's Black or African American population. Further discussion of the racial/ethnic dimensions of displacement in Oakland is provided in Appendix D.

Chart B-4: Race/Ethnicity by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

B.3 Household Characteristics

HOUSEHOLD SIZE

Compared to Alameda County and the Bay Area as a whole, Oakland has a significantly higher percentage of single adult households and a smaller portion of three to four-person households. This trend was noted in Oakland's 2015-2023 Housing Element and was speculated to be due, in part, to a relatively low proportion of housing units with more than two bedrooms compared to surrounding jurisdictions. According to ACS five-year estimates data, the average household size in Oakland in 2019 was 2.58, a slight increase from 2.47 in 2010. Oakland's average is lower than the average for Alameda County as a whole (2.82). As seen in Table B-3, the share of Oakland's population in 2019 living in a one-person household (33.28 percent) was greater than that of Alameda County (24.44 percent) and the Bay Area as a whole (24.7 percent). However, two-person households account for approximately the same percentage of households in Oakland at 30.89 percent compared to Alameda County (30.46 percent) and the Bay Area overall (31.89 percent). Instead, Oakland has a smaller share of households of three to four persons (26.44 percent) than either the county (34.26 percent) or the Bay Area (32.64 percent).

Table B-3: Households by Household Size by Region, 2019

Household Size	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
1-Person Household	54,048	33.28%	141,077	24.44%	674,587	24.70%
2-Person Household	50,169	30.89%	175,799	30.46%	871,002	31.89%
3-4-Person Household	42,938	26.44%	197,714	34.26%	891,588	32.64%
5-Person or More Household	15,264	9.40%	62,587	10.84%	294,257	10.77%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD TYPES

A summary of household types in the City of Oakland, Alameda County, and the Bay Area is provided in Table B-4. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2015-2019) as analyzed by ABAG-MTC, the greatest share (35.52 percent) of households in Oakland are married-couple family households followed closely behind by single-person households (33.28 percent). Overall, family households account for 54.52 percent of households in Oakland, which is much less than Alameda County (66.65 percent) as well as the Bay Area (66.43 percent). However, Oakland has a greater share of single-parent households (19.0 percent) than either Alameda County (16.05 percent) or the Bay Area (15.19 percent).

Table B-4: Household Types by Region, 2019

Household Types	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Female-Headed Family Households	21,717	13.37%	64,165	11.12%	283,770	10.39%
Male-headed Family Households	9,149	5.63%	28,432	4.93%	131,105	4.80%
Married-couple Family Households	57,696	35.52%	292,079	50.60%	1,399,714	51.24%
Other Non-Family Households	19,809	12.20%	51,424	8.91%	242,258	8.87%
Single-person Households	54,048	33.28%	141,077	24.44%	674,587	24.70%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (State HCD). For Alameda County, the applicable annual Area Median Income (AMI) for a family of four in 2021 is $125,600. This is an increase of 34.3 percent from the 2014 median income of $93,500. The United States Department of Housing and Urban Development (HUD) has defined the following income categories for Alameda County, based on the median income for a household of four persons for 2021:

- Extremely-low income: 30 percent of AMI and below ($0 to $41,100)
- Very-low income: 31 to 50 percent of AMI ($41,101 to $68,500)
- Low-income: 51 to 80 percent of AMI ($68,501 to $109,600)
- Moderate-income: 81 to 120 percent of AMI ($109,601 to $150,700)
- Above-moderate income: 120 percent or more of AMI ($150,701 or more)

Table B-5 shows the HUD definitions for Alameda County's maximum annual income level for each income group, adjusted by household size. For the purposes of defining income limits, HUD combines Alameda County with Contra Costa County in the "Oakland-Fremont, CA HUD Metro Fair Market Rent (FMR) Area." This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-5: HCD Income Levels by Household Size in Alameda County, 2021

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$28,800	$47,950	$76,750	**$87,900**	$105,500
2 Persons	$32,900	$54,800	$87,700	**$100,500**	$120,550
3 Persons	$37,000	$61,650	$98,650	**$113,050**	$135,650
4 Persons	$41,100	$68,500	$109,600	**$125,600**	$150,700
5 Persons	$44,400	$74,000	$118,400	**$135,650**	$162,750
6 Persons	$47,700	$79,500	$127,150	**$145,700**	$174,800
7 Persons	$51,000	$84,950	$135,950	**$155,750**	$186,850
8 Persons	$54,300	$90,450	$144,700	**$165,800**	$198,900

Source: HUD Income Limits 2021

The ABAG-MTC Housing Needs Data Workbook for 2021 divides Oakland's population by HUD income levels. The Data Workbook relies on data from the HUD Comprehensive Housing Affordability Strategy 2013-2017 release. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories assigned to the 2021 HUD established income levels. Table B-6 provides this data. While Alameda County and the Bay Area overall have relatively similar distributions of households at each income level, Oakland has a greater share of households that made less than 100 percent of AMI (58.56 percent) than either the county (47.33 percent) or the Bay Area (47.7 percent). In fact, nearly a quarter of households in Oakland (23.42 percent) made between zero and 30 percent of AMI.

Table B-6: Households by Household Income Level by Region, 2021

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	37,345	23.42%	88,383	15.53%	396,952	14.70%
31%-50% of AMI	22,159	13.90%	63,850	11.22%	294,189	10.89%
51-80% of AMI	20,120	12.62%	66,130	11.62%	350,599	12.98%
81%-100% of AMI	13,750	8.62%	51,000	8.96%	245,810	9.10%
>100% of AMI	66,075	41.44%	299,735	52.67%	1,413,483	52.33%
Total	**159,449**	**100%**	**569,098**	**100%**	**2,701,033**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.4 Employment Characteristics

According to data from the ABAG-MTC Housing Needs Data Workbook (2021), which relies on the ACS 2019 five-year estimates, there are 225,010 persons among the civilian population in the labor force in the City of Oakland. As seen in Table B-7, the largest industry represented among Oakland workers is Health and Educational Services (33.55 percent). Oakland, Alameda County, and the Bay Area overall have relatively similar distributions of the share of workers in each industry.

Table B-7: Employment by Industry by Region, 2019

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,089	0.48%	3,129	0.36%	30,159	0.75%
Construction	13,630	6.06%	45,984	5.33%	226,029	5.62%
Financial & Professional Services	55,210	24.54%	223,957	25.97%	1,039,526	25.83%
Health & Educational Services	75,490	33.55%	259,953	30.14%	1,195,343	29.70%
Information	8,231	3.66%	30,599	3.55%	160,226	3.98%
Manufacturing, Wholesale, & Transportation	30,050	13.35%	150,214	17.42%	670,251	16.66%
Retail	18,691	8.31%	76,483	8.87%	373,083	9.27%
Other	22,619	10.05%	72,130	8.36%	329,480	8.19%
Total	**225,010**	**100%**	**862,449**	**100%**	**4,024,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.5 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Oakland may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely-low-income households
- Elderly households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Undocumented immigrants
- Farmworkers

EXTREMELY-LOW-INCOME RESIDENTS

California State housing laws ~~requires~~require local governments to address the needs of "Extremely-Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely-low income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is $26,500, which is less than the $41,100 threshold for 30 percent of AMI. This means that some households that qualify as extremely low-income in Oakland are not considered as living below the FPL. This is indicative of the higher cost of living in Oakland and the Bay Area overall as compared to other areas of the country.

As seen in Table B-8, 23.42 percent of Oakland residents fall below 30 percent of AMI. This data, from the ABAG-MTC Housing Needs Data Workbook (2021), is based on the HUD CHAS ACS tabulation 2013-2017 release. About one-third of both non-Hispanic Black or African American (35.11 percent) and Asian/Pacific Islander (API) (33.63 percent) households in Oakland fall below 30 percent of AMI. While the data is aggregated in the ABAG-MTC data workbook, when disaggregated the proportion of extremely-low-income non-Hispanic Pacific Islanders is lower (22.9 percent) while the proportion of extremely-low-income non-Hispanic Asians is slightly higher (33.9 percent). Households that identify as Hispanic or Latinx, American Indian or Alaska Native (non-Hispanic), some other race or multiple races (non-Hispanic), and White (non-Hispanic) have a prevalence of 24.54 percent, 24.36 percent, and 9.59 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and some other race or multiple races have the lowest prevalence of extremely-low-income households.

Table B-8: Oakland Household Income Distribution by Race/Ethnicity, 2013-2017

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*
American Indian or Alaska Native, Non-Hispanic	24.36%	18.81%	11.50%	18.94%	26.39%	100%
Asian/API, Non-Hispanic	33.63%	13.73%	10.27%	8.14%	34.23%	100%
Black or African American, Non-Hispanic	35.11%	17.66%	13.70%	8.35%	25.19%	100%
White, Non-Hispanic	9.59%	7.47%	9.49%	8.28%	65.17%	100%
Other Race or Multiple Races, Non-Hispanic	20.05%	13.78%	12.69%	7.44%	46.05%	100%
Hispanic or Latinx	24.54%	20.96%	19.31%	10.16%	25.02%	100%
All Households	23.42%	13.90%	12.62%	8.62%	41.44%	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

According to ACS 2019 five-year estimates, Oakland has a poverty rate of 16.7 percent. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. Oakland's poverty rate is much higher than the rate of 9.9 percent in Alameda County overall. Poverty rates have dropped in Oakland and Alameda County overall since 2014, from 21.0 percent and 12.9 percent, respectively. Table B-9 displays the poverty status by race among Oakland residents. Poverty is highest among those who identify as Black or African American (23.77 percent) and lowest among those who identify as non-Hispanic White (7.71 percent).

As further described in Appendix D – Assessment of Fair Housing, racially/ethnically concentrated areas of poverty in Oakland are primarily clustered in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and further south along International Boulevard near the Coliseum. Further, ACS 2019 five-year estimates also geographically distinguish income in the past 12 months below poverty level by race and ethnicity. The Black or African American alone population that lives below the poverty level is primarily clustered in West Oakland, Downtown, and a few tracts in East Oakland along MacArthur Freeway and adjacent to Lake Merritt. The Asian alone population that is living below poverty level is primarily clustered in Downtown, particularly in Chinatown, in addition to parts of East Oakland in/around Fruitvale/Jingletown and further south along International Boulevard near the Coliseum. The Hispanic or Latinx population that is living below poverty level is primarily clustered in West Oakland and in East Oakland along MacArthur Freeway and in/around the Eastmont and Elmhurst neighborhoods.

As described in Table B-26, extremely low-income residents are significantly less likely than higher-income Oakland households to be homeowners~~(~~: 15.56 percent are homeowners~~,~~ and 84.44 percent are renters~~.) While~~. In contrast, Table B-24 shows that 40.7 percent of overall Oakland households are homeowners and 59.3 percent are renters. Extremely-Low-Income ~~household are less likely to be cost burdened compared to all income groups (16.5 percent, as compared to 20 percent), they are~~ households are also much more likely to be either cost burdened or severely cost burdened ~~(61.10 percent, as compared to 20.50 percent), as shown in Table B-31a~~. A cost burden and extreme cost burden is defined as paying more than 30 percent and more than 50 percent of one's household income on housing costs, respectively. Table B-31a shows that 61.1 percent of Extremely Low Income

households in Oakland are severely cost burdened and an additional 16.5 percent are cost burdened, meaning that 77.6 percent of extremely low income households in Oakland experience some degree of cost burden. In comparison, 20.5 percent of overall Oakland households are severely cost burdened and 20.1 percent of overall Oakland households are cost burdened, for a total of 40.6 percent of Oakland households experiencing some degree of cost burden, as defined.

As indicated in Appendix A, Evaluation of the 2015-2023 Housing Element, The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% percent of units be affordable to Extremely Low-Income Households. The City coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. Policies and actions in the Housing Action Plan, including ~~(x, y, and z)~~Policy 3.1 (and actions 3.1.1-3.1.2); actions 3.3.4; 3.3.6; and 3.3.18; and Policy 4.3 (and actions 4.3.1-4.3.6), will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.

Table B-9: Oakland Poverty Status by Race, 2015-2019

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
Black or African American (Hispanic and Non-Hispanic)	23.77%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	21.81%
Hispanic or Latinx	20.62%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	19.93%
Asian / API (Hispanic and Non-Hispanic)	17.19%
White (Hispanic and Non-Hispanic)	9.56%
White, Non-Hispanic	7.71%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-10 shows the distribution of Oakland residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Oakland identify as some other race or multiple races (36.86 percent), followed by Asian or Asian Pacific Islander (28.91 percent), and Black or African American (25.10 percent). In Oakland, the proportion of those 65 and older who are either Asian or Black or African American is much greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as White is greater among younger age groups.

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	1,118	1.32%	2,283	0.80%	431	0.77%
Asian/API (Hispanic and Non-Hispanic)	7,904	9.36%	46,385	16.28%	13,987	25.10%
Black or African American (Hispanic and Non-Hispanic)	18,934	22.41%	65,925	23.14%	16,107	28.91%
White (Hispanic and Non-Hispanic)	33,274	39.39%	63,266	22.21%	4,656	8.36%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	23,244	27.52%	107,049	37.57%	20,534	36.86%
Total	**84,474**	**100%**	**284,908**	**100%**	**55,715**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table B-11, according to the ABAG-MTC Housing Data Needs Workbook, 31.95 percent of older adults aged 62 and over in Oakland have an income below 30 percent of AMI~~,~~ (see "Extremely-Low-Income Residents" discussion above), which is higher than the rate of 23.42 percent found among the overall population in Oakland. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-11, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Strikingly, among renters aged 62 and over, 54.84 percent are considered extremely low-income.

Table B-11: Oakland Senior Households[1] by Income and Tenure, 2021

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	2,925	14.10%	8,865	54.84%	11,790	31.95%
31%-50% of AMI	2,865	13.81%	2,760	17.07%	5,625	15.24%
51%-80% of AMI	2,510	12.10%	1,625	10.05%	4,135	11.20%
81%-100% of AMI	1,725	8.32%	890	5.51%	2,615	7.09%
>100% of AMI	10,715	51.66%	2,025	12.53%	12,740	34.52%
Total	**20,740**	**100%**	**16,165**	**100%**	**36,905**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table B-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households

considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 51.02 percent.

Table B-12: Oakland Cost-Burdened Senior Households[1] by Income Level, 2021

Percent of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.88%	40.44%	51.15%	65.20%	85.75%
30%-50% of Income	20.10%	29.96%	30.11%	18.36%	11.66%
>50% of Income	51.02%	29.60%	18.74%	16.44%	2.59%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Notes:
1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-13 shows the prevalence of different types of disabilities among seniors over age 65 in Oakland. The most prevalent type of disability is ambulatory difficulty, experienced by 25.0 percent of Oakland seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Table B-13: Oakland Seniors (Age 65 and Over) by Type of Disability, 2019

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	25.0%
With an independent living difficulty[2]	17.93%
With a hearing difficulty[3]	14.03%
With a self-care difficulty[4]	10.59%
With a cognitive difficulty[5]	11.77%
With a vision difficulty[6]	7.95%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

Oakland presently has 80 senior housing facilities with a capacity to house 5,385 individuals (Table B-14). Thus, there is capacity for senior housing facilities to house approximately 10 percent of Oakland's senior population. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the capacity to house 5,385 individuals may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-14: Oakland Senior Housing, 2021

Facility Name	*Address*	*Facility Capacity*
ALLEN TEMPLE ARMS I	8135 INTERNATIONAL BLVD	76
ALLEN TEMPLE ARMS II	1388 81ST AVE	51
ALLEN TEMPLE GARDENS (III)	10121 INTERNATIONAL BLVD	50
ALTENHEIM PHASE 1 & 2	1720 MACARTHUR BLVD	174
BANCROFT SENIOR HOMES	5636 BANCROFT AVE	61
BAYWOOD	225 41ST ST	77
BELLAKEN GARDEN	2780 26TH AVE	58
BELL'S REST HOME	865 VERMONT ST	10
BETHANY HOME CARE	9450 MOUNTAIN BLVD	6
BETHANY HOME CARE 2	9460 MOUNTAIN BLVD	6
BETH ASHER	3649 DIMOND	50
BETH EDEN	1100 MARKET ST	54
BISHOP NICHOLS SENIOR HOUSING	1027 62ND ST	17
CASA VELASCO	2221 FRUITVALE AVE	20
CHARITYS RESIDENCE	2933 MONTEREY BLVD	6
DIMOND CARE	3003 FRUITVALE AVE	30
DIMOND CARE II	3015 FRUITVALE AVE	6
D'NALOR CARE HOMES, LLC	2706 106TH AVE	6
EAST BAY ASSISTED LIVING	1301 EAST 31ST ST	68
EAST BAY LONGEVITY ASSISTED LIVING	388 12TH ST	49
E.E. CLEVELAND MANOR	2611 ALVINGROOM CT	54
ELDER ASHRAM	3121 FRUITVALE AVE	90
ELEGANT LIVING	7940 HANSOM DR	6
EVERGREEN RESIDENTIAL CARE HOME	4600 FAIRFAX AVE	90
GOLDEN LIVING GUEST HOME, LLC	9450 MOUNTAIN BLVD	6
GOOD SHEPHERD RESIDENTIAL CARE FOR THE ELDERLY	5472 FOOTHILL BLVD	22
GOOD SHEPHERD VISTA	5472 FOOTHILL BLVD	22
GRAND LAKE GARDENS	401 SANTA CLARA AVE	135
GRAND LAKE HOME	365 STATEN AVE	14
GRAND LAKE HOME #2	367 STATEN AVE	8
GRAND LAKE REST HOME I	365 STATEN AVE	14
GUIDE LIGHT COMMUNITY ELDERLY CARE LLC	4201 WEST ST	14
HARRISON STREET SENIOR HOUSING	1633 HARRISON ST	81
HEART & SOUL COMMUNITIES	3770 SUTER ST	6
HILTON HOUSE	6112 HILTON ST	14
HOLY FAMILY HOME	2420 FRUITVALE AVE	19
HOTEL OAKLAND	270 13TH ST	315
HOUSE OF PSALMS ASSISTED LIVING FOR SENIORS	1525 7TH AVE	23
IRENE COOPER TERRACE	1218 2ND AVE	40
J & C CARE CENTER LLC	4240 REDDING ST	25

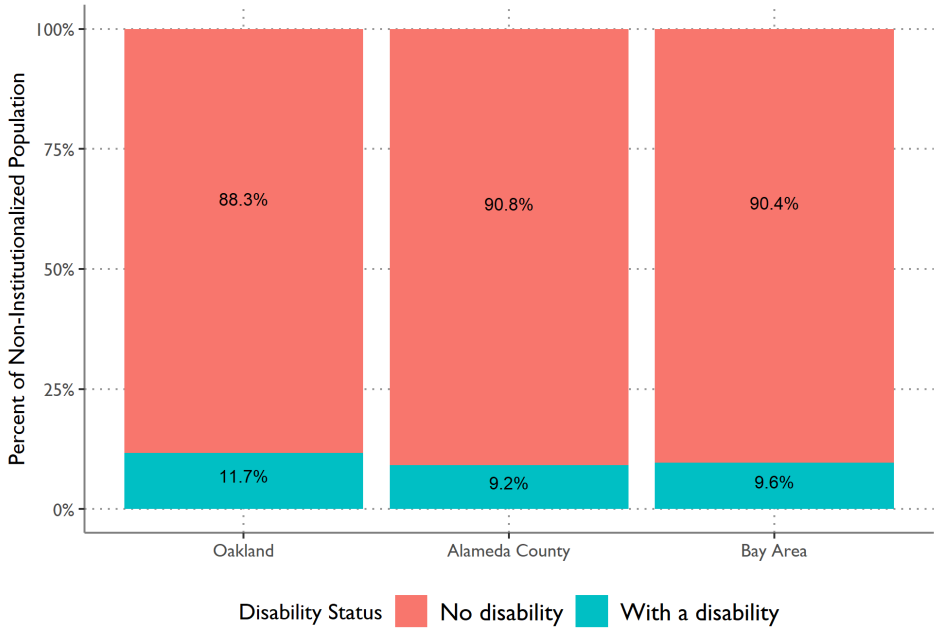
Facility Name	*Address*	*Facility Capacity*
JACK LONDON GATEWAY	989 BRUSH ST	61
J.L. RICHARDS TERRACE	250 E 12TH ST	80
KINDRED KEEP I	5761 MARKET ST	10
LAKE MERRIT APARTMENTS	1417 1ST AVE	55
LAKE MERRITT CARE HOME	576 VALLE VISTA AVE	15
LAKE PARK	1850 ALICE ST	275
LAKESHORE RESIDENTIAL CARE	1901 THIRD AVE	38
LAKESIDE PARK	468 PERKINS ST	76
LAS BOUGAINVILLEAS	1223 37TH AVE	67
LINCOLN COURT SENIOR HOUSING	2400 MACARTHUR BLVD	82
LION CREEK CROSSINGS PHASE V	6710 LION WAY	128
LOVE LAKE MERRITT	1639 4TH AVE	6
MARK TWAIN SENIOR	2426-38 35TH AVE	102
MERCY RETIREMENT & CARE CENTER	3431 FOOTHILL BLVD	160
MERRILL GARDENS AT ROCKRIDGE	5238 CORONADO AVE	150
MERRITT CROSSINGS	609 OAK ST	70
MONT KASA	6382 THORNHILL DR	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #1	5115 FOOTHILL BLVD	15
NEW HORIZON FOOTHILL RESIDENTIAL CARE #2	5111 FOOTHILL BLVD	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #3	5107 FOOTHILL BLVD	6
OAK STREET TERRACE	1109 OAK ST	39
OPAL HOME CARE	3917 OPAL ST	15
ORCHARDS ON FOOTHILL	2719 FOOTHILL BLVD	65
PACIFICA SENIOR LIVING OAKLAND	2330, 2350, 2361 E 29TH ST	197
PERCY ABRAM, JR SENIOR APARTMENTS	1094 ALCATRAZ AVE	44
PIEDMONT GARDENS #1	110-41ST STREET	321
POINT AT ROCKRIDGE, THE	4500 GILBERT ST	186
POSADA DE COLORES	2221 FRUITVALE AVE	100
SAN PABLO HOTEL	1955 SAN PABLO AVE	144
SISTER THEA BOWMAN MANOR	6400 SAN PABLO AVE	55
SOJOURNER TRUTH MANOR	5815, 5915, 6015 MLK	88
SOUTHLAKE TOWER	1501 ALICE ST	130
ST. ANDREW'S MANOR	3250 SAN PABLO AVE	60
ST. JOSEPH'S SENIOR	2647 INTERNATIONAL BLVD	84
ST. PATRICK'S TERRACE	1212 CENTER ST	66
ST. PAUL'S TOWERS	100 BAY PLACE	320
ST. FRANCIS CARE HOME	476 WICKSON AVE	15
SUNRISE ASSISTED LIVING OF OAKLAND HILLS	11889 SKYLINE BLVD	100
SYLVESTER RUTLEDGE MANOR	3255 SAN PABLO AVE	65
VERMONTCARE LLC	865 VERMONT ST	10

Source: City of Oakland, 2021

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates compiled by ABAG, 49,362 persons (11.7 percent of the non-institutionalized population) in Oakland had a disability. This proportion is slightly higher than that of Alameda County (9.2 percent) and the Bay Area (9.6 percent) as illustrated in Chart B-5.

Chart B-5: Persons with Disabilities by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing;
- Vision difficulty: blind or has serious difficulty seeing even with glasses;
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions;
- Ambulatory difficulty: has serious difficulty walking or climbing stairs;
- Self-care difficulty: has difficulty dressing or bathing; and
- Independent-living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-15 provides a breakdown of Oakland's adult population by disability type. The most prevalent disability was ambulatory difficulty at 6.05 percent.

Table B-15: Oakland Disability by Type, 2019

Disability	*Percentage of the Civilian Non-Institutionalized Population Aged 18 and Over*
With an ambulatory difficulty	6.05%
With a cognitive difficulty	4.91%
With an independent living difficulty	4.61%
With a self-care difficulty	2.72%
With a hearing difficulty	2.80%
With a vision difficulty	2.32%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Further, residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. As described in Appendix D, there are a greater proportion of persons with disabilities living in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be

closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Oakland residents with a developmental disability. Table B-16 shows that the vast majority of residents with a developmental disability (82.01 percent) live in the home of a parent/family/guardian. Further, approximately 6.3 percent (3,111 persons) of the population that has a developmental disability is under the age of 18, while the remaining 93.7 percent (46,251 persons) is over 18 years old.

Table B-16: Oakland Population with Developmental Disabilities by Residence, 2020[1]

Residence Type	*Number*	*Percent*
Home of Parent/Family/Guardian	2,689	82.01%
Community Care Facility	168	5.12%
Independent/Supported Living	306	9.33%
Intermediate Care Facility	1	0.03%
Foster/Family Home	57	1.74%
Other	58	1.77%
Total	**3,279**	**100%**

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all~~,~~ new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families do not have sufficient income to afford larger homes or apartments. At 9.40 percent of all households, Oakland has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). As shown in Table B-17, the 2019 American Community Survey reported 15,264 large households with five or more members, including 6,210 owner-occupied households and 9,054 renter-occupied households. About 9.38 percent of owner-occupied households and 9.41 percent of renter-occupied households were considered large households.

Table B-17: Oakland Household Size by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	17,620	26.63%	36,428	37.85%
2 Person Household	22,047	33.32%	28,122	29.22%
3 Person Household	11,668	17.63%	13,488	14.01%
4 Person Household	8,632	13.04%	9,150	9.51%
5 Or More Person Household	6,210	9.38%	9,054	9.41%
Total	**66,177**	**100%**	**96,242**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

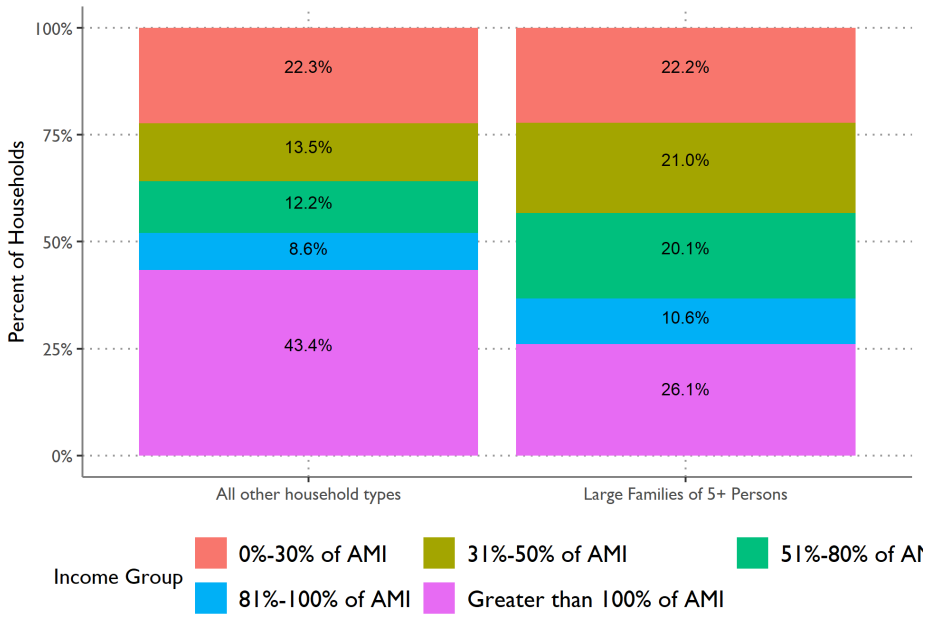
In addition to household income, cost burden can be used to determine the extent of housing needs for large-family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-18, about 42.97 percent of large families experience some level of cost burden (either regular or severe). Similarly, 42.13 percent of all other household types experience cost burden. However, as illustrated in Chart B-6, a greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.

Table B-18: Oakland Cost Burden by Household Size, 2013-2017

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	7,210	57.03%	83,625	57.86%
Cost Burden	3,004	23.76%	29,995	20.75%
Severe Cost Burden	2,429	19.21%	30,900	21.38%
Total	**12,643**	**100%**	**144,520**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Chart B-6: Oakland Household Size by Household Income Level, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. This can be attributed in part to the systemic gender pay gap, and single women with children may particularly face housing discrimination when searching for a home. In Oakland, there is also a greater proportion of female-headed households with children in West Oakland and the downtown area. As shown in Table B-19 there are 21,717 female-headed households and 9,149 male-headed households in Oakland. These groups constitute 13.37 percent and 5.63 percent, respectively, of Oakland's total number of households. Female-headed households represented about 10.91 percent of owner-occupied households and 15.06 percent of renter-occupied households.

Table B-19: Oakland Household Type by Tenure, 2019

	Owner-Occupied		Renter-Occupied	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	33,183	50.14%	24,513	25.47%
Female-Headed Family Households	**7,223**	**10.91%**	**14,494**	**15.06%**
Male-Headed Family Households	**3,400**	**5.14%**	**5,749**	**5.97%**
Householders Living Alone	17,620	26.63%	36,428	37.85%
Other Non-Family Household	4,751	7.18%	15,058	15.65%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 21,717 female-headed households in Oakland, about 59.5 percent had children under 18 years. Table B-20 below shows that of these, 39.72 percent were under the poverty line, compared to only 11.49 percent of female-headed households without children. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing. Additional information on female-headed households, including households with children, is provided in Appendix D.

Table B-20: Oakland Female-Headed Households by Poverty Status[1], 2019

	Households With Children		Households Without Children	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	7,786	60.28%	7,789	88.51%
Below Poverty Level	5,131	39.72%	1,011	11.49%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last 10 days of January. The unsheltered PIT Count is conducted ~~annually~~biannually in Alameda County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count took place on February 23, 2022, and a full report was published in late summer 2022.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." Each Bay Area County is its own CoC. In Alameda County, EveryOne Home oversees the CoC Program. The

goals of the Everyone Home Plan include preventing homelessness and other housing crises; increasing permanent housing opportunities for homeless and high-risk households; provide wrap-around services to ensure housing stability and quality of life; and measuring success and reporting outcomes.

Table B-21 provides an estimate of the homeless population by household type and shelter status in Alameda County. According to the 2022 PIT Count, there were 7,135 unsheltered homeless persons and 2,612 sheltered persons in Alameda County.

Table B-21: Homelessness by Household Type and Shelter Status in Alameda County, 2022

Shelter Status	*People in Households Composed Solely of Children Under 18*	*People in Households with Adults and Children*	*People in Households without Children Under 18*	***Total***
Sheltered	9	522	2,081	**2,612**
Unsheltered	88	322	6,725	**7,135**

~~*Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2012)*~~*Source:) EveryOneHome Point-in-Time Count, 2022*

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Alameda County's homeless population is shown in Table B-22. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 43 percent of the unhoused population in the county, but only 10 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Alameda County residents but only 1 percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. Further, those who identify as Hispanic/Latinx are also slightly overrepresented among the unhoused.

Table B-22: Racial/Ethnic Group Share of General and Homeless Population in Alameda County, 2022

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4%	1%
Asian / API (Hispanic and Non-Hispanic)	5%	332%
Black or African American (Hispanic and Non-Hispanic)	43%	10%
White (Hispanic and Non-Hispanic)	39%	34%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7%	22%

Hispanic/Latinx	25%	23%
Non-Hispanic/Latinx	75%	77%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Per ~~HCD's~~HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2022 PIT Count summary identified 5,055 persons experiencing homelessness in the City of Oakland on the night of February 23, 2022, making up approximately 52 percent of the county's unhoused population. This is an increase of 984 people (24 percent) from the 4,071 unhoused individuals who were counted in the 2019 count. A comparison of Oakland and Alameda County's unhoused population is described in Table B-23, and a description of Oakland's unhoused population by location and household type for 2022 and 2019 is described in Table B-24. As shown in Table B-24, of the 5,055 persons experiencing homelessness in the City of Oakland, 1,718 were sheltered and 3,337 were unsheltered. In 2019, 861 of the 4,071 individuals experiencing homelessness were sheltered, and in 2017, 859 of the 2,761 individuals experiencing homelessness were sheltered.

Table B-23: Homeless Population in Oakland and Alameda County, 2022

Jurisdiction	*2015*	*2017*	*2019*	*2022*
Oakland	2,191	2,761	4,071	5,055
Alameda County	4,040	5,629	8,022	9,747

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

Table B-24: Oakland Homeless Population by Location and Household Type, 2022

	Number	*Percent*
Location		
Sheltered	1,718	34%
Unsheltered	3,337	66%
Tent/Street	1,371	41%
RV/Car/Van	1,938	58%
Abandoned Building	28	1%
Household Type (N=796)		
Persons in Families	135	17%
Single Individuals	661	83%

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

The Permanent Access to Housing (PATH) Framework, which is Oakland's five-year plan to address homelessness, identifies the following as the main drivers of homelessness in the city:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of AMI
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

Homelessness in Oakland remains a humanitarian crisis that has only been exacerbated by the COVID-19 pandemic. However, even prior to COVID-19, rapidly increasing housing costs, increased residential instability, and the lack of available affordable housing and supportive services contributed to this significant increase. Homelessness also impacts Oakland residents unequally by race/ethnicity – as discussed further in Appendix D, the vast majority of unhoused Oakland residents are Black (about 59 percent, based on 2022 PIT data). The data also does not capture those living in more precarious housing situations, including people temporarily living with friends or family members, "couch surfing," or living in a vehicle not captured during the PIT Count.

The PATH Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless;
2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
3. Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds. Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. Th actions are described in the Housing Action Plan.

UNDOCUMENTED IMMIGRANTS

It should be noted that there is a significant undocumented population in Oakland that may or may not be captured in DOF's population data. While undocumented immigrants are typically counted in annual American Community Surveys and decennial Census reports, this data is incomplete and it can be difficult to estimate the exact number of undocumented immigrants who live in Oakland. The Migration Policy Institute (MPI) estimates that as of 2019 there are 107,000 undocumented or unauthorized immigrants living in Alameda County, about 1.0 percent of the national total

(11,047,000 people) or about 3.9 percent of the State's total (2,739,000 people).[1] A 2015 study found that East Oakland in particular is home to a significant number of undocumented or unauthorized immigrants – about 17.0 percent of East Oakland's population were considered unauthorized compared to 6.0 percent of Alameda County's population.[2] According to the study "almost 70 percent of the unauthorized who are at least five years old do not speak English well, often limiting their social and economic status. For example, the unauthorized are often among the working and poor – those who work full-time but toil in low-wage industries with limited chances of economic mobility and limited access to employer-based health insurance." Further, East Oakland's undocumented or unauthorized population is predominantly Latino, compared to higher proportions of unauthorized East and South Asian immigrants throughout the county.

Undocumented immigrants are particularly at risk of housing precarity and exploitation due to their legal status and fear of repercussion. Further, a number of federal rental assistance programs—including public housing, Housing Choice Vouchers, and Section 8 project-based rental assistance—are not available to unauthorized immigrants. However, other federal grant-funded and other housing assistance programs (including HUD homeless assistance and Keep Oakland Housed) do not require the verification of immigrant status.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Oakland, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. Oakland is also located in a highly urbanized area of the Bay Area with no working farms within or adjacent to the city limits, which limits the presence of farmworkers in the city.

In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Alameda County experienced a 22.0 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 47.1 percent decrease in the number of permanent farmworkers. In 2017, there were 593 farmworkers in total in Alameda County. See Chart B-7 for these trends.

[1] For more information regarding MPI's Unauthorized Immigrant Population Profiles, see: https://www.migrationpolicy.org/programs/us-immigration-policy-program-data-hub/unauthorized-immigrant-population-profiles

[2] Marcelli, Enrico A. and Manuel Pastor. "Unauthorized and Uninsured: East Oakland and Alameda County." *San Diego State University and the University of Southern California*, February 11, 2015. Available at: https://dornsife.usc.edu/assets/sites/1411/docs/2015_Unauthorized_Uninsured_East_Oakland_Contra_Costa_Cnty_CSII.pdf

Chart B-7: Farm Labor in Alameda County, 2002-2017



*Farm workers are considered seasonal if they work on a farm less than 150 days in a year,while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,089 Oakland residents employed in the "agriculture, forestry, fishing and hunting" industry in 2019 – about 0.5 percent of the labor force. This is similar to Alameda County (0.4 percent) and the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers, available in Table B-~~23~~25. However, no schools in Oakland have reported any migrant worker students in the four years documented here by ABAG-MTC. Alameda County has seen a slight decrease over the course of these four years from 874 to 790 students and the Bay Area overall has seen a steady decrease from 4,630 to 3,976 students.

Table B-~~23~~25: Migrant Worker Student Population[1] by Region, 2016-2020

Academic Year	*Oakland*	*Alameda County*	*Bay Area*
2016-2017	0	874	4,630
2017-2018	0	1,037	4,607
2018-2019	0	785	4,075
2019-2020	0	790	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

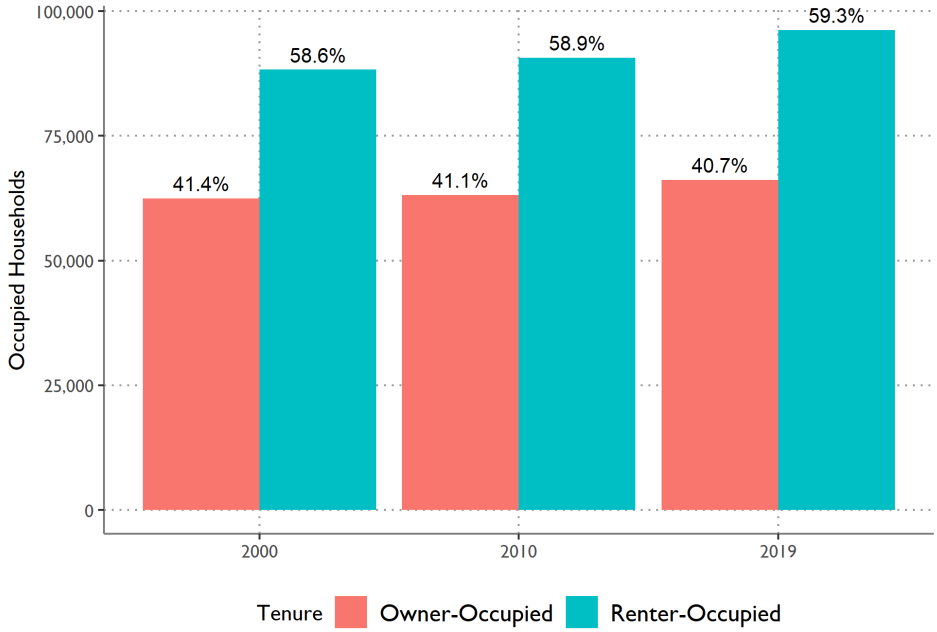
Source: ABAG-MTC Housing Needs Data Workbook (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

B.6 Housing Stock Characteristics

HOUSING TENURE

Most households in Oakland are renters. The percentage of renter-occupied households in Oakland increased modestly from 58.6 percent to 59.3 between 2010 and 2019, despite the significant increase in absolute renter and homeowner population. There were 88,301 renter-occupied units and 62,849 owner-occupied units in 2000, 90,649 renter-occupied units and 63,142 owner-occupied units in 2010, and 96,242 renter-occupied units and 66,177 owner-occupied units in 2019. Owner-occupied housing units tend to be congregated in the Oakland Hills and parts of North Oakland, while significantly more housing units are renter-occupied in West Oakland, Downtown, and East Oakland.

Chart B-8: Oakland Household Tenure, 2000 – 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Oakland's household tenure differs from patterns seen in the county and the larger Bay Area, reflecting its status as a big city. As shown in Table B-~~24~~26, 53.5 percent of Alameda County households and 56.1 percent of Bay Area households lived in owner-occupied homes, compared to 40.7 percent of Oakland households. Looking at other large Bay Area cities, San Francisco has lower rates of ownership housing compared to Oakland, while San Jose and Fremont have significantly higher ownership rates.

Table B-~~24~~26: Household Tenure by Region, 2019

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Racial and ethnic disparities in tenure exist in Oakland, shown in Table B-~~25~~27. Households considered to be non-Hispanic white are almost evenly split between owners and renters, while households considered to be American Indian or Alaskan native of any ethnicity, Black or African American of any ethnicity, other race or multiple races of any ethnicity, and Hispanic or Latinx are largely renters. American Indian or Alaskan native households of any ethnicity have the highest renter-occupied rates at 70.83 percent as of 2019. Racial and ethnic income disparities shown in Table B-8 above may also contribute to these disparities in tenure, since renters are more likely to be lower income than are homeowners.

Table B-~~25~~27: Oakland Housing Tenure by Race/Ethnicity, 2019

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	390	29.17%	947	70.83%
Asian / API (Hispanic and Non-Hispanic)	11,094	42.78%	14,838	57.22%
Black or African American (Hispanic and Non-Hispanic)	13,904	32.17%	29,322	67.83%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7,479	29.32%	18,033	70.68%
White (Hispanic and Non-Hispanic)	33,310	50.16%	33,102	49.84%
Hispanic or Latinx	8,881	30.62%	20,124	69.38%
White, Non-Hispanic	30,030	52.10%	27,612	47.90%

2. ~~1.~~ For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Oakland, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-~~26~~28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Oakland, especially among American Indian or Alaska native, Black or African American and Hispanic or Latinx households, and the significant share of Black or African American and Asian households with income below 30 percent of AMI (Table B-8), this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in Appendix D.

Table B-~~26~~28: Oakland Housing Tenure by Income Level, 2019

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	5,810	15.56%	31,535	84.44%
31%-50% of AMI	6,069	27.39%	16,090	72.61%
51%-80% of AMI	6,950	34.54%	13,170	65.46%
81%-100% of AMI	5,360	38.98%	8,390	61.02%
Greater than 100% of AMI	39,210	59.34%	26,865	40.66%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Alameda Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied; see Table B-~~27~~29. However, a significant share of these units—slightly less than one quarter—are renter-occupied. Further, about 55.79 percent of attached single-family homes are occupied by renters. Nearly all of Oakland's multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-~~27~~29: Oakland Housing Tenure by Housing Type, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	52,515	75.08%	17,432	24.92%
Attached Single-Family Homes	3,700	44.21%	4,670	55.79%
Multi-Family Housing	9,601	11.51%	73,826	88.49%
Mobile Homes	334	53.70%	288	46.30%
Boat, RV, Van, or Other	27	50.94%	26	49.06%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

During the 2010 to 2020 period, housing development in Oakland was primarily multifamily, although there was an increase in housing units of all types. Using DOF estimates provided by ABAG-MTC, Table B-~~28~~30 shows that Oakland added 564 single family detached homes in the 2010s; however, given the large pre-existing base, this was less than one percent increase. Single family attached housing stock grew by 2.41 percent, although only 155 units were added. The bulk of the housing increase—4,774 housing units—was in five-plus unit multifamily housing types. The number of total units has increased by 3.39 percent over this period driven primarily by the addition of attached single-family homes and multifamily housing consisting of five-plus units.

Table B-~~28~~30: Oakland Housing Type Trends, 2010 – 2020

	2010		2020		Percent Change
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2010 – 2020)*
Single-Family Home: Detached	73,904	43.55%	74,468	42.44%	0.76%
Single-Family Home: Attached	6,842	4.03%	7,007	3.99%	2.41%
Multifamily Housing: Two to Four Units	32,600	19.21%	32,844	18.72%	0.75%
Multifamily Housing: Five-plus Units	55,809	32.88%	60,583	34.53%	8.55%
Mobile Homes	555	0.33%	555	0.32%	0.00%
Totals	**169,710**	**100%**	**175,457**	**100%**	**3.39%**

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-~~29~~31, 13,653 out of 162,419 housing units in Oakland were either overcrowded or severely overcrowded (8.41 percent). This is slightly higher than the rate in Alameda County (7.87 percent) and the Bay Area (6.9 percent). While the entire city experiences some level of overcrowding higher than the region, the highest tract-level rates of overcrowding occur in ~~the southwestern part of~~parts of East and Deep East Oakland, particularly in census tracts along International Boulevard.

Table B-~~29~~31: Overcrowding[1] Severity by Region, 2013-2017

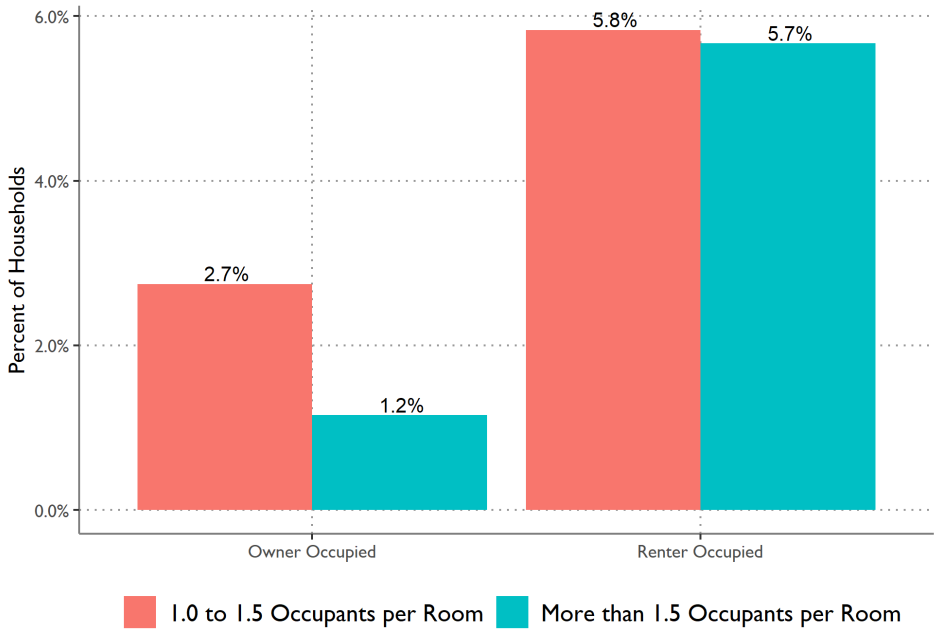
	Not Overcrowded		Overcrowded		Severely Overcrowded	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	148,766	91.59%	7,432	4.58%	6,221	3.83%
Alameda County	531,752	92.13%	29,007	5.03%	16,418	2.84%
Bay Area	2,543,056	93.10%	115,696	4.24%	72,682	2.66%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Further, renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 11.5 percent of renter-occupied households experience some level of overcrowding while only 3.9 percent of owner-occupied households do. Rates of severe overcrowding are nearly triple among renters than they are among owners.

Chart B-9: Oakland Overcrowding by Tenure and Severity, 2013-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Since renters are more likely to be lower income than homeowners, they may experience higher rates of overcrowding. Lower-income households in Oakland (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-~~30~~32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 6.48 percent are considered overcrowded and 5.51 percent are severely overcrowded. Households with higher incomes (i.e., those making greater than 100 percent of AMI) are 1.88 percent overcrowded and 1.53 percent severely overcrowded.

Table B-~~30~~32: Overcrowding[1] by Income Level and Severity in Oakland, 2013-2017

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	6.48%	5.51%
31%-50% of AMI	8.69%	5.42%
51%-80% of AMI	7.30%	4.24%
81%-100% of AMI	5.41%	3.52%
Greater than 100% of AMI	1.88%	1.53%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

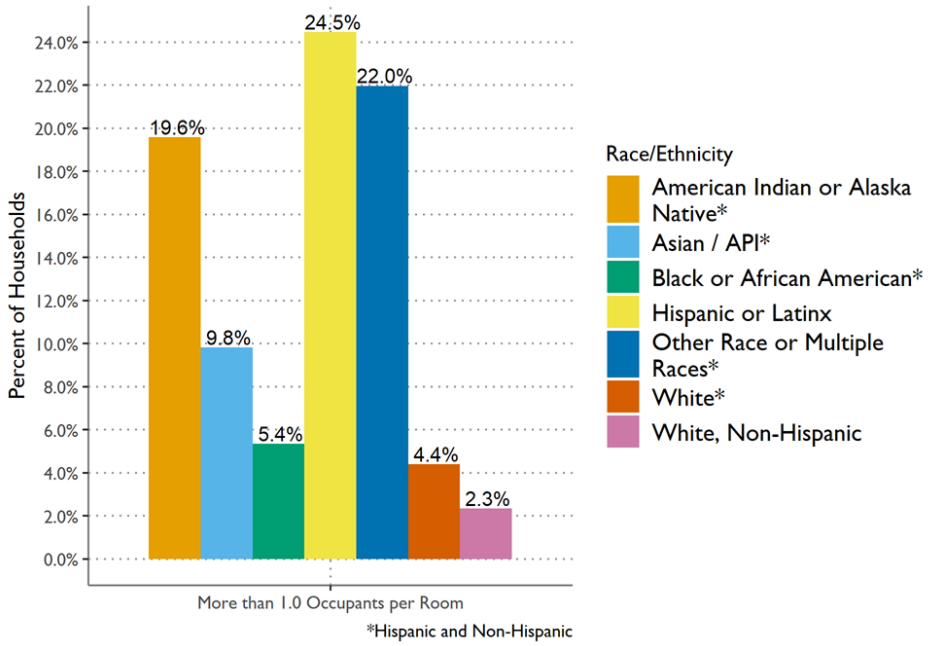
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Oakland. According to the ABAG-MTC data workbook, "Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here."[3] In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled 'Hispanic and Non-~~Hispanic~~'Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."[4]

When compared across racial and ethnic groups, overcrowding is most prevalent among Hispanic or Latinx households, other race or multiple race households of any ethnicity, and for American Indian or Alaska Native households of any ethnicity as 24.5 percent, 22.0 percent, and 19.6 percent of each group experiences overcrowding, respectively. In Oakland, majority Asian American communities like Saint Elizabeth, San Antonio, and East Peralta, have a higher overcrowding rate (10 percent) than the city as a whole (8 percent).[5] Overcrowding rates are low for non-Hispanic white households (2.3 percent).

[3] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[4] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[5] US Census. (2015-2019). 5-year American Community Survey. https://data.census.gov/cedsci/

Chart B-10: Oakland Overcrowding by Race/Ethnicity, 2015-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

COST BURDEN

Cost burden, or overpayment, is defined as monthly ~~shelter~~housing costs in excess of 30 percent of a household's income. Severe cost burden is defined as paying over 50 percent of household income for ~~shelter~~housing costs. ~~Shelter~~Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 32,479 households experience cost burden (20.10 percent) while an additional 33,050 households experience severe cost burden (20.50 percent). The means that nearly half of all Oakland households experience some level of cost burden. Of the 65,529 households experiencing some level of cost burden, 14,119 of them are considered moderate- or above-moderate-income and 51,410 are considered lower-income. This indicates that housing affordability is particularly out of reach for lower-income households in Oakland.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Oakland tend to have higher rates of cost burden than owners – for instance, 46.5 percent of all renters experience some level of cost burden while only 31.8 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as evident in Table B-~~31a~~33a below. As described in Appendix D, the highest rates of cost burden are experienced by non-Hispanic Black or African American and Hispanic or Latinx households, with a general geographic concentrations in East Oakland, as well as some tracts in the Jack London District and Grand-Lake neighborhood. Additional context on cost burden as it relates to racial equity is provided in Appendix D.

Table B-~~31a~~33a: Oakland Cost-Burdened Households by Income and Tenure, 2013-2017[1]

	Renters		*Owners*		*Total Households[2]*	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	6,765	23.10%	1,110	18.90%	7,875	22.40%
Cost Burden	4,980	17%	835	14.20%	5,815	16.50%
Severe Cost Burden	17,575	59.90%	3,935	66.90%	21,510	61.10%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	4,055	26.10%	2,080	36.30%	6,135	28.80%
Cost Burden	6,810	43.80%	1,340	23.40%	8,150	38.30%
Severe Cost Burden	4,690	30.20%	2,315	40.40%	7,005	32.90%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	6,470	53.50%	3,160	48.80%	9,630	51.90%
Cost Burden	4,780	39.50%	1,640	25.30%	6,420	34.60%
Severe Cost Burden	840	6.90%	1,670	25.80%	2,510	13.50%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	17,290	30.40%	6,350	35.10%	23,640	31.50%
Cost Burden	16,570	29.10%	3,815	21.10%	20,385	27.20%
Severe Cost Burden	23,105	40.60%	7,920	43.80%	31,025	41.30%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	34,200	86.90%	38,120	80.90%	72,320	83.70%
Cost Burden	4,724	12%	7,370	15.60%	12,094	14%
Severe Cost Burden	415	1.10%	1,610	3.40%	2,025	2.30%
All Income Groups						
No Cost Burden/Not Computed	51,490	53.50%	44,470	68.20%	95,960	59.40%
Cost Burden	21,294	22.10%	11,185	17.20%	32,479	20.10%
Severe Cost Burden	23,520	24.40%	9,530	14.60%	33,050	20.50%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table B-~~31b~~33b summarizes cost burden severity in Oakland compared to Alameda County and the region. Cost burden in Alameda County and the Bay Area region are comparable; cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened than in the County or region.

Table B-~~31b~~33b: Cost Burden Severity by Region, 2015-2019

	No Cost Burden		*Cost Burden*		*Severe Cost Burden*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	88,832	54.69%	35,183	21.66%	33,949	20.90%
Alameda County	350,326	62.06%	117,618	20.83%	96,579	17.11%
Bay Area	1,684,831	63.06%	539,135	20.18%	447,802	16.76%

1. Percentages do not add to 100 percent as each jurisdiction includes households for which data is not computed

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS compiled by ABAG-MTC indicate that 10,881 (6.7 percent) out of the 162,419 housing units in Oakland were vacant, which is higher than in the county (5.4 percent) but about equivalent to the entire Bay Area, as shown in Table B-~~32~~34.

Table B-~~32~~34: Oakland Vacant Units by Type, 2019

Vacancy Status	*Oakland*	*Alameda County*	*Bay Area*
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	**10,881 (6.7%)**	**30,919 (5.4%)**	**172,660 (6.3%)**

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

HOUSING PERMITS BY INCOME

Using data provided in the City's Annual Progress Report, the number of building permits issued from 2015 to 2021 is available by income group. In total, 16,789 building permits were issued during this period, or about 113.7 percent of the 5th cycle RHNA. Most of this development has been permitted at the higher income ranges, with 14,966 units permitted for above-moderate-income households – this translates to nearly nine above-moderate-income permits for every lower-income permit. Only 1,079 very-low-income units (52.4 percent) were permitted, 666 low-income units (32.1 percent) were permitted, and 78 moderate-income units (2.8 percent) were permitted. See Table B-~~33~~35 for the proportion of the RHNA for the period within which these permits were issued.

Table B-~~33~~35: Oakland Housing Permitting, 2015 – 2021

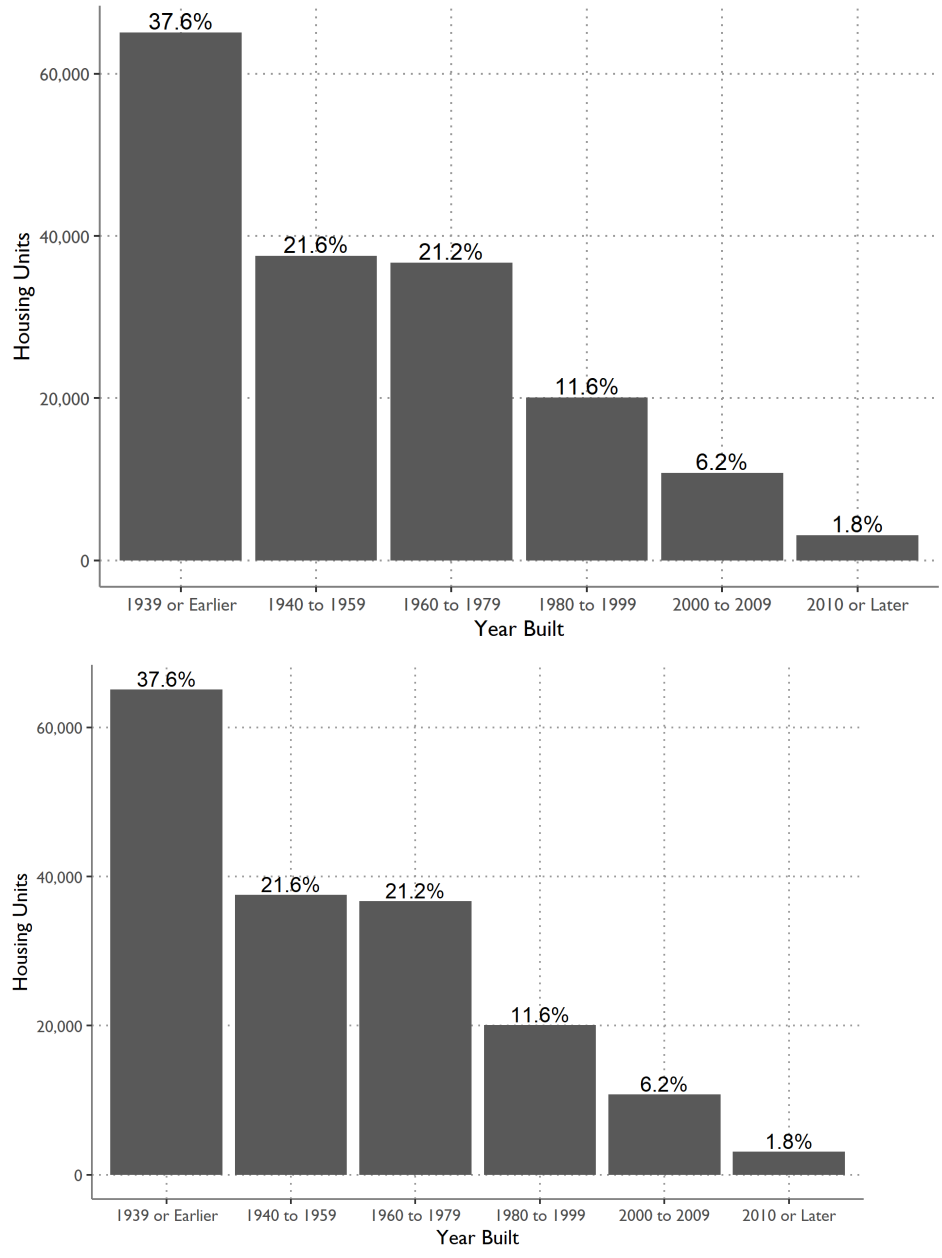
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA Met*
Very-Low-Income	1,079	52.4%
Low-Income	666	32.1%
Moderate-Income	78	2.8%
Above-Moderate-Income	14,966	191.5%
Total	**16,789**	**113.7%**

Source: City of Oakland, Housing Element Annual Progress Report, 2021

HOUSING STOCK CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Oakland, about 80.4 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010. See Chart B-11 for the age of Oakland's housing stock as of 2019.

Chart B-11: Age of Oakland Housing Stock, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that ~~substantial~~substandard housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-White reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent White. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, as shown in Table B-34, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the City's housing stock is likely substandard. As discussed in the Housing Action Plan Action 2.1.3, the City is moving to a proactive enforcement framework to better address issues of substandard housing – particularly as these issues disproportionately impact BIPOC communities.

Oakland's Code Enforcement estimates the number of units in need of major rehabilitation and replacement based on an assessment of the number of units being assigned red-tag ~~(~~status or declared unsafe ~~declaration)~~ for structural reasons or other hazards generated by fire or other incidents such as vehicle impact. These numbers will change with issuance of permits to demolish or to repair. Based on estimates from 2021 and 2022, the number is estimated at 10 buildings (or approximately 50 units) per year, since the real estate market is relatively active with short supply of housing. ~~A slower market tends to leave more units in need of rehabilitation and replacement.~~Additionally, around 2,600 units are estimated to be in need of moderate to substantial rehabilitation or repair. These units are in structures that show major damage such as missing siding, holes in the roof or a roof that is listing, a tilted or cracked foundation, or missing windows or doors.

Table B-34: Oakland Substandard Housing Issues, 2019

Building Amenity	*Owner*	*Renter*
Incomplete Kitchen Facilities	0.28%	1.91%
Incomplete Plumbing Facilities	0.20%	1.02%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

B.7 Housing Costs and Affordability

Several housing market characteristics—such as high levels of cost burden or overcrowding—may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Oakland and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Oakland with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price or cost refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Oakland by different income households and unit size (bedrooms) are shown in Table B-~~35~~37. HCD has estimated the 2021 Alameda County AMI for a family of four to be $125,600, which is about a 34.3 percent increase from the 2014 AMI estimate of $93,500.

Table B-~~35~~37: Oakland Housing Affordability by Income Group, 2021

		Affordable Monthly Payment[2]		*Utilities[3]*		*Housing Costs*	*Maximum Affordable Price*	
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$28,800	$720	$720	$180	$180	$252	$541	$76,121
2 Person (1 Bedroom)	$32,900	$823	$823	$196	$196	$288	$627	$89,380
3 Person (2 Bedroom)	$37,000	$925	$925	$221	$221	$324	$704	$100,197
4 Person (3 Bedroom)	$41,100	$1,028	$1,028	$254	$254	$360	$773	$109,036
5 Person (4 Bedroom)	$44,400	$1,110	$1,110	$309	$309	$389	$802	$108,839
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$47,950	$1,199	$1,199	$180	$180	$420	$1,019	$158,113
2 Person (1 Bedroom)	$54,800	$1,370	$1,370	$196	$196	$480	$1,174	$183,179
3 Person (2 Bedroom)	$61,650	$1,541	$1,541	$221	$221	$539	$1,320	$206,068
4 Person (3 Bedroom)	$68,500	$1,713	$1,713	$254	$254	$599	$1,458	$226,714
5 Person (4 Bedroom)	$74,000	$1,850	$1,850	$309	$309	$648	$1,542	$235,751
Low-Income (51%-80% AMI)								
1 Person (Studio)	$76,750	$1,919	$1,919	$180	$180	$672	$1,739	$281,595
2 Person (1 Bedroom)	$87,700	$2,193	$2,193	$196	$196	$767	$1,997	$324,471
3 Person (2 Bedroom)	$98,650	$2,466	$2,466	$221	$221	$863	$2,245	$364,642
4 Person (3 Bedroom)	$109,600	$2,740	$2,740	$254	$254	$959	$2,486	$402,835
5 Person (4 Bedroom)	$118,400	$2,960	$2,960	$309	$309	$1,036	$2,652	$426,251
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$105,500	$2,638	$3,077	$180	$180	$1,077	$2,458	$480,363
2 Person (1 Bedroom)	$120,550	$3,014	$3,516	$196	$196	$1,231	$2,818	$551,262
3 Person (2 Bedroom)	$135,650	$3,391	$3,956	$221	$221	$1,385	$3,170	$620,105
4 Person (3 Bedroom)	$150,700	$3,768	$4,395	$254	$254	$1,538	$3,513	$686,848
5 Person (4 Bedroom)	$162,750	$4,069	$4,747	$309	$309	$1,661	$3,760	$732,813

1. AMI limits based on 2021 HCD State Income Limits for Alameda County, other assumptions are derived from Zillow estimates (as of October 4, 2021) and the National Association of Realtors. The 2021 Alameda County AMI is $125,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Alameda County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

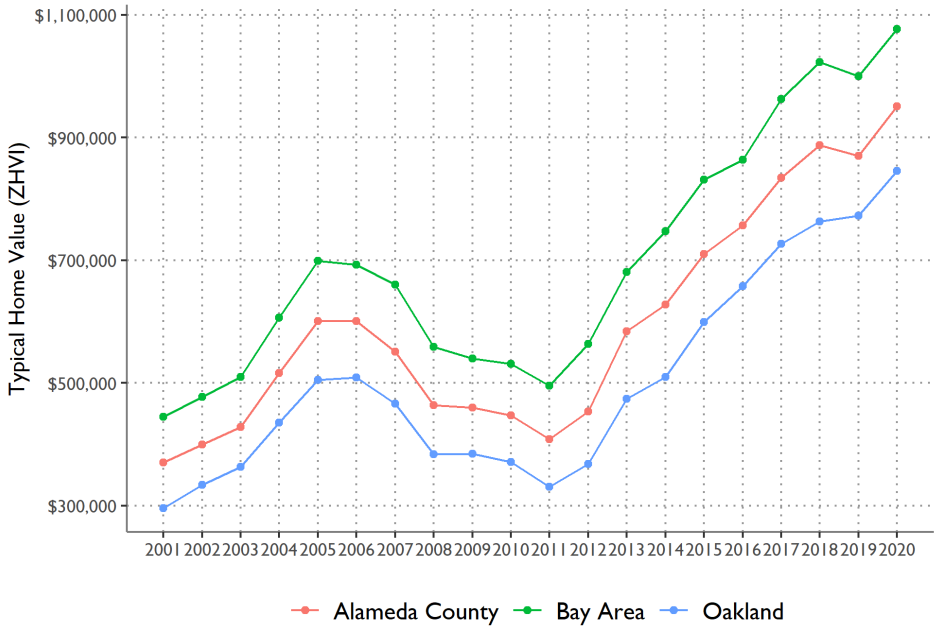
5. Assumed 30-year amortization, 2.82% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Alameda Housing Authority Utility Allowance Schedule, 2021; Zillow Mortgage Rates, October 2021; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2021

OWNERSHIP COSTS

Like many cities in the Bay Area, housing costs in Oakland have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI) as compiled by ABAG-MTC, which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values did decline as steeply in Oakland as they did in Alameda County and the Bay Area following the 2008 financial collapse. Home values in 2014 surpassed the previous high of just over $500,000 in 2005, and have risen continually since, to reach over $800,000 in 2020. These are, however, lower than that for the county as well as the Bay Area region.

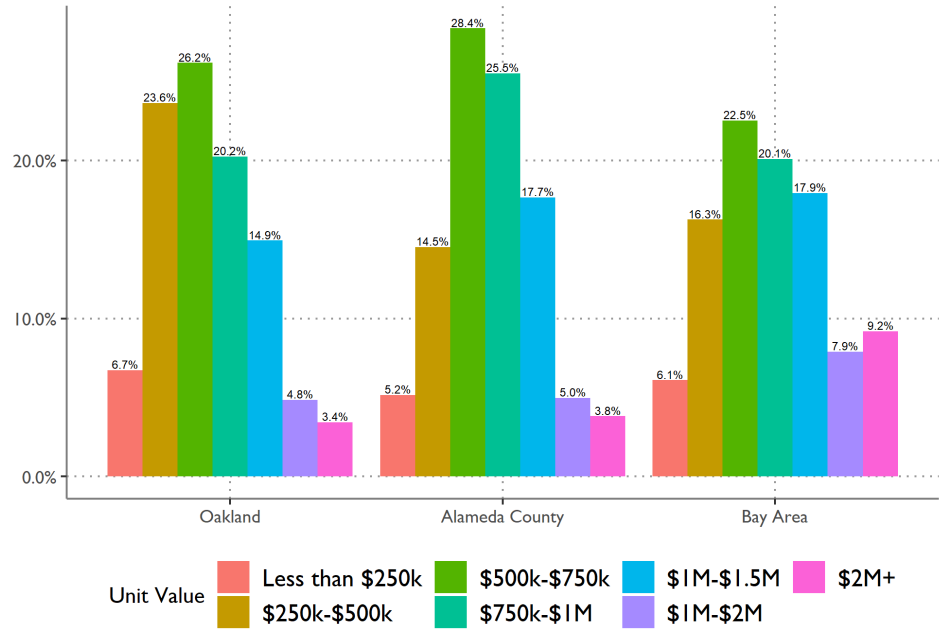
Chart B-12: Zillow Home Value Index (ZHVI) by Region, 2001 – ~~2021~~2020



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

In addition to the ZHVI, the ABAG-MTC data worksheet provides estimates of home values for owner-occupied units based on the 2019 ACS. Shown in Chart B-13, this data confirms the disparity in home value across region as indicated by the ZHVI. While the ZHVI estimates the typical household is valued over $800,000, the ACS indicates that the majority of units (about 56.5 percent) are actually valued below $750,000. There is a similar distribution of home values in the county, while the Bay Area has more even distributions by unit value. Alameda County does skew towards lower unit values while the Bay Area tends to skew towards higher unit values. The ZHVI is better aligned with these regional estimates. Given that housing costs have only risen since the 2019 ACS, the 2020 ZHVI is used to estimate housing value in Oakland, although it should be noted that this may slightly overestimate housing cost.

Chart B-13: Owner-Occupied Unit Values by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-~~36~~38 provides a breakdown of the ZHVI by housing type and size between 2010 and 2020. In total, housing value has increased by about 127.20 percent between 2010 and 2020. Two-bedroom units in particular have seen a relatively high increase in value by about 146.30 percent during the period. As of 2020, the highest value housing type in Oakland is a five-plus bedroom housing unit at $1,563,444.

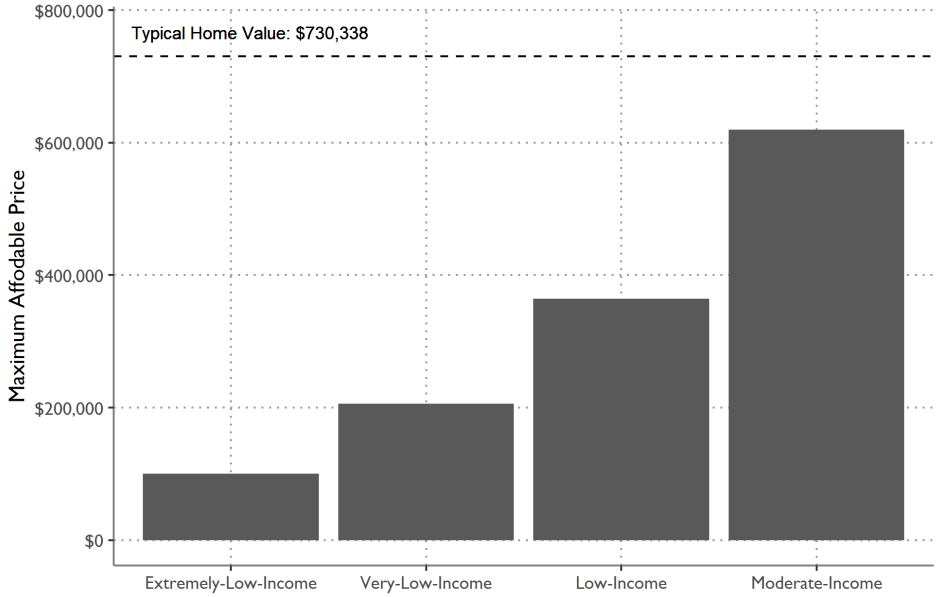
Table B-~~36~~38: Oakland Zillow Home Value Index (ZHVI), 2010 - 2020

Housing Type	*December 2010 ZHVI*	*December 2020 ZHVI*	*Percent Change (2010 – 2020)*
Single-Family	393,624	903,784	**129.60%**
Condo	303,492	663,528	**118.60%**
1 Bedroom	238,093	573,501	**140.90%**
2 Bedroom	296,481	730,338	**146.30%**
3 Bedroom	436,005	966,329	**121.60%**
4 Bedroom	619,683	1,325,654	**113.90%**
5+ Bedrooms	638,487	1,563,444	**144.90%**
Total	**373,381**	**848,356**	**127.20%**

Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the ZHVI estimates provided in Table B-36 and housing affordability levels from Table B-35 it is apparent that no lower-income household can afford a home at an appropriate size. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. For instance, a three-person moderate-income household would be able to afford a $620,105 unit, which would be sufficient to purchase only a one-bedroom unit per the ZHVI. This demonstrates an affordability gap for lower-income households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing in a market like that of the Bay Area is only generally affordable to moderate- or higher-income households. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a three-person household living in a two-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household, 2021



Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

RENTER COSTS

In 2019, according to ACS estimates provided by ABAG-MTC, the median contract rent in Oakland was $1,345. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-~~37~~39 illustrates that rent in Oakland is significantly lower than in the county and in the Bay Area during the same year. Rents in Oakland experiences increases between the 2009 and 2015 period, increasing by about 16.5 percent. This is lower from the county and Bay Area, which saw median contract rent increases by 19.4 percent and 20.4 percent, respectively. However, between 2015 and 2019 rent costs spiked in Oakland—increasing by about

26.4 percent—while the county and Bay Area saw even more dramatic increases, 30.9 percent, and 28.4 percent respectively.

Table B-~~37~~39: Median Contract Rent[1] by Region, 2009 – 2019

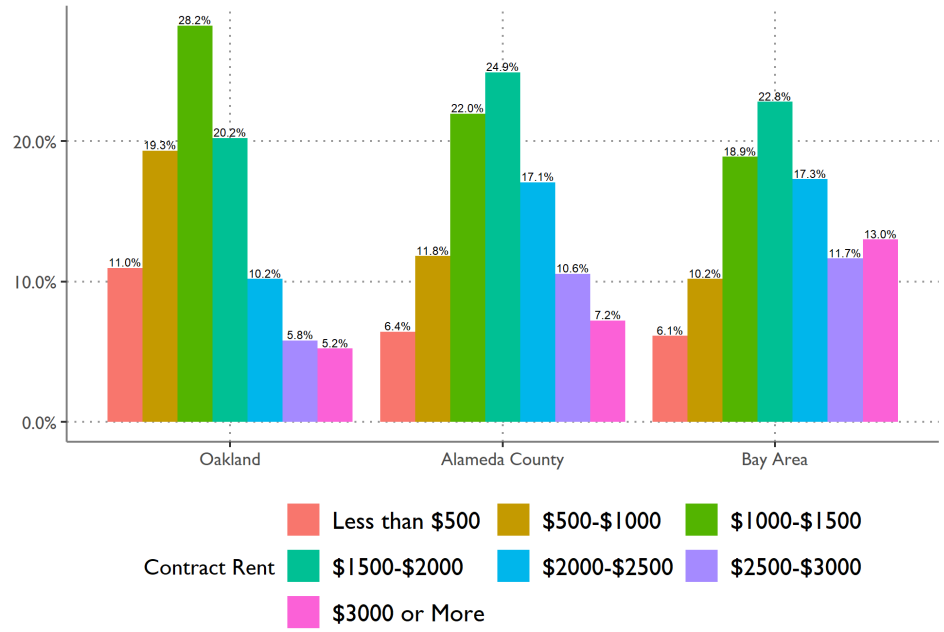
Jurisdiction	*2009 Median Contract Rent*	*2015 Median Contract Rent*	*2019 Median Contract Rent*
Oakland	$913	$1,064	$1,345
Alameda County	$1,083	$1,293	$1,692
Bay Area	$1,196	$1,440	$1,849

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas))

The distribution of contract rent by region is also provided in the ABAG-MTC data workbook. As demonstrated in Chart B-15, most (58.5 percent) renter-occupied units in Oakland have contract rents below $1,500. This differs from the county, where 40.2 percent of units have contract rents below $1,500, and the Bay Area, where 35.2 percent of units are below that threshold. Further, 17.8 percent of the county rental stock and 24.7 percent of the Bay Area rental stock have contract rents above $2,500 while only 11 percent of Oakland's rental stock exceeds that amount. Thus, rents have risen at slower pace in the city than in the surrounding region, and Oakland remains a relatively affordable option for renters when compared to the county or Bay Area.

Chart B-15: Contract Rents for Renter-Occupied Units by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

As rents have risen in the city, it has become increasingly more difficult for lower-income households to afford units in a suitably sized housing unit. Table B-~~38~~40 provides estimated median monthly gross rents in Oakland by number of bedrooms. Unlike contract rent which is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included; gross rent includes additional costs for utilities and fuels.

Table B-~~38~~40: Oakland Monthly Gross Rental Rates, 2019

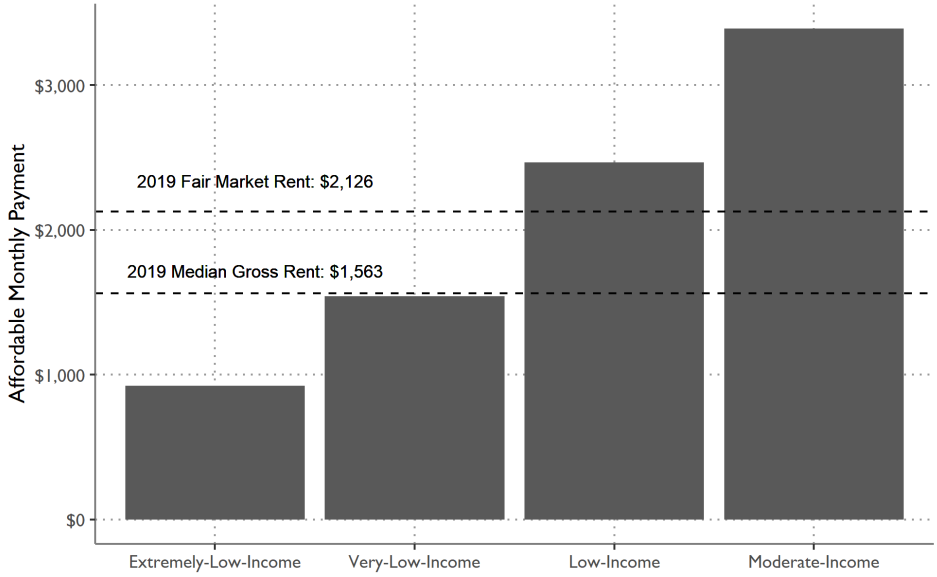
Number of Bedrooms	*2019 Median Monthly Gross Rent*
0	$979
1	$1,328
2	$1,563
3	$1,796
4	$2,095
5 or more	$2,270

Source: American Community Survey 5-Year Data (2015-2019)

According to ACS gross rental estimates (i.e., including utilities and other costs) from Table B-38 above and monthly affordable payments presented in Table B-35, extremely-low-income and very-low-income households in Oakland would not be able to afford to rent an appropriately sized unit.

However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a studio. A very-low-income three-person household could afford to rent a one-bedroom unit. This mismatch may be one of the causes behind the city's relatively high rate of overcrowding. All other income levels, including low-income households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income and very-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household, 2019



Note: The typical household is a three-person, two-bedroom housing unit.
Median gross rent includes all monthly housing costs for renters, per the ACS.
Fair market rents are determined by HUD based on a local rent survey in the Oakland-Fremont Metro area.

Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

B.8 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031 for this Housing Element). The California Housing Partnership (CHP) estimates that there are 12,979 assisted low-income units in Oakland. Table B-~~39~~41 shows that while most units in Oakland are at low risk of conversion, there are 216 units at moderate risk and 42 units at high risk. The proportion of assisted units facing some level of risk is lower in the city (2.0 percent) than in the county (4.3 percent) the Bay Area region as a whole (5.1 percent). While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not

include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-~~39~~41: Summary of Assisted Units at Risk of Conversion, 2022

	Oakland[2]		*Alameda County*			*Bay Area*
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Low	12,721	98.0%	26,150	95.7%	127,484	94.9%
Moderate	216	1.7%	757	2.8%	3,175	2.4%
High	42	0.3%	334	1.2%	2,720	2.0%
Very High	0	0.0%	91	0.3%	919	0.7%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
2. Risk levels in Oakland have been modified from CHP's findings to reflect local knowledge – including that the Hotel Oakland is not at risk of conversion to market rate.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-39. The assisted housing inventory is available in Table B-~~40~~42 below.

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
United Together Manor	9410 MacArthur Blvd	Local	0	17	High	1/26/2025
Lottie Johnson Apartments	970 14th St	HUD	0	25	High	6/30/2023
Hamilton Hotel	2101 Telegraph Ave	Local	0	92	Moderate	9/25/2027
CURA-North	531 24th St	Local	0	17	Moderate	6/14/2031
Effie's House	829 E. 19th St	Local	0	20	Moderate	1/10/2029
Courtyards at Acorn	923 Adeline St	Local	0	87	Moderate	1/3/2031
Hotel Oakland[1]	270 Thirteenth St	HUD	315	315	Low	4/30/2030
Alameda County Comfort Inn	8452 Edes Ave	HCD	0	102	Low	2075
Days Hotel	8350 Edes Ave	HCD	0	138	Low	2075
Town Center at Acorn	1143 10th St	HUD	0	25	Low	8/31/2034
St. Joseph's Family Apartments	1272 26th Avenue	LIHTC	0	61	Low	2067
Ironhorse at Central Station	1801 14th Street	LIHTC; HCD; Local	0	98	Low	12/21/2065
St. Joseph's Senior Apartments	2647 International Boulevard	LIHTC	83	83	Low	2064
MacArthur Transit Village Apartments	3838 Turquoise Way	LIHTC	0	89	Low	2067
460 Grand Avenue Apartments	460 Grand Avenue	LIHTC	0	67	Low	2067
Fruitvale Transit Village Phase IIB	3511 E 12th Street	LIHTC	0	179	Low	2074

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Mandela Gateway	1350 7th Street	LIHTC; CalHFA; Local	0	166	Low	5/16/2060
Percy Abram, Jr. Senior Apartments	1094 Alcatraz Ave	HUD; Local	44	44	Low	8/24/2061
Irene Cooper Manor	1218 2nd Ave	HUD; Local	40	40	Low	3/23/2041
SOUTHLAKE TOWER	1501 Alice St	HUD; CalHFA; Local	130	130	Low	2/21/2058
Harrison Street Senior Housing	1633 Harrison Street	LIHTC; HUD	72	72	Low	2066
J. L. RICHARD TERRACE	250 E. 12th Street	HUD	80	80	Low	8/31/2028
Westlake Christian Terrace East	251 28th Street	LIHTC; HUD; HCD	0	198	Low	2068
Westlake Christian Terrace West	275 28th Street	LIHTC; HUD	0	199	Low	2072
Bancroft Senior Homes	5636 Bancroft Avenue	HUD	60	60	Low	6/30/2041
Sojourner Truth Manor	5815 Martin Luther King Jr Way	HUD	87	87	Low	3/20/2044
Sister Thea Bowman Manor	6400 San Pablo Ave	HUD; Local	55	55	Low	12/12/2037
St. Mary's Gardens	801 10th St	HUD	0	100	Low	6/30/2030
Clifton Hall	5276 Broadway	HCD	0	63	Low	2075
Cathedral Gardens	618 21st Street	LIHTC; CalHFA	0	99	Low	2059
Madison Park Apartments	100 9th Street	LIHTC; HCD; Local	0	96	Low	2072
1110 Jackson	1110 Jackson Street	LIHTC	0	70	Low	2068
Oakland Point , L.P.	1448 10th Street	LIHTC; HCD; Local	0	31	Low	12/21/2055

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Noble Tower Apartments	1515 Lakeside Drive	LIHTC; HUD; CalHFA	0	194	Low	2073
Marcus Garvey Hismen Hin-Nu (Site A)	1769 Goss Street	LIHTC; HCD; Local	0	111	Low	2069
San Pablo Hotel	1955 San Pablo Avenue	LIHTC; HCD	142	142	Low	12/17/2073
Drasnin Manor Apartments	2530 International Blvd	LIHTC; HCD; Local	0	25	Low	2067
Oak Park Apartments	2618 East 16th Street	LIHTC; HCD; Local	0	34	Low	11/30/2059
Frank G Mar Apartments	283 13th Street	LIHTC	0	117	Low	2074
Seven Directions	2946 International Boulevard	LIHTC; HCD; Local	0	35	Low	10/1/2063
California Hotel	3501 San Pablo Avenue	LIHTC; CalHFA; HCD	0	135	Low	3/13/2067
Fruitvale Transit Village II-A (aka Casa Arabella)	3611 East 12th St.	LIHTC	0	92	Low	2071
Madrone Hotel	477 8th Street	HCD; Local	0	32	Low	2069
Slim Jenkins Court	700 Willow St	Local	0	13	Low	2021
			0			
Swan's Market Hall Apartments	918 Clay Street	LIHTC; CalHFA	0	17	Low	2053
Jack London Gateway Senior Housing	989 Brush Street	LIHTC; Local	60	60	Low	6/30/2064
The Altenheim Senior Housing, Phase 2	1720 MacArthur Blvd.	LIHTC	80	80	Low	2064

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Altenheim Senior Housing	1720 MacArthur Boulevard	LIHTC; HCD; Local	92	92	Low	1/31/2062
Allen Temple Arms III	10121 E. 14th St	HUD; Local	49	49	Low	3/1/2042
Allen Temple Arms II	1388 81st Ave	HUD	51	51	Low	9/1/2027
Allen Temple Manor	7607 International Boulevard	HUD	24	24	Low	12/31/2040
Allen Temple	8135 International Blvd	HUD	75	75	Low	5/31/2022
Santana Apartments	2220 10th Avenue	LIHTC	0	30	Low	
Hamilton Apartments	510 21st Street	LIHTC	0	92	Low	2051
Brooklyn Basin Family Housing Project 1_9% & 4%	101 10th Avenue	LIHTC	0	100	Low	2072
Brooklyn Basin Senior Housing Project 2	280 8th Avenue	LIHTC	109	109	Low	2072
Foon Lok West	311 9th Avenue	LIHTC	0	129	Low	2074
Tassafaronga Village Phase 2	1001 83rd Avenue	LIHTC; HCD	0	19	Low	5/6/2066
Chestnut Linden Court	1060 West Grand Ave.	LIHTC	0	149	Low	2057
Linden Court Rental	1089 26th St	Local	0	79	Low	8/13/2057
Keller Plaza Apartments	5321 Telegraph Avenue	LIHTC; HUD	0	167	Low	2066
Oak Grove North & South	620 17th Street	LIHTC	0	149	Low	2072
Foothill Family Apartments	6946 Foothill Blvd.	LIHTC	0	64	Low	2057

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Tassafaronga Village Phase 1	930 84th Ave	LIHTC; HCD; Local	0	136	Low	2/10/2066
Coliseum Gardens Phase II aka Lion Creek Crossings	6615 Leona Creek Dr	LIHTC; CalHFA; HCD	128	145	Low	10/11/2062
Lion Creek Crossings Phase V	6710 Lion Way	LIHTC	0	127	Low	2068
Lion Creek Crossings fka Coliseum Gardens Phase I	6818 Lion Way	LIHTC; CalHFA; HCD; Local	0	114	Low	1/23/2064
Lion Creek Crossings, Phase IV	6888 Lion Way	LIHTC; HCD	0	71	Low	12/27/2067
Lion Creek Crossings Phase III	928 66th Avenue	LIHTC; CalHFA; HCD	0	105	Low	1/23/2064
Drachma Housing	1029 Campbell Street	LIHTC	0	19	Low	2057
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	LIHTC	0	25	Low	2067
Embark Apartments	2126 Martin Luther King Jr. Way	LIHTC; HCD	0	61	Low	2071
Northgate Apartments	2301 Northgate Avenue	LIHTC; Local	0	41	Low	11/15/2058
Vernon Street Housing, Inc.	269 Vernon St	HUD; Local	0	12	Low	5/7/2036
Eldridge Gonaway Commons	275 East 12th Street	LIHTC; HUD	0	39	Low	2067
Empyrean Harrison Renovation (Site A)	344 13th St.	LIHTC; HCD	0	146	Low	2072
Fox Courts	555 19th Street	LIHTC; HCD; Local	0	79	Low	1/28/2065
Stanley Avenue Apartments	6006 International Blvd.	LIHTC; CalHFA; HCD	0	23	Low	2057

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
International Blvd. Family Housing Initiative	6600 International Blvd.	LIHTC	0	29	Low	2053
Eastmont Court	6850 Foothill Blvd	HUD; Local	0	18	Low	3/22/2064
Clinton Commons	720 East 11th Street	LIHTC; CalHFA	0	54	Low	2066
Coliseum Place	905 72nd Avenue	LIHTC; HCD	0	58	Low	2073
Oak Street Terrace	1109 Oak Street	LIHTC; Local	38	38	Low	2058
Adeline Street Lofts	1131 24th Street	LIHTC; Local	0	37	Low	2056
Lakeside Senior Apartments	116 E. 15th Street	LIHTC; HCD	91	91	Low	2068
St. Patrick's Terrace	1212 Center St	HCD; HUD	65	65	Low	12/23/2064
Camino 23	1233 23rd Ave.	LIHTC; HCD	0	36	Low	9/23/2075
Jefferson Oaks Apartments (Site A)	1424 Jefferson Street	LIHTC; CalHFA; HCD	0	101	Low	2066
Madison Apartments	160 14th Street	LIHTC; HCD; Local	0	78	Low	9/30/2063
Homes Now in the Community	1800 Linden St	HUD	0	10	Low	3/31/2031
The Orchards on Foothill	2719 Foothill Boulevard	LIHTC; Local	64	64	Low	11/30/2063
Valdez Plaza	280 28th St	HUD	0	150	Low	8/31/2026
Linda Glen	32 Linda Ave	HUD	0	40	Low	9/30/2025
St. Andrew's Manor	3250 San Pablo Ave	HUD; HCD	59	59	Low	9/25/2068

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
3268 San Pablo	3268 San Pablo Avenue	LIHTC; HCD	0	50	Low	2073
Beth Asher	3649 Dimond Ave	HUD	50	50	Low	9/30/2026
Fairmount Apartments	401 Fairmount Avenue	LIHTC; CalHFA	0	30	Low	2065
Redwood Hill Townhomes	4856 Calaveras Ave.	LIHTC	0	27	Low	2070
Otterbein Manor	5375 Manila Ave	HUD	0	39	Low	7/31/2024
Satellite First Communities	540 21st Street	LIHTC; HUD	0	345	Low	2066
Merritt Crossing	609 Oak Street	LIHTC; CalHFA	69	69	Low	2066
Kenneth Henry Court	6455 Foothill Blvd	LIHTC; HCD; Local	0	50	Low	2066
Las Bougainvilleas	1223 37th Ave	HUD; Local	67	67	Low	4/1/2038
Posada de Colores Apartments	2221 Fruitvale Avenue	LIHTC; HUD	99	99	Low	2071
Casa Velasco	3430 Foothill Blvd.	LIHTC; HUD; Local	20	20	Low	2058
Bishop Roy C. Nichols fka Downs Senior Housing	1027 60th Street	LIHTC	16	16	Low	2057
Oakland International	10500 International Blvd.	LIHTC	0	321	Low	2072
City Towers	1065 8th Street	LIHTC; HUD	0	229	Low	2058
Oakland 34	10920 MacArthur Boulevard	LIHTC	0	32	Low	2068

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
BETH EDEN HOUSING DEVELOPMENT	1100 Market St	HUD	54	54	Low	12/31/2035
LakeHouse Commons Affordable Apartments	121 E. 12th Street	HCD	0	90	Low	2071
Lakemount Apartments	136 E. 12th St	HUD	0	66	Low	7/31/2036
Coit Apartments	1445 Harrison Street	LIHTC; HCD	0	105	Low	2050
Oak Center Towers	1515 Market Street	LIHTC; HUD	0	195	Low	2060
Rose of Sharon Homes	1600 Lakeshore Avenue	LIHTC; HUD	0	142	Low	2061
Oak Center I Apartments	1601 Market St	LIHTC; HUD	0	76	Low	2069
Lake Merritt Apartments	1714 1st Ave	LIHTC; HUD; Local	55	55	Low	2071
Villa Oakland	2116 Brush St	LIHTC	0	104	Low	2075
Piedmont Apartments	215 West MacArthur Boulevard	LIHTC	0	247	Low	2066
Baywood Apartments	225 41st Street	LIHTC; HUD; CalHFA	76	76	Low	2058
East Side Arts and Housing	2285 International Blvd	Local	0	16	Low	2/8/2062
Lincoln Court Senior Housing	2400 MacArthur Blvd.	LIHTC; HCD; Local	81	81	Low	1/16/2062
United Seniors Housing at the Eastmont Town Center	2520 Church Street	LIHTC	68	68	Low	2061
San Pablo Suites	2551 San Pablo Avenue	LIHTC	0	43	Low	2047

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
E.E. Cleveland Manor	2611 EC Reems Court	LIHTC; HUD	53	53	Low	2071
Gatewood Commons	2700 Alvingroom Court	LIHTC	0	118	Low	2052
East Bay Transit Homes	2787 79th Ave	HUD	0	12	Low	6/30/2036
North Oakland Senior Housing	3255 San Pablo Avenue	LIHTC; Local	64	64	Low	7/31/2058
Mark Twain Senior Community Center	3525 Lyon Avenue	LIHTC; Local	102	105	Low	2051
Rising Oaks (aka Emancipation Village)	3800 Coolidge Avenue	HCD	0	30	Low	4/1/2069
Coolidge Court	3850 Coolidge Avenue	HUD	0	18	Low	8/31/2038
St. Marks Apartments	392 12th Street	LIHTC; HUD	0	100	Low	2070
Harp Plaza	430 28th Street	LIHTC; Local	0	20	Low	2049
NOVA Apartments	445 30th Street	LIHTC	0	56	Low	2073
Uptown Apartments	500 William Street	LIHTC	0	135	Low	2063
Adcock Joyner Apartments	532 16th Street	LIHTC; HCD; Local	0	49	Low	2074
Providence House Oakland	540 23rd Street	LIHTC; HUD	0	40	Low	2070
Temescal Apartments	5406 Telegraph Avenue	HCD	0	6	Low	6/17/2060
Northgate Terrace Apartments	550 24th Street	LIHTC; HUD	0	199	Low	2069
Brookfield Place Apartments	555 98th Avenue	LIHTC	0	57	Low	2063
Oaks Hotel	587 15th St	Local	0	85	Low	5/4/2040

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Aztec Hotel	587 8th Street	HCD; Local	0	57	Low	1/13/2042
Granite Pointe Apartments	6311 Foothill Boulevard	CalHFA	0	54	Low	2/22/2037
Civic Center 14 TOD	632 14th Street	LIHTC; HCD	0	39	Low	9/25/2074
The Claridge Hotel Ridge Hotel	634 15th Street	LIHTC	0	198	Low	2048
C.L. Dellums Apartments	644 14th Street	LIHTC	0	72	Low	2068
Aurora Apartments	657 W. MacArthur Boulevard	LIHTC	0	43	Low	2073
James Lee Court (Dignity House)	690 Fifteenth Street	HCD; Local	0	25	Low	3/13/2090
MORH I Housing	741 Filbert St.	LIHTC; HUD	0	125	Low	2069
Oak Village Apartments	801 14th Street	LIHTC; CalHFA	0	116	Low	2058
Coliseum Connections	801 71st Ave.	LIHTC; HCD	0	55	Low	9/29/2075
Oak Center Homes	850 18th Street	LIHTC; HUD	0	88	Low	2066
94th and International Apartments	9400 International Blvd	LIHTC	0	58	Low	2069
95th & International Apartments	9409 International Boulevard	LIHTC	0	54	Low	2074
MacArthur Apartments	9800 MacArthur Blvd.	LIHTC; CalHFA	0	31	Low	2067
Garden Villas fka Garden Manor	9914 99th Avenue Court	LIHTC	0	71	Low	2063
MacArthur Studios	4311 & 4317 MacArthur Blvd	LIHTC	0	191	Low	2075

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Oakland Homekey 4	3270 Telegraph Ave	HCD	0	21	Low	2075
Project Reclamation	15 properties, scattered site**	HCD	0	89	Low	2075
Hugh Taylor House	1935 Seminary Avenue	HCD; Local	0	42	Low	11/10/2043
		Total Units	**2,967**	**12,979**		
		Units At-Risk	**0**	**258**		

1. According to the Oakland Housing Authority, this property is not at risk of conversion to market rate housing.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."[6] The typical development cost of affordable housing projects in Oakland is about $553,121 per unit, based on average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications; see Table B-~~41.~~43. Please note that the table below features a mix of rehabilitation and new construction projects, with new construction projects representing higher costs per unit. The most recent project costs are more indicative of the escalated construction costs that projects are experiencing, with each year adding approximately 5% to construction costs. If the 258 units identified as facing some level of risk converted to market rate housing during the 10-year period were to be replaced, the total replacement cost would be ~~about~~at least $142,705,218, but likely must more with escalation.

Table B-~~41~~43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Posada de Colores Apartments	2017	$298,295
E.E. Cleveland Manor	2017	$276,427
Fruitvale Transit Village II-A	2017	$566,418
Lake Merritt Apartments	2017	$483,393
Camino 23	2017	$649,002
Embark Apartments	2017	$514,918
San Pablo Hotel	2018	$305,768
Westlake Christian Terrace West	2018	$336,289
Brooklyn Basin Family Housing Project 1_4%	2018	$673,804
Brooklyn Basin Family Housing Project 1_9%	2018	$679,952
Empyrean Harrison Renovation	2018	$437,971
Madison Park Apartments	2018	$407,128
Oakland International	2018	$340,026
Brooklyn Basin Senior Housing Project 2	2018	$559,155
Oak Grove North & South	2018	$526,932
3268 San Pablo	2019	$688,757
NOVA Apartments	2019	$681,880
Coliseum Place	2019	$892,262
Noble Tower Apartments	2019	$593,324
Aurora Apartments	2019	$830,236
Granite Pointe Apartments	2019	$349,068
LakeHouse Commons Affordable Apartments	2020	$688,838
Foon Lok West	2020	$757,052

[6] Planning and zoning: housing element: rezoning of sites: prohousing local policies, Assembly Bill 1398 (Cal. 2021).

Table B-4143: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Frank G Mar Apartments	2020	$512,004
Adcock Joyner Apartments	2020	$343,689
95th & International Apartments	2020	$714,604
Baywood Apartments	2020	$697,624
Fruitvale Transit Village Phase IIB	2020	$682,577
Average		**$553,121**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of ~~preservation for the typical~~conversion from market rate to affordable housing ~~project~~ can be estimated by finding the difference between fair market rent and affordable rent, but typically requires additional resources to support acquisition, deferred maintenance, and rehabilitation, as well as service connection and other important operational costs. As shown in Table B-35, the affordable monthly rental payment for an extremely-low-income, four-person household and a very-low-income, four-person household in Oakland is $1,028 and $1,713 respectively. In fiscal year 2021, the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $2,168 and $1,483 for the two income levels in Oakland. Given the affordability gap for extremely-low-income households, the total cost of preserving all 258 at-risk units (assuming they are all extremely-low-income units) would be approximately $559,344 per month or $6,712,128 per year. This translates to a cost of $67,121,280 over the 10-year period, or $260,160 per unit. Thus, preservation costs in Oakland are significantly lower than replacement costs but opportunities for such projects are restricted by what the market offers, and does not produce new residential units.

RESOURCES FOR PRESERVATION

~~There are two~~The primary resources available for preserving at-risk units ~~– public agencies, nonprofit housing corporations, and tenant groups; and~~come from public financing ~~or subsidy programs~~agencies. Preservation is implemented by mission-driven entities that committed to affordabilit restrictions. California HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-4244 provides the list of all qualified entities for Alameda County. The City would work with a subset of these organizations that are active in Oakland to preserve the housing units in danger of conversion, with focus on preserving the City's existing portfolio, as well as and expanding preservation opportunities by acquiring and converting market rate properties to affordable housing. Additional housing resources, including funding sources, that the City utilizes are discussed further in Appendix E.

Table B-~~42~~44: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Housing Authority of City of Alameda	Alameda	(510) 747-4300
Housing Authority of the City of Livermore	Livermore	(925) 447-3600
Housing Authority of County of Alameda	Hayward	(510) 538-8876
Affordable Housing Associates	Berkeley	(510) 647-0700
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Community and Economic Development Agency	Oakland	(510) 238-3502
Bay Area Community Services	Oakland	(510) 499-0365
Satellite Affordable Housing Associates	Berkeley	(510) 647-0700
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6712
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Alameda County Allied Housing Program	Hayward	(510) 670-5404
ROEM Development Corporation	Santa Clara	(408) 984-5600
Alameda Affordable Housing Corporation	Alameda	(510) 747-4343
Housing Authority of the City of Alameda	Alameda	(510) 747-4343

Source: HCD, May 2021

Appendix B: Housing Needs Assessment

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs, an essential part of developing appropriate and responsive housing policies and programs. The needs assessment addresses the following topic areas:

- Population Characteristics (age, race, ethnicity)
- Household Characteristics (household size and composition, and income)
- Special Needs Groups (including extremely low-income residents; older adults; people with disabilities; large families; female-headed households; people experiencing homelessness; undocumented immigrants; and farmworkers)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Housing Stock Characteristics (including tenure and ownership, overcrowding and housing stock conditions, cost burden, vacancy, permits by income)
- Housing Costs and Affordability (including housing affordability by household income, and owner/renter costs)
- Assisted Housing at Risk of Conversion (the status of assisted low-income rental units that are "at risk" of conversion to market rent status)

Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as rapid aging of the population, and continued prevalence of poverty.

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~~This appendix~~Appendix B outlines Oakland's existing housing needs and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. The appendix analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below informs the housing programs and policies provided in the element. A more thorough analysis of socioeconomic and housing trends as they relate to affirmatively furthering fair housing—including patterns of segregation and racial discrimination—are provided in Appendix D.

The Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) has produced Local Housing Needs Data packets for jurisdictions in the ABAG-MTC region that have been pre-approved by the State Department of Housing and Community Development (HCD). These data packets largely rely on 2015-2019 five-year American Community Survey (ACS) and 2013-2017 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources. Where the ABAG-MTC data packet does not provide sufficient information, alternate data sources are used.

B.1 Population Characteristics

According to the U.S. Census, Oakland had a population of 440,646 as of 2020 and was the eighth largest city in California. The population of Oakland makes up 26.0% of the population of Alameda County and has continued to grow in recent years. However, Oakland's overall population growth has been inconsistent. Prior to 1980, Oakland experienced three decades of population decline. Beginning around 1990, the Bay Area as a whole became a focal point of significant economic development and investment in the technology sector. By the late 1990s, Oakland became an attractive target for investment and, in part, a respite from higher rents and home prices present throughout the region. By the early 2000s, significant growth without significant regional housing production resulted in severe constraints on housing throughout the region. The 2008-2009 Great Recession and foreclosure crisis saw a brief decline in housing demand, with catastrophic impacts for affected residents, but population growth picked up throughout the economic recovery and has continued to date. Oakland's 2020 population represents an increase by nearly 50,000 from 390,724 in 2010, making Oakland one of the top 10 cities in terms of overall population growth between 2010 and 2020. But over a longer time span, since 2000, Oakland's population has increased by 8.5 percent, below that of the regional growth rate of 14.8 percent. Table B-1 shows Oakland's population estimate data from the California Department of Finance (DOF), compiled by ABAG-MTC. Appendix D, Figure D-19, Gentrification and Displacement Census Tract Typologies, provides important additional context to Oakland's population characteristics.

Table B-1: Oakland Population, 2010-2020

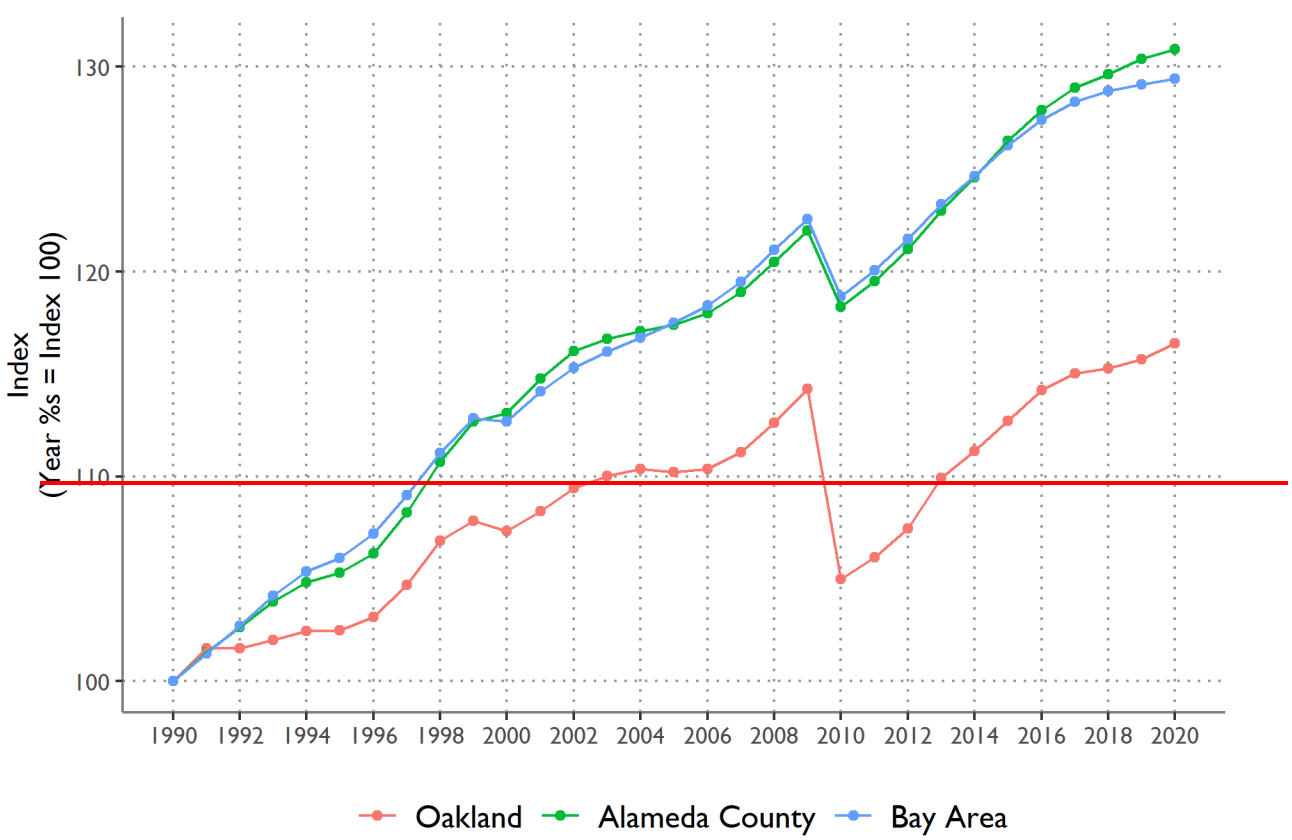
2000	*2005*	*2010*	*2015*	*2020*
399,566	410,189	390,724	419,571	433,697

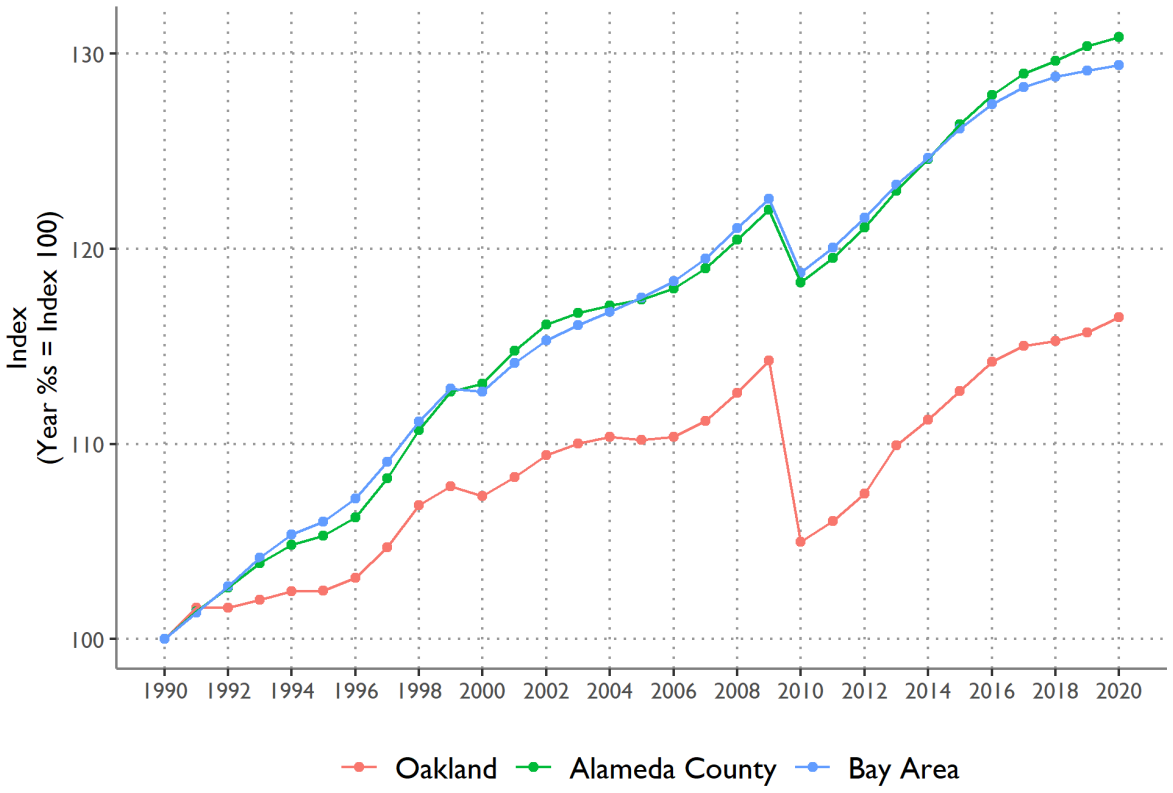
Source: ABAG-MTC Housing Needs Data Workbook, 2021

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Oakland and surrounding regions. Shown in Chart B-1, these data points represent the population

growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Oakland has seen a lower relative growth rate than both Alameda County and the Bay Area during the 1990 to 2020 period.

Chart B-1: Population Growth by Region, 1990-2020





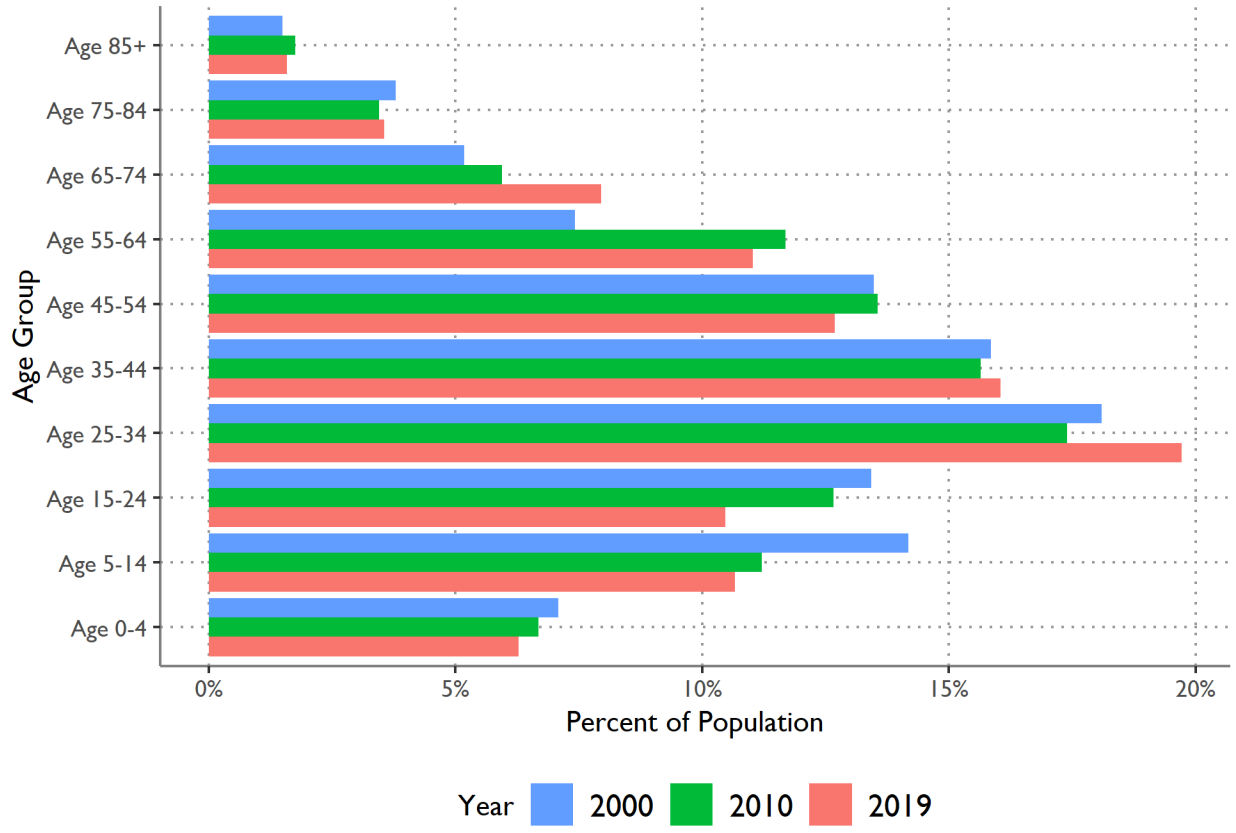
Source: ABAG-MTC Housing Needs Data Workbook, 2021

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 ACS five-year estimates, the city's median age is 36.5 years, which is slightly—1.1 years—younger than Alameda County's median age of 37.6 years. In recent years, Oakland's median age has increased slightly but largely plateaued, from 33.3 years in 2000 to 36.2 years in 2010. Oakland's 2019 median age is below that of San Francisco (38.2 years) but about the same as San Jose (36.7 years). Like other Bay Area cities, Oakland's median age is below that of the national median – 38.1 years. Census tracts in the Oakland Hills tend to have older populations, while areas in North Oakland, West Oakland, Fruitvale, and East Oakland tend to have younger populations. Despite Oakland's relatively young population, Chart B-2 confirms that groups ages 65 and over in Oakland are nonetheless growing to hold a larger share of the overall population; 10.46 percent of the population was age 65 and over in 2000 compared to 13.11 percent in 2019.

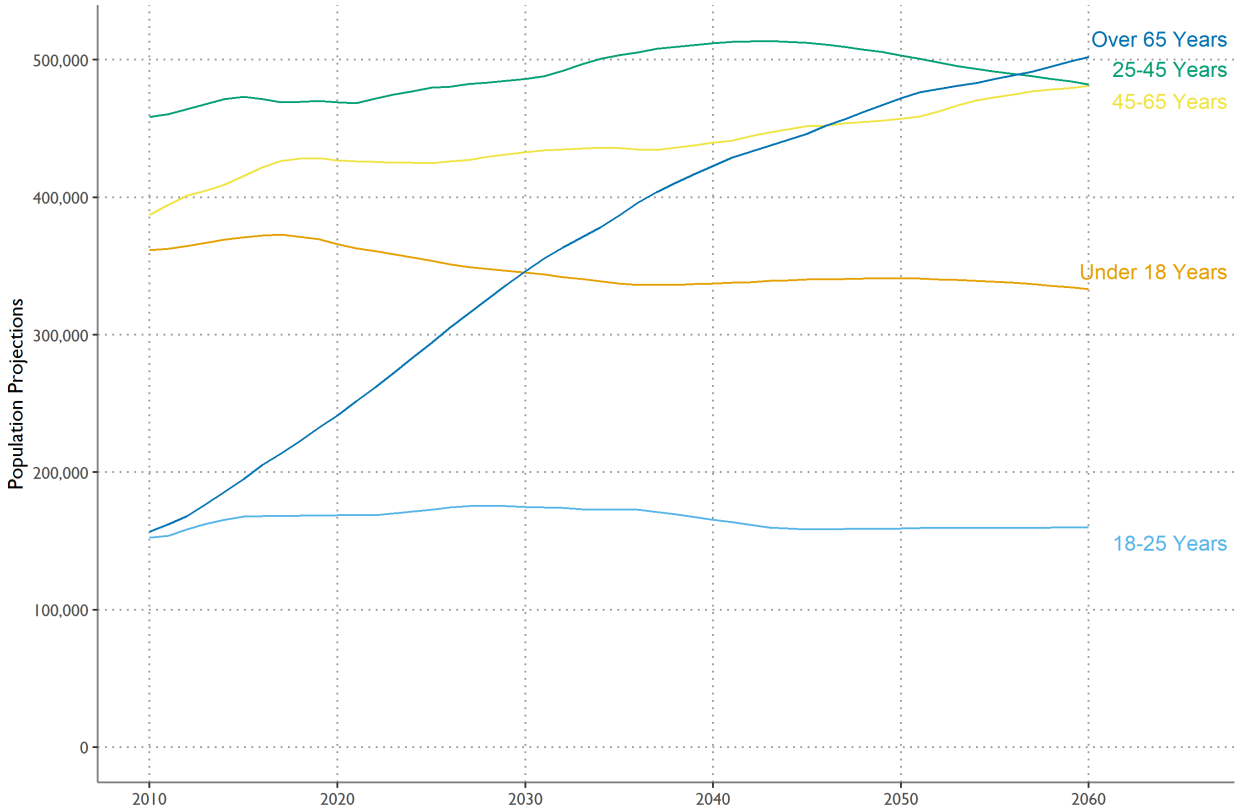
Chart B-2: Oakland Population by Age, 2000-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

The increase in Oakland's senior population reflects national and State trends towards longer lifespans and dramatically reduced birth rates, compared to previous decades. This trend is likely to continue, and will increase the need for housing specifically designed for seniors. Chart B-3 below presents the projected growth of the population by age in Alameda County – it is clear that the need for senior housing will only continue to grow in the upcoming decades.

Chart B-3: Alameda County Age Projections, 2010-2060



Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

RACE AND ETHNICITY

Oakland has experienced significant racial demographic changes in recent years that City leaders and members of the public alike, particularly Black residents, have described as alarming. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland. A full assessment of patterns of segregation and other geographic racial disparities in Oakland is provided in Appendix D.

Since 2000, Oakland's non-Hispanic Black or African American population has decreased by 41,390, resulting in its share of population decreasing from 36.26 percent to 23.23 percent. This decrease makes the non-Hispanic Black or African American population no longer the largest single racial group in the city; it is now third behind non-Hispanic white (28.28 percent) and Hispanic or Latinx (27.04 percent) populations. Both the non-Hispanic white and Hispanic or Latinx populations have continued to grow in their total numbers and in their share of the city's overall population since 2000. Table B-2 presents the racial and ethnic composition of the City of Oakland's population in 2000, 2010, and 2019, as reported in the ABAG-MTC data sets, which are based on the U.S. Census (for 2000 and 2010) and on American Community Survey five-year data (for 2019).

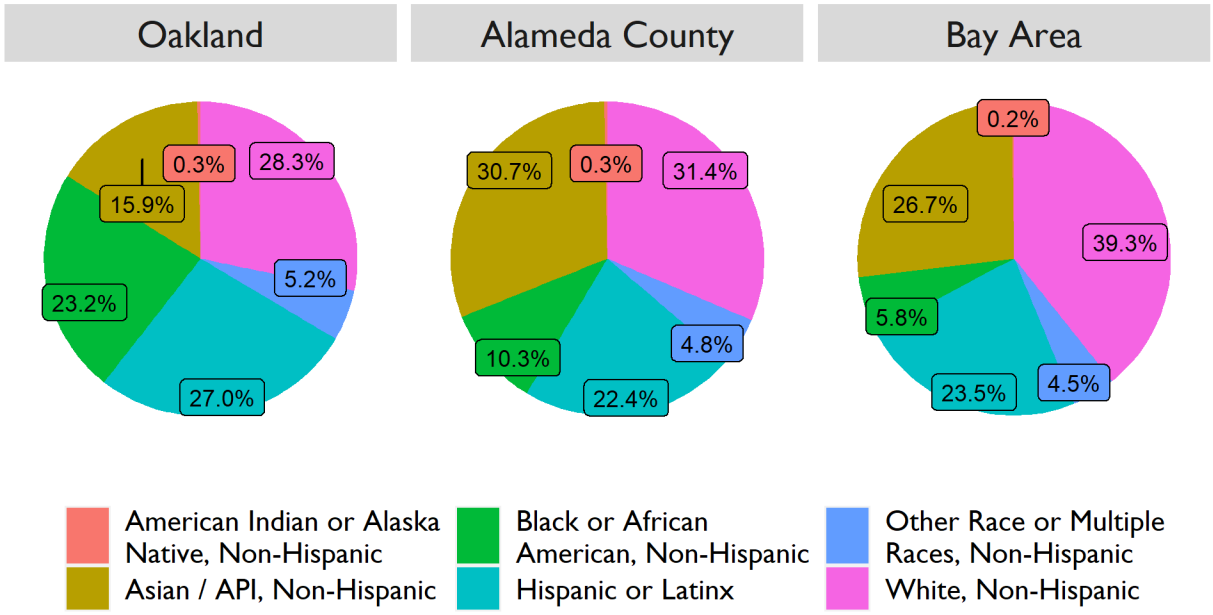
Table B-2: Oakland Population by Race/Ethnicity, 2000-2019

Racial/Ethnic Group	*2000*		*2010*		*2019*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native, Non-Hispanic	1,471	0.38%	1,214	0.31%	1,455	0.34%
Asian / API, Non-Hispanic	62,259	16.11%	67,208	17.20%	67,432	15.86%
Black or African American, Non-Hispanic	140,139	36.26%	106,637	27.29%	98,749	23.23%
White, Non-Hispanic	93,953	24.31%	101,308	25.93%	120,225	28.28%
Other Race or Multiple Races, Non-Hispanic	1,229	0.32%	15,289	3.91%	22,294	5.24%
Hispanic or Latinx	87,467	22.63%	99,068	25.35%	114,942	27.04%
Total	**386,518**	**100%**	**390,724**	**100%**	**425,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Chart B-4 compares race/ethnicity of Oakland's population to the county and the broader Bay Area. Generally, Oakland has a larger share of Hispanic or Latinx and non-Hispanic Black or African American residents than does the county or Bay Area generally; however, it should be noted that Oakland's Black or African American population has significantly declined over the past two decades. As Oakland's Black or African population has declined, the city's Hispanic or Latinx, non-Hispanic white, and non-Hispanic other/multiple race populations have grown significantly during the period. This is a trend that has continued since at least 1990 with several potential causes. Some Black or African American families may have moved to suburban locations to purchase less costly homes, while others may have been displaced due to rapidly increasing housing costs and residential instability. Further, the significant decrease after 2010 may have been exacerbated by the foreclosure crisis following the Great Recession – which had its epicenter in Oakland's historically Black or African American neighborhoods, including areas of West and East Oakland. In general, California's housing crisis continues to disproportionately impact cities like Oakland, and these impacts are unevenly distributed by race – particularly for the city's Black or African American population. Further discussion of the racial/ethnic dimensions of displacement in Oakland is provided in Appendix D.

Chart B-4: Race/Ethnicity by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

B.3 Household Characteristics

HOUSEHOLD SIZE

Compared to Alameda County and the Bay Area as a whole, Oakland has a significantly higher percentage of single adult households and a smaller portion of three to four-person households. This trend was noted in Oakland's 2015-2023 Housing Element and was speculated to be due, in part, to a relatively low proportion of housing units with more than two bedrooms compared to surrounding jurisdictions. According to ACS five-year estimates data, the average household size in Oakland in 2019 was 2.58, a slight increase from 2.47 in 2010. Oakland's average is lower than the average for Alameda County as a whole (2.82). As seen in Table B-3, the share of Oakland's population in 2019 living in a one-person household (33.28 percent) was greater than that of Alameda County (24.44 percent) and the Bay Area as a whole (24.7 percent). However, two-person households account for approximately the same percentage of households in Oakland at 30.89 percent compared to Alameda County (30.46 percent) and the Bay Area overall (31.89 percent). Instead, Oakland has a smaller share of households of three to four persons (26.44 percent) than either the county (34.26 percent) or the Bay Area (32.64 percent).

Table B-3: Households by Household Size by Region, 2019

Household Size	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
1-Person Household	54,048	33.28%	141,077	24.44%	674,587	24.70%
2-Person Household	50,169	30.89%	175,799	30.46%	871,002	31.89%
3-4-Person Household	42,938	26.44%	197,714	34.26%	891,588	32.64%
5-Person or More Household	15,264	9.40%	62,587	10.84%	294,257	10.77%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD TYPES

A summary of household types in the City of Oakland, Alameda County, and the Bay Area is provided in Table B-4. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2015-2019) as analyzed by ABAG-MTC, the greatest share (35.52 percent) of households in Oakland are married-couple family households followed closely behind by single-person households (33.28 percent). Overall, family households account for 54.52 percent of households in Oakland, which is much less than Alameda County (66.65 percent) as well as the Bay Area (66.43 percent). However, Oakland has a greater share of single-parent households (19.0 percent) than either Alameda County (16.05 percent) or the Bay Area (15.19 percent).

Table B-4: Household Types by Region, 2019

Household Types	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Female-Headed Family Households	21,717	13.37%	64,165	11.12%	283,770	10.39%
Male-headed Family Households	9,149	5.63%	28,432	4.93%	131,105	4.80%
Married-couple Family Households	57,696	35.52%	292,079	50.60%	1,399,714	51.24%
Other Non-Family Households	19,809	12.20%	51,424	8.91%	242,258	8.87%
Single-person Households	54,048	33.28%	141,077	24.44%	674,587	24.70%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (State HCD). For Alameda County, the applicable annual Area Median Income (AMI) for a family of four in 2021 is $125,600. This is an increase of 34.3 percent from the 2014 median

income of $93,500. The United States Department of Housing and Urban Development (HUD) has defined the following income categories for Alameda County, based on the median income for a household of four persons for 2021:

- Extremely-low income: 30 percent of AMI and below ($0 to $41,100)
- Very-low income: 31 to 50 percent of AMI ($41,101 to $68,500)
- Low-income: 51 to 80 percent of AMI ($68,501 to $109,600)
- Moderate-income: 81 to 120 percent of AMI ($109,601 to $150,700)
- Above-moderate income: 120 percent or more of AMI ($150,701 or more)

Table B-5 shows the HUD definitions for Alameda County's maximum annual income level for each income group, adjusted by household size. For the purposes of defining income limits, HUD combines Alameda County with Contra Costa County in the "Oakland-Fremont, CA HUD Metro Fair Market Rent (FMR) Area." This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-5: HCD Income Levels by Household Size in Alameda County, 2021

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$28,800	$47,950	$76,750	**$87,900**	$105,500
2 Persons	$32,900	$54,800	$87,700	**$100,500**	$120,550
3 Persons	$37,000	$61,650	$98,650	**$113,050**	$135,650
4 Persons	$41,100	$68,500	$109,600	**$125,600**	$150,700
5 Persons	$44,400	$74,000	$118,400	**$135,650**	$162,750
6 Persons	$47,700	$79,500	$127,150	**$145,700**	$174,800
7 Persons	$51,000	$84,950	$135,950	**$155,750**	$186,850
8 Persons	$54,300	$90,450	$144,700	**$165,800**	$198,900

Source: HUD Income Limits 2021

The ABAG-MTC Housing Needs Data Workbook for 2021 divides Oakland's population by HUD income levels. The Data Workbook relies on data from the HUD Comprehensive Housing Affordability Strategy 2013-2017 release. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories assigned to the 2021 HUD established income levels. Table B-6 provides this data. While Alameda County and the Bay Area overall have relatively similar distributions of households at each income level, Oakland has a greater share of households that made less than 100 percent of AMI (58.56 percent) than either the county (47.33 percent) or the Bay Area (47.7 percent). In fact, nearly a quarter of households in Oakland (23.42 percent) made between zero and 30 percent of AMI.

Table B-6: Households by Household Income Level by Region, 2021

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	37,345	23.42%	88,383	15.53%	396,952	14.70%
31%-50% of AMI	22,159	13.90%	63,850	11.22%	294,189	10.89%
51-80% of AMI	20,120	12.62%	66,130	11.62%	350,599	12.98%
81%-100% of AMI	13,750	8.62%	51,000	8.96%	245,810	9.10%
>100% of AMI	66,075	41.44%	299,735	52.67%	1,413,483	52.33%
Total	**159,449**	**100%**	**569,098**	**100%**	**2,701,033**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.4 Employment Characteristics

According to data from the ABAG-MTC Housing Needs Data Workbook (2021), which relies on the ACS 2019 five-year estimates, there are 225,010 persons among the civilian population in the labor force in the City of Oakland. As seen in Table B-7, the largest industry represented among Oakland workers is Health and Educational Services (33.55 percent). Oakland, Alameda County, and the Bay Area overall have relatively similar distributions of the share of workers in each industry.

Table B-7: Employment by Industry by Region, 2019

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,089	0.48%	3,129	0.36%	30,159	0.75%
Construction	13,630	6.06%	45,984	5.33%	226,029	5.62%
Financial & Professional Services	55,210	24.54%	223,957	25.97%	1,039,526	25.83%
Health & Educational Services	75,490	33.55%	259,953	30.14%	1,195,343	29.70%
Information	8,231	3.66%	30,599	3.55%	160,226	3.98%
Manufacturing, Wholesale, & Transportation	30,050	13.35%	150,214	17.42%	670,251	16.66%
Retail	18,691	8.31%	76,483	8.87%	373,083	9.27%
Other	22,619	10.05%	72,130	8.36%	329,480	8.19%
Total	**225,010**	**100%**	**862,449**	**100%**	**4,024,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.5 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Oakland may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely-low-income households
- Elderly households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Undocumented immigrants
- Farmworkers

EXTREMELY-LOW-INCOME RESIDENTS

California State housing laws ~~requires~~require local governments to address the needs of "Extremely-Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely-low income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is $26,500, which is less than the $41,100 threshold for 30 percent of AMI. This means that some households that qualify as extremely low-income in Oakland are not considered as living below the FPL. This is indicative of the higher cost of living in Oakland and the Bay Area overall as compared to other areas of the country.

As seen in Table B-8, 23.42 percent of Oakland residents fall below 30 percent of AMI. This data, from the ABAG-MTC Housing Needs Data Workbook (2021), is based on the HUD CHAS ACS tabulation 2013-2017 release. About one-third of both non-Hispanic Black or African American (35.11 percent) and Asian/Pacific Islander (API) (33.63 percent) households in Oakland fall below 30 percent of AMI. While the data is aggregated in the ABAG-MTC data workbook, when disaggregated the proportion of extremely-low-income non-Hispanic Pacific Islanders is lower (22.9 percent) while the proportion of extremely-low-income non-Hispanic Asians is slightly higher (33.9 percent). Households that identify as Hispanic or Latinx, American Indian or Alaska Native (non-Hispanic), some other race or multiple races (non-Hispanic), and White (non-Hispanic) have a prevalence of 24.54 percent, 24.36 percent, and 9.59 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and some other race or multiple races have the lowest prevalence of extremely-low-income households.

Table B-8: Oakland Household Income Distribution by Race/Ethnicity, 2013-2017

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*
American Indian or Alaska Native, Non-Hispanic	24.36%	18.81%	11.50%	18.94%	26.39%	100%
Asian/API, Non-Hispanic	33.63%	13.73%	10.27%	8.14%	34.23%	100%
Black or African American, Non-Hispanic	35.11%	17.66%	13.70%	8.35%	25.19%	100%
White, Non-Hispanic	9.59%	7.47%	9.49%	8.28%	65.17%	100%
Other Race or Multiple Races, Non-Hispanic	20.05%	13.78%	12.69%	7.44%	46.05%	100%
Hispanic or Latinx	24.54%	20.96%	19.31%	10.16%	25.02%	100%
All Households	23.42%	13.90%	12.62%	8.62%	41.44%	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

According to ACS 2019 five-year estimates, Oakland has a poverty rate of 16.7 percent. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. Oakland's poverty rate is much higher than the rate of 9.9 percent in Alameda County overall. Poverty rates have dropped in Oakland and Alameda County overall since 2014, from 21.0 percent and 12.9 percent, respectively. Table B-9 displays the poverty status by race among Oakland residents. Poverty is highest among those who identify as Black or African American (23.77 percent) and lowest among those who identify as non-Hispanic White (7.71 percent).

As further described in Appendix D – Assessment of Fair Housing, racially/ethnically concentrated areas of poverty in Oakland are primarily clustered in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and further south along International Boulevard near the Coliseum. Further, ACS 2019 five-year estimates also geographically distinguish income in the past 12 months below poverty level by race and ethnicity. The Black or African American alone population that lives below the poverty level is primarily clustered in West Oakland, Downtown, and a few tracts in East Oakland along MacArthur Freeway and adjacent to Lake Merritt. The Asian alone population that is living below poverty level is primarily clustered in Downtown, particularly in Chinatown, in addition to parts of East Oakland in/around Fruitvale/Jingletown and further south along International Boulevard near the Coliseum. The Hispanic or Latinx population that is living below poverty level is primarily clustered in West Oakland and in East Oakland along MacArthur Freeway and in/around the Eastmont and Elmhurst neighborhoods.

As described in Table B-26, extremely low-income residents are significantly less likely than higher-income Oakland households to be homeowners ~~(~~; 15.56 percent are homeowners~~,~~ and 84.44 percent are renters~~.)~~ ~~While~~. In contrast, Table B-24 shows that 40.7 percent of overall Oakland households are homeowners and 59.3 percent are renters. Extremely-Low-Income ~~household are less likely to be cost burdened compared to all income groups (16.5 percent, as compared to 20 percent), they are~~ households are also much more likely to be either cost burdened or severely cost burdened ~~(61.10 percent, as compared to 20.50 percent), as shown in Table B-31a~~. A cost burden and extreme cost burden is defined as paying more than 30 percent and more than 50 percent of one's household income on housing costs, respectively. Table B-31a shows that 61.1 percent of Extremely Low Income households in Oakland are severely cost burdened and an additional 16.5 percent are cost burdened, meaning that 77.6 percent of extremely low income households in Oakland experience some degree of cost burden. In comparison, 20.5 percent of overall Oakland

households are severely cost burdened and 20.1 percent of overall Oakland households are cost burdened, for a total of 40.6 percent of Oakland households experiencing some degree of cost burden, as defined.

As indicated in Appendix A, Evaluation of the 2015-2023 Housing Element, The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20~~%~~ percent of units be affordable to Extremely Low-Income Households. The City coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. Policies and actions in the Housing Action Plan, including ~~(x, y, and z)~~Policy 3.1 (and actions 3.1.1-3.1.2); actions 3.3.4; 3.3.6; and 3.3.18; and Policy 4.3 (and actions 4.3.1-4.3.6), will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.

Table B-9: Oakland Poverty Status by Race, 2015-2019

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
Black or African American (Hispanic and Non-Hispanic)	23.77%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	21.81%
Hispanic or Latinx	20.62%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	19.93%
Asian / API (Hispanic and Non-Hispanic)	17.19%
White (Hispanic and Non-Hispanic)	9.56%
White, Non-Hispanic	7.71%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-10 shows the distribution of Oakland residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Oakland identify as some other race or multiple races (36.86 percent), followed by Asian or Asian Pacific Islander (28.91 percent), and Black or African American (25.10 percent). In Oakland, the proportion of those 65 and older who are either Asian or Black or African American is much greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as White is greater among younger age groups.

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	1,118	1.32%	2,283	0.80%	431	0.77%
Asian/API (Hispanic and Non-Hispanic)	7,904	9.36%	46,385	16.28%	13,987	25.10%

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Black or African American (Hispanic and Non-Hispanic)	18,934	22.41%	65,925	23.14%	16,107	28.91%
White (Hispanic and Non-Hispanic)	33,274	39.39%	63,266	22.21%	4,656	8.36%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	23,244	27.52%	107,049	37.57%	20,534	36.86%
Total	**84,474**	**100%**	**284,908**	**100%**	**55,715**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table B-11, according to the ABAG-MTC Housing Data Needs Workbook, 31.95 percent of older adults aged 62 and over in Oakland have an income below 30 percent of AMI~~,~~ (see "Extremely-Low-Income Residents" discussion above), which is higher than the rate of 23.42 percent found among the overall population in Oakland. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-11, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Strikingly, among renters aged 62 and over, 54.84 percent are considered extremely low-income.

Table B-11: Oakland Senior Households[1] by Income and Tenure, 2021

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	2,925	14.10%	8,865	54.84%	11,790	31.95%
31%-50% of AMI	2,865	13.81%	2,760	17.07%	5,625	15.24%
51%-80% of AMI	2,510	12.10%	1,625	10.05%	4,135	11.20%
81%-100% of AMI	1,725	8.32%	890	5.51%	2,615	7.09%
>100% of AMI	10,715	51.66%	2,025	12.53%	12,740	34.52%
Total	**20,740**	**100%**	**16,165**	**100%**	**36,905**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table B-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 51.02 percent.

Table B-12: Oakland Cost-Burdened Senior Households[1] by Income Level, 2021

Percent of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.88%	40.44%	51.15%	65.20%	85.75%
30%-50% of Income	20.10%	29.96%	30.11%	18.36%	11.66%
>50% of Income	51.02%	29.60%	18.74%	16.44%	2.59%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-13 shows the prevalence of different types of disabilities among seniors over age 65 in Oakland. The most prevalent type of disability is ambulatory difficulty, experienced by 25.0 percent of Oakland seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Table B-13: Oakland Seniors (Age 65 and Over) by Type of Disability, 2019

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	25.0%
With an independent living difficulty[2]	17.93%
With a hearing difficulty[3]	14.03%
With a self-care difficulty[4]	10.59%
With a cognitive difficulty[5]	11.77%
With a vision difficulty[6]	7.95%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.

6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

Oakland presently has 80 senior housing facilities with a capacity to house 5,385 individuals (Table B-14). Thus, there is capacity for senior housing facilities to house approximately 10 percent of Oakland's senior population. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the capacity to house 5,385 individuals may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-14: Oakland Senior Housing, 2021

Facility Name	*Address*	*Facility Capacity*
ALLEN TEMPLE ARMS I	8135 INTERNATIONAL BLVD	76
ALLEN TEMPLE ARMS II	1388 81ST AVE	51
ALLEN TEMPLE GARDENS (III)	10121 INTERNATIONAL BLVD	50
ALTENHEIM PHASE 1 & 2	1720 MACARTHUR BLVD	174
BANCROFT SENIOR HOMES	5636 BANCROFT AVE	61
BAYWOOD	225 41ST ST	77
BELLAKEN GARDEN	2780 26TH AVE	58
BELL'S REST HOME	865 VERMONT ST	10
BETHANY HOME CARE	9450 MOUNTAIN BLVD	6
BETHANY HOME CARE 2	9460 MOUNTAIN BLVD	6
BETH ASHER	3649 DIMOND	50
BETH EDEN	1100 MARKET ST	54
BISHOP NICHOLS SENIOR HOUSING	1027 62ND ST	17
CASA VELASCO	2221 FRUITVALE AVE	20
CHARITYS RESIDENCE	2933 MONTEREY BLVD	6
DIMOND CARE	3003 FRUITVALE AVE	30
DIMOND CARE II	3015 FRUITVALE AVE	6
D'NALOR CARE HOMES, LLC	2706 106TH AVE	6
EAST BAY ASSISTED LIVING	1301 EAST 31ST ST	68
EAST BAY LONGEVITY ASSISTED LIVING	388 12TH ST	49
E.E. CLEVELAND MANOR	2611 ALVINGROOM CT	54
ELDER ASHRAM	3121 FRUITVALE AVE	90
ELEGANT LIVING	7940 HANSOM DR	6
EVERGREEN RESIDENTIAL CARE HOME	4600 FAIRFAX AVE	90
GOLDEN LIVING GUEST HOME, LLC	9450 MOUNTAIN BLVD	6
GOOD SHEPHERD RESIDENTIAL CARE FOR THE ELDERLY	5472 FOOTHILL BLVD	22
GOOD SHEPHERD VISTA	5472 FOOTHILL BLVD	22
GRAND LAKE GARDENS	401 SANTA CLARA AVE	135
GRAND LAKE HOME	365 STATEN AVE	14
GRAND LAKE HOME #2	367 STATEN AVE	8
GRAND LAKE REST HOME I	365 STATEN AVE	14
GUIDE LIGHT COMMUNITY ELDERLY CARE LLC	4201 WEST ST	14
HARRISON STREET SENIOR HOUSING	1633 HARRISON ST	81
HEART & SOUL COMMUNITIES	3770 SUTER ST	6
HILTON HOUSE	6112 HILTON ST	14
HOLY FAMILY HOME	2420 FRUITVALE AVE	19
HOTEL OAKLAND	270 13TH ST	315
HOUSE OF PSALMS ASSISTED LIVING FOR SENIORS	1525 7TH AVE	23
IRENE COOPER TERRACE	1218 2ND AVE	40
J & C CARE CENTER LLC	4240 REDDING ST	25

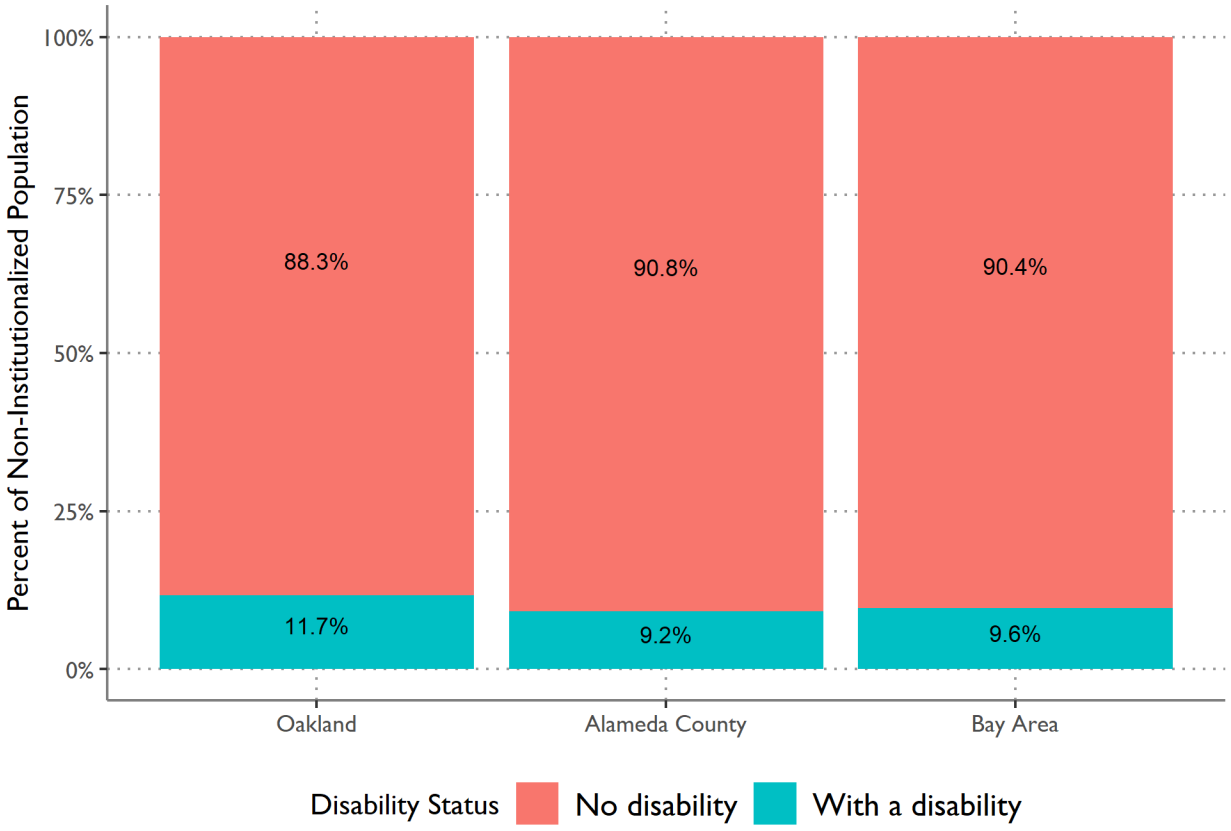
Facility Name	*Address*	*Facility Capacity*
JACK LONDON GATEWAY	989 BRUSH ST	61
J.L. RICHARDS TERRACE	250 E 12TH ST	80
KINDRED KEEP I	5761 MARKET ST	10
LAKE MERRIT APARTMENTS	1417 1ST AVE	55
LAKE MERRITT CARE HOME	576 VALLE VISTA AVE	15
LAKE PARK	1850 ALICE ST	275
LAKESHORE RESIDENTIAL CARE	1901 THIRD AVE	38
LAKESIDE PARK	468 PERKINS ST	76
LAS BOUGAINVILLEAS	1223 37TH AVE	67
LINCOLN COURT SENIOR HOUSING	2400 MACARTHUR BLVD	82
LION CREEK CROSSINGS PHASE V	6710 LION WAY	128
LOVE LAKE MERRITT	1639 4TH AVE	6
MARK TWAIN SENIOR	2426-38 35TH AVE	102
MERCY RETIREMENT & CARE CENTER	3431 FOOTHILL BLVD	160
MERRILL GARDENS AT ROCKRIDGE	5238 CORONADO AVE	150
MERRITT CROSSINGS	609 OAK ST	70
MONT KASA	6382 THORNHILL DR	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #1	5115 FOOTHILL BLVD	15
NEW HORIZON FOOTHILL RESIDENTIAL CARE #2	5111 FOOTHILL BLVD	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #3	5107 FOOTHILL BLVD	6
OAK STREET TERRACE	1109 OAK ST	39
OPAL HOME CARE	3917 OPAL ST	15
ORCHARDS ON FOOTHILL	2719 FOOTHILL BLVD	65
PACIFICA SENIOR LIVING OAKLAND	2330, 2350, 2361 E 29TH ST	197
PERCY ABRAM, JR SENIOR APARTMENTS	1094 ALCATRAZ AVE	44
PIEDMONT GARDENS #1	110-41ST STREET	321
POINT AT ROCKRIDGE, THE	4500 GILBERT ST	186
POSADA DE COLORES	2221 FRUITVALE AVE	100
SAN PABLO HOTEL	1955 SAN PABLO AVE	144
SISTER THEA BOWMAN MANOR	6400 SAN PABLO AVE	55
SOJOURNER TRUTH MANOR	5815, 5915, 6015 MLK	88
SOUTHLAKE TOWER	1501 ALICE ST	130
ST. ANDREW'S MANOR	3250 SAN PABLO AVE	60
ST. JOSEPH'S SENIOR	2647 INTERNATIONAL BLVD	84
ST. PATRICK'S TERRACE	1212 CENTER ST	66
ST. PAUL'S TOWERS	100 BAY PLACE	320
ST. FRANCIS CARE HOME	476 WICKSON AVE	15
SUNRISE ASSISTED LIVING OF OAKLAND HILLS	11889 SKYLINE BLVD	100
SYLVESTER RUTLEDGE MANOR	3255 SAN PABLO AVE	65
VERMONTCARE LLC	865 VERMONT ST	10

Source: City of Oakland, 2021

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates compiled by ABAG, 49,362 persons (11.7 percent of the non-institutionalized population) in Oakland had a disability. This proportion is slightly higher than that of Alameda County (9.2 percent) and the Bay Area (9.6 percent) as illustrated in Chart B-5.

Chart B-5: Persons with Disabilities by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing;
- Vision difficulty: blind or has serious difficulty seeing even with glasses;
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions;
- Ambulatory difficulty: has serious difficulty walking or climbing stairs;
- Self-care difficulty: has difficulty dressing or bathing; and
- Independent-living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-15 provides a breakdown of Oakland's adult population by disability type. The most prevalent disability was ambulatory difficulty at 6.05 percent.

Table B-15: Oakland Disability by Type, 2019

Disability	*Percentage of the Civilian Non-Institutionalized Population Aged 18 and Over*
With an ambulatory difficulty	6.05%
With a cognitive difficulty	4.91%
With an independent living difficulty	4.61%
With a self-care difficulty	2.72%
With a hearing difficulty	2.80%
With a vision difficulty	2.32%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Further, residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. As described in Appendix D, there are a greater proportion of persons with disabilities living in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Oakland residents with a developmental disability. Table B-16 shows that the vast majority of residents with a developmental disability (82.01 percent) live in the home of a parent/family/guardian. Further, approximately 6.3 percent (3,111 persons) of the population that has a developmental disability is under the age of 18, while the remaining 93.7 percent (46,251 persons) is over 18 years old.

Table B-16: Oakland Population with Developmental Disabilities by Residence, 2020[1]

Residence Type	*Number*	*Percent*
Home of Parent/Family/Guardian	2,689	82.01%
Community Care Facility	168	5.12%
Independent/Supported Living	306	9.33%
Intermediate Care Facility	1	0.03%
Foster/Family Home	57	1.74%
Other	58	1.77%
Total	**3,279**	**100%**

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all~~,~~ new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important

consideration, as many large families do not have sufficient income to afford larger homes or apartments. At 9.40 percent of all households, Oakland has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). As shown in Table B-17, the 2019 American Community Survey reported 15,264 large households with five or more members, including 6,210 owner-occupied households and 9,054 renter-occupied households. About 9.38 percent of owner-occupied households and 9.41 percent of renter-occupied households were considered large households.

Table B-17: Oakland Household Size by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	17,620	26.63%	36,428	37.85%
2 Person Household	22,047	33.32%	28,122	29.22%
3 Person Household	11,668	17.63%	13,488	14.01%
4 Person Household	8,632	13.04%	9,150	9.51%
5 Or More Person Household	6,210	9.38%	9,054	9.41%
Total	**66,177**	**100%**	**96,242**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

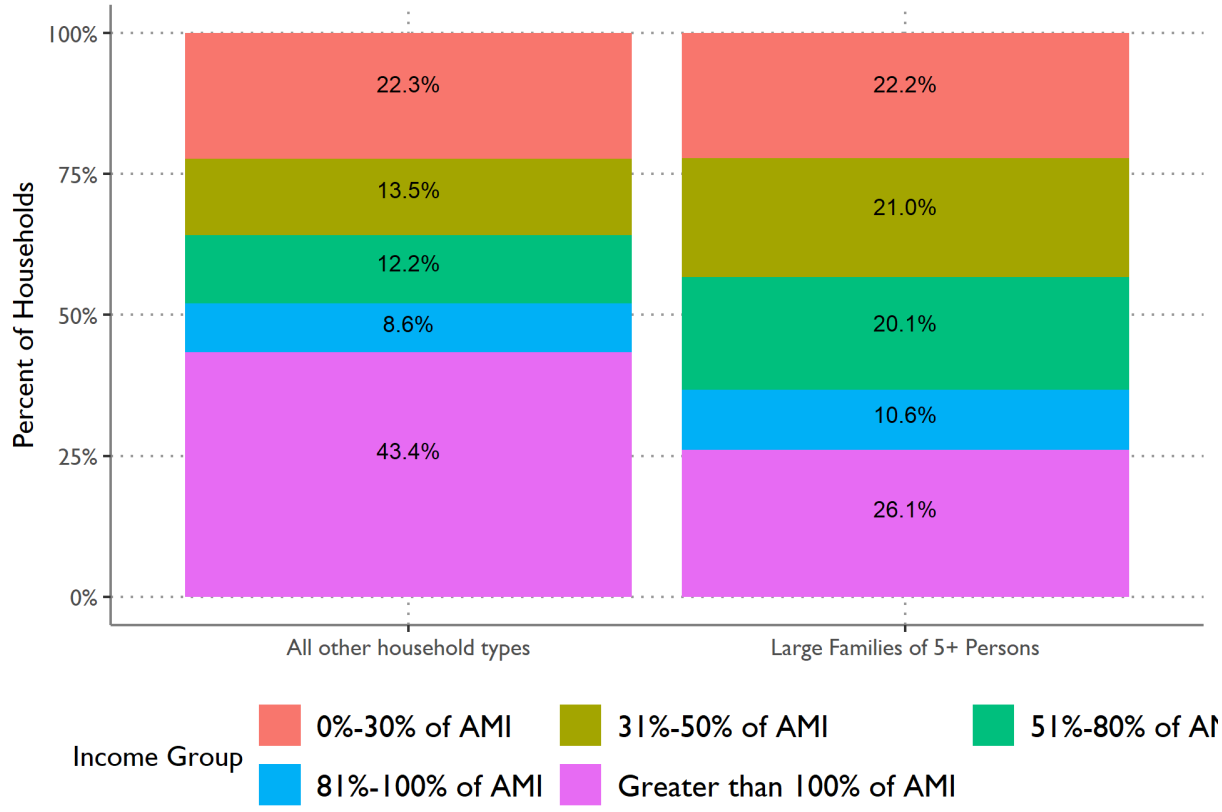
In addition to household income, cost burden can be used to determine the extent of housing needs for large-family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-18, about 42.97 percent of large families experience some level of cost burden (either regular or severe). Similarly, 42.13 percent of all other household types experience cost burden. However, as illustrated in Chart B-6, a greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.

Table B-18: Oakland Cost Burden by Household Size, 2013-2017

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	7,210	57.03%	83,625	57.86%
Cost Burden	3,004	23.76%	29,995	20.75%
Severe Cost Burden	2,429	19.21%	30,900	21.38%
Total	**12,643**	**100%**	**144,520**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Chart B-6: Oakland Household Size by Household Income Level, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. This can be attributed in part to the systemic gender pay gap, and single women with children may particularly face housing discrimination when searching for a home. In Oakland, there is also a greater proportion of female-headed households with children in West Oakland and the downtown area. As shown in Table B-19 there are 21,717 female-headed households and 9,149 male-headed households in Oakland. These groups constitute 13.37 percent and 5.63 percent, respectively, of Oakland's total number of households. Female-headed households represented about 10.91 percent of owner-occupied households and 15.06 percent of renter-occupied households.

Table B-19: Oakland Household Type by Tenure, 2019

	Owner-Occupied		Renter-Occupied	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	33,183	50.14%	24,513	25.47%
Female-Headed Family Households	**7,223**	**10.91%**	**14,494**	**15.06%**
Male-Headed Family Households	**3,400**	**5.14%**	**5,749**	**5.97%**
Householders Living Alone	17,620	26.63%	36,428	37.85%
Other Non-Family Household	4,751	7.18%	15,058	15.65%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 21,717 female-headed households in Oakland, about 59.5 percent had children under 18 years. Table B-20 below shows that of these, 39.72 percent were under the poverty line, compared to only 11.49 percent of female-headed households without children. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing. Additional information on female-headed households, including households with children, is provided in Appendix D.

Table B-20: Oakland Female-Headed Households by Poverty Status[1], 2019

	Households With Children		Households Without Children	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	7,786	60.28%	7,789	88.51%
Below Poverty Level	5,131	39.72%	1,011	11.49%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last 10 days of January. The unsheltered PIT Count is conducted ~~annually~~biannually in Alameda County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count took place on February 23, 2022, and a full report was published in late summer 2022.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." Each Bay Area County is its own CoC. In Alameda County, EveryOne Home oversees the CoC Program. The goals of the Everyone

Home Plan include preventing homelessness and other housing crises; increasing permanent housing opportunities for homeless and high-risk households; provide wrap-around services to ensure housing stability and quality of life; and measuring success and reporting outcomes.

Table B-21 provides an estimate of the homeless population by household type and shelter status in Alameda County. According to the 2022 PIT Count, there were 7,135 unsheltered homeless persons and 2,612 sheltered persons in Alameda County.

Table B-21: Homelessness by Household Type and Shelter Status in Alameda County, 2022

Shelter Status	*People in Households Composed Solely of Children Under 18*	*People in Households with Adults and Children*	*People in Households without Children Under 18*	***Total***
Sheltered	9	522	2,081	**2,612**
Unsheltered	88	322	6,725	**7,135**

~~*Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2012)*~~*Source:) EveryOneHome Point-in-Time Count, 2022*

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Alameda County's homeless population is shown in Table B-22. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 43 percent of the unhoused population in the county, but only 10 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Alameda County residents but only 1 percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. Further, those who identify as Hispanic/Latinx are also slightly overrepresented among the unhoused.

Table B-22: Racial/Ethnic Group Share of General and Homeless Population in Alameda County, 2022

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4%	1%
Asian / API (Hispanic and Non-Hispanic)	5%	332%
Black or African American (Hispanic and Non-Hispanic)	43%	10%
White (Hispanic and Non-Hispanic)	39%	34%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7%	22%
Hispanic/Latinx	25%	23%

Non-Hispanic/Latinx	75%	77%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Per ~~HCD's~~HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2022 PIT Count summary identified 5,055 persons experiencing homelessness in the City of Oakland on the night of February 23, 2022, making up approximately 52 percent of the county's unhoused population. This is an increase of 984 people (24 percent) from the 4,071 unhoused individuals who were counted in the 2019 count. A comparison of Oakland and Alameda County's unhoused population is described in Table B-23, and a description of Oakland's unhoused population by location and household type for 2022 and 2019 is described in Table B-24. As shown in Table B-24, of the 5,055 persons experiencing homelessness in the City of Oakland, 1,718 were sheltered and 3,337 were unsheltered. In 2019, 861 of the 4,071 individuals experiencing homelessness were sheltered, and in 2017, 859 of the 2,761 individuals experiencing homelessness were sheltered.

Table B-23: Homeless Population in Oakland and Alameda County, 2022

Jurisdiction	*2015*	*2017*	*2019*	*2022*
Oakland	2,191	2,761	4,071	5,055
Alameda County	4,040	5,629	8,022	9,747

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

Table B-24: Oakland Homeless Population by Location and Household Type, 2022

	Number	*Percent*
Location		
Sheltered	1,718	34%
Unsheltered	3,337	66%
Tent/Street	1,371	41%
RV/Car/Van	1,938	58%
Abandoned Building	28	1%
Household Type (N=796)		
Persons in Families	135	17%
Single Individuals	661	83%

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

The Permanent Access to Housing (PATH) Framework, which is Oakland's five-year plan to address homelessness, identifies the following as the main drivers of homelessness in the city:

- Structural racism

- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of AMI
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

Homelessness in Oakland remains a humanitarian crisis that has only been exacerbated by the COVID-19 pandemic. However, even prior to COVID-19, rapidly increasing housing costs, increased residential instability, and the lack of available affordable housing and supportive services contributed to this significant increase. Homelessness also impacts Oakland residents unequally by race/ethnicity – as discussed further in Appendix D, the vast majority of unhoused Oakland residents are Black (about 59 percent, based on 2022 PIT data). The data also does not capture those living in more precarious housing situations, including people temporarily living with friends or family members, "couch surfing," or living in a vehicle not captured during the PIT Count.

The PATH Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless;

2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and;

3. Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds. Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. Th actions are described in the Housing Action Plan.

UNDOCUMENTED IMMIGRANTS

It should be noted that there is a significant undocumented population in Oakland that may or may not be captured in DOF's population data. While undocumented immigrants are typically counted in annual American Community Surveys and decennial Census reports, this data is incomplete and it can be difficult to estimate the exact number of undocumented immigrants who live in Oakland. The Migration Policy Institute (MPI) estimates that as of 2019 there are 107,000 undocumented or unauthorized immigrants living in Alameda County, about 1.0 percent of the national total (11,047,000 people) or about 3.9 percent

of the State's total (2,739,000 people).[1] A 2015 study found that East Oakland in particular is home to a significant number of undocumented or unauthorized immigrants – about 17.0 percent of East Oakland's population were considered unauthorized compared to 6.0 percent of Alameda County's population.[2] According to the study "almost 70 percent of the unauthorized who are at least five years old do not speak English well, often limiting their social and economic status. For example, the unauthorized are often among the working and poor – those who work full-time but toil in low-wage industries with limited chances of economic mobility and limited access to employer-based health insurance." Further, East Oakland's undocumented or unauthorized population is predominantly Latino, compared to higher proportions of unauthorized East and South Asian immigrants throughout the county.

Undocumented immigrants are particularly at risk of housing precarity and exploitation due to their legal status and fear of repercussion. Further, a number of federal rental assistance programs—including public housing, Housing Choice Vouchers, and Section 8 project-based rental assistance—are not available to unauthorized immigrants. However, other federal grant-funded and other housing assistance programs (including HUD homeless assistance and Keep Oakland Housed) do not require the verification of immigrant status.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Oakland, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. Oakland is also located in a highly urbanized area of the Bay Area with no working farms within or adjacent to the city limits, which limits the presence of farmworkers in the city.

In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Alameda County experienced a 22.0 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 47.1 percent decrease in the number of permanent farmworkers. In 2017, there were 593 farmworkers in total in Alameda County. See Chart B-7 for these trends.

[1] For more information regarding MPI's Unauthorized Immigrant Population Profiles, see: https://www.migrationpolicy.org/programs/us-immigration-policy-program-data-hub/unauthorized-immigrant-population-profiles

[2] Marcelli, Enrico A. and Manuel Pastor. "Unauthorized and Uninsured: East Oakland and Alameda County." *San Diego State University and the University of Southern California*, February 11, 2015. Available at: https://dornsife.usc.edu/assets/sites/1411/docs/2015_Unauthorized_Uninsured_East_Oakland_Contra_Costa_Cnty_CSII.pdf

Chart B-7: Farm Labor in Alameda County, 2002-2017



*Farm workers are considered seasonal if they work on a farm less than 150 days in a year,while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,089 Oakland residents employed in the "agriculture, forestry, fishing and hunting" industry in 2019 – about 0.5 percent of the labor force. This is similar to Alameda County (0.4 percent) and the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers, available in Table B-~~23~~25. However, no schools in Oakland have reported any migrant worker students in the four years documented here by ABAG-MTC. Alameda County has seen a slight decrease over the course of these four years from 874 to 790 students and the Bay Area overall has seen a steady decrease from 4,630 to 3,976 students.

Table B-~~23~~25: Migrant Worker Student Population[1] by Region, 2016-2020

Academic Year	*Oakland*	*Alameda County*	*Bay Area*
2016-2017	0	874	4,630
2017-2018	0	1,037	4,607
2018-2019	0	785	4,075
2019-2020	0	790	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

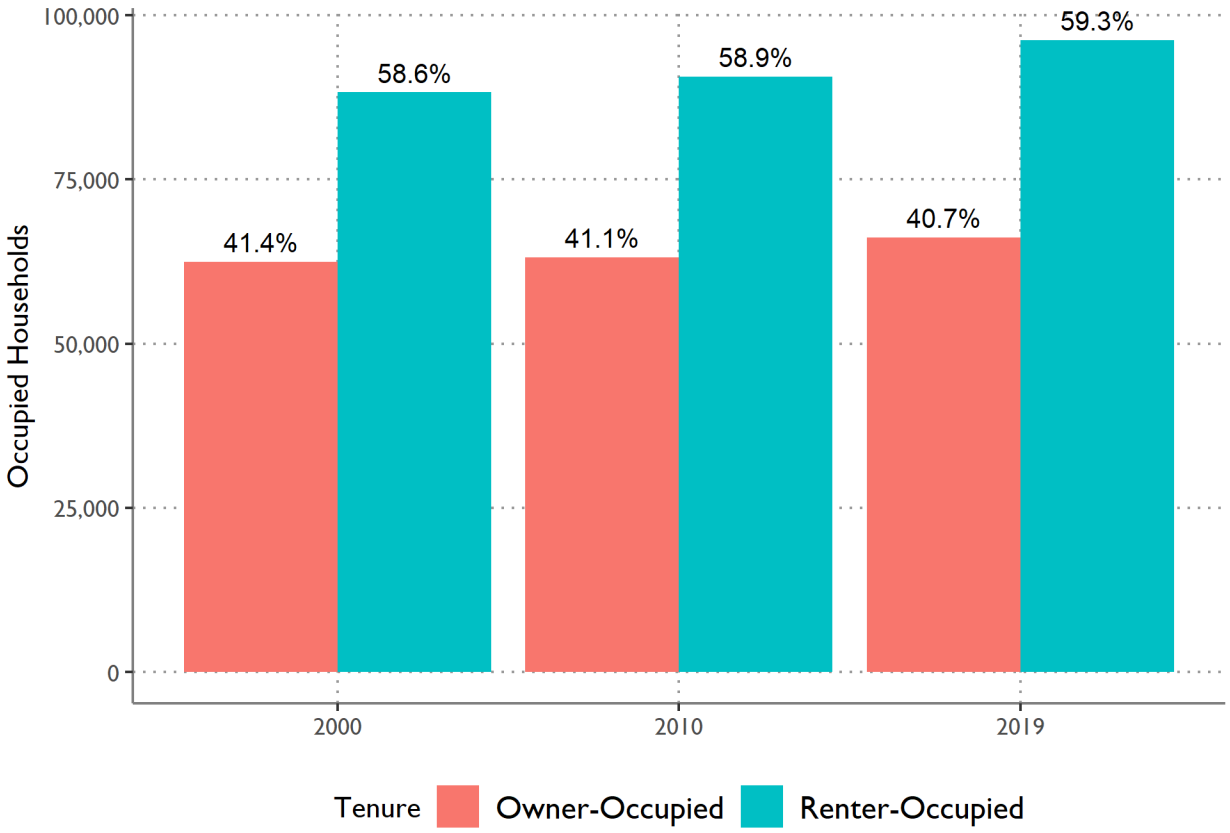
Source: ABAG-MTC Housing Needs Data Workbook (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

B.6 Housing Stock Characteristics

HOUSING TENURE

Most households in Oakland are renters. The percentage of renter-occupied households in Oakland increased modestly from 58.6 percent to 59.3 between 2010 and 2019, despite the significant increase in absolute renter and homeowner population. There were 88,301 renter-occupied units and 62,849 owner-occupied units in 2000, 90,649 renter-occupied units and 63,142 owner-occupied units in 2010, and 96,242 renter-occupied units and 66,177 owner-occupied units in 2019. Owner-occupied housing units tend to be congregated in the Oakland Hills and parts of North Oakland, while significantly more housing units are renter-occupied in West Oakland, Downtown, and East Oakland.

Chart B-8: Oakland Household Tenure, 2000 – 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Oakland's household tenure differs from patterns seen in the county and the larger Bay Area, reflecting its status as a big city. As shown in Table B-~~24~~26, 53.5 percent of Alameda County households and 56.1 percent of Bay Area households lived in owner-occupied homes, compared to 40.7 percent of Oakland households. Looking at other large Bay Area cities, San Francisco has lower rates of ownership housing compared to Oakland, while San Jose and Fremont have significantly higher ownership rates.

Table B-~~24~~26: Household Tenure by Region, 2019

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Racial and ethnic disparities in tenure exist in Oakland, shown in Table B-~~25~~27. Households considered to be non-Hispanic white are almost evenly split between owners and renters, while households considered to be American Indian or Alaskan native of any ethnicity, Black or African American of any ethnicity, other race or multiple races of any ethnicity, and Hispanic or Latinx are largely renters. American Indian or Alaskan native households of any ethnicity have the highest renter-occupied rates at 70.83 percent as of 2019. Racial and ethnic income disparities shown in Table B-8 above may also contribute to these disparities in tenure, since renters are more likely to be lower income than are homeowners.

Table B-~~25~~27: Oakland Housing Tenure by Race/Ethnicity, 2019

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	390	29.17%	947	70.83%
Asian / API (Hispanic and Non-Hispanic)	11,094	42.78%	14,838	57.22%
Black or African American (Hispanic and Non-Hispanic)	13,904	32.17%	29,322	67.83%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7,479	29.32%	18,033	70.68%
White (Hispanic and Non-Hispanic)	33,310	50.16%	33,102	49.84%
Hispanic or Latinx	8,881	30.62%	20,124	69.38%
White, Non-Hispanic	30,030	52.10%	27,612	47.90%

2. ~~1.~~ For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Oakland, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-~~26~~28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Oakland, especially among American Indian or Alaska native, Black or African American and Hispanic or Latinx households, and the significant share of Black or African American and Asian households with income below 30 percent of AMI (Table B-8), this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in Appendix D.

Table B-~~26~~28: Oakland Housing Tenure by Income Level, 2019

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	5,810	15.56%	31,535	84.44%
31%-50% of AMI	6,069	27.39%	16,090	72.61%
51%-80% of AMI	6,950	34.54%	13,170	65.46%
81%-100% of AMI	5,360	38.98%	8,390	61.02%
Greater than 100% of AMI	39,210	59.34%	26,865	40.66%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Alameda Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied; see Table B-~~27~~29. However, a significant share of these units—slightly less than one quarter—are renter-occupied. Further, about 55.79 percent of attached single-family homes are occupied by renters. Nearly all of Oakland's multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-~~27~~29: Oakland Housing Tenure by Housing Type, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	52,515	75.08%	17,432	24.92%
Attached Single-Family Homes	3,700	44.21%	4,670	55.79%
Multi-Family Housing	9,601	11.51%	73,826	88.49%
Mobile Homes	334	53.70%	288	46.30%
Boat, RV, Van, or Other	27	50.94%	26	49.06%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

During the 2010 to 2020 period, housing development in Oakland was primarily multifamily, although there was an increase in housing units of all types. Using DOF estimates provided by ABAG-MTC, Table B-~~28~~30 shows that Oakland added 564 single family detached homes in the 2010s; however, given the large pre-existing base, this was less than one percent increase. Single family attached housing stock grew by 2.41 percent, although only 155 units were added. The bulk of the housing increase—4,774 housing units—was in five-plus unit multifamily housing types. The number of total units has increased by 3.39 percent over this period driven primarily by the addition of attached single-family homes and multifamily housing consisting of five-plus units.

Table B-~~28~~30: Oakland Housing Type Trends, 2010 – 2020

	2010		*2020*		*Percent Change*
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2010 – 2020)*
Single-Family Home: Detached	73,904	43.55%	74,468	42.44%	0.76%
Single-Family Home: Attached	6,842	4.03%	7,007	3.99%	2.41%
Multifamily Housing: Two to Four Units	32,600	19.21%	32,844	18.72%	0.75%
Multifamily Housing: Five-plus Units	55,809	32.88%	60,583	34.53%	8.55%
Mobile Homes	555	0.33%	555	0.32%	0.00%
Totals	**169,710**	**100%**	**175,457**	**100%**	**3.39%**

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-~~29~~31, 13,653 out of 162,419 housing units in Oakland were either overcrowded or severely overcrowded (8.41 percent). This is slightly higher than the rate in Alameda County (7.87 percent) and the Bay Area (6.9 percent). While the entire city experiences some level of overcrowding higher than the region, the highest tract-level rates of overcrowding occur in ~~the southwestern part of~~parts of East and Deep East Oakland, particularly in census tracts along International Boulevard.

Table B-~~29~~31: Overcrowding[1] Severity by Region, 2013-2017

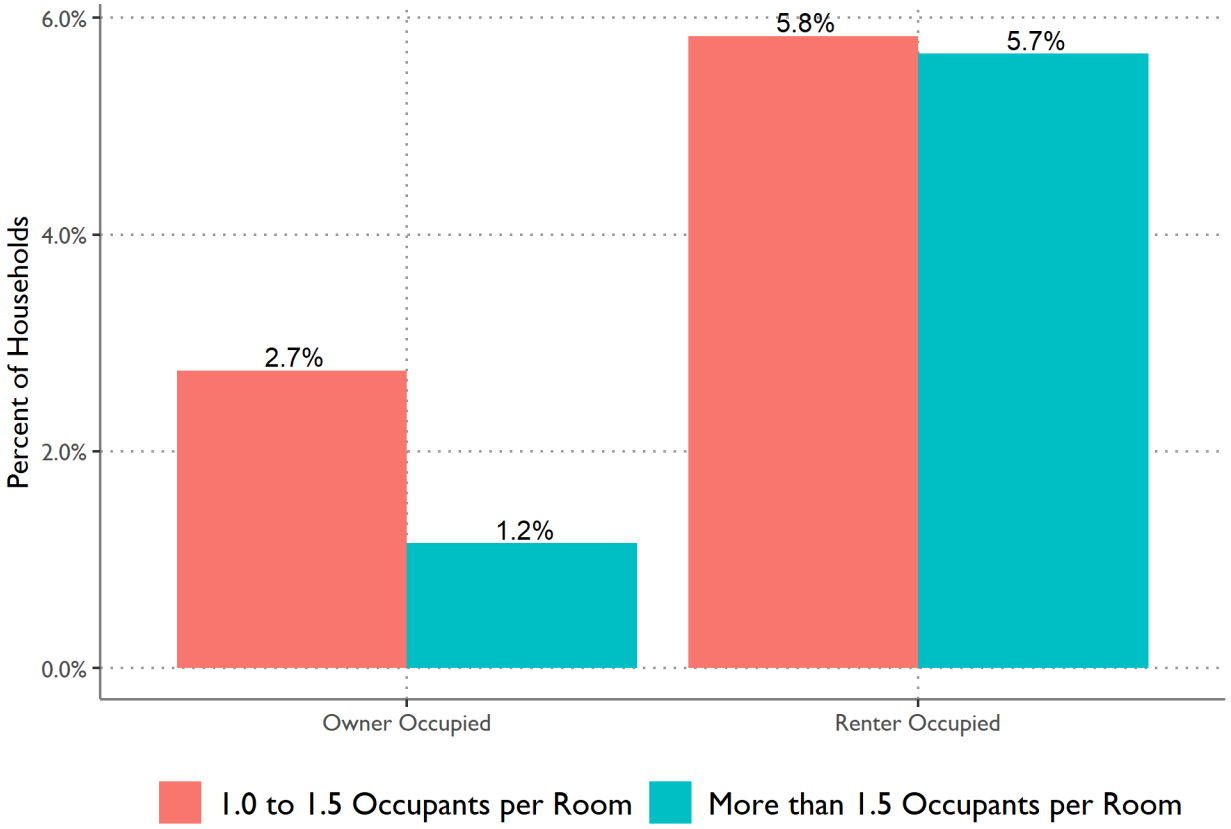
	Not Overcrowded		*Overcrowded*		*Severely Overcrowded*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	148,766	91.59%	7,432	4.58%	6,221	3.83%
Alameda County	531,752	92.13%	29,007	5.03%	16,418	2.84%
Bay Area	2,543,056	93.10%	115,696	4.24%	72,682	2.66%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Further, renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 11.5 percent of renter-occupied households experience some level of overcrowding while only 3.9 percent of owner-occupied households do. Rates of severe overcrowding are nearly triple among renters than they are among owners.

Chart B-9: Oakland Overcrowding by Tenure and Severity, 2013-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Since renters are more likely to be lower income than homeowners, they may experience higher rates of overcrowding. Lower-income households in Oakland (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-~~30~~32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 6.48 percent are considered overcrowded and 5.51 percent are severely overcrowded. Households with higher incomes (i.e., those making greater than 100 percent of AMI) are 1.88 percent overcrowded and 1.53 percent severely overcrowded.

Table B-~~30~~32: Overcrowding[1] by Income Level and Severity in Oakland, 2013-2017

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	6.48%	5.51%
31%-50% of AMI	8.69%	5.42%
51%-80% of AMI	7.30%	4.24%
81%-100% of AMI	5.41%	3.52%
Greater than 100% of AMI	1.88%	1.53%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

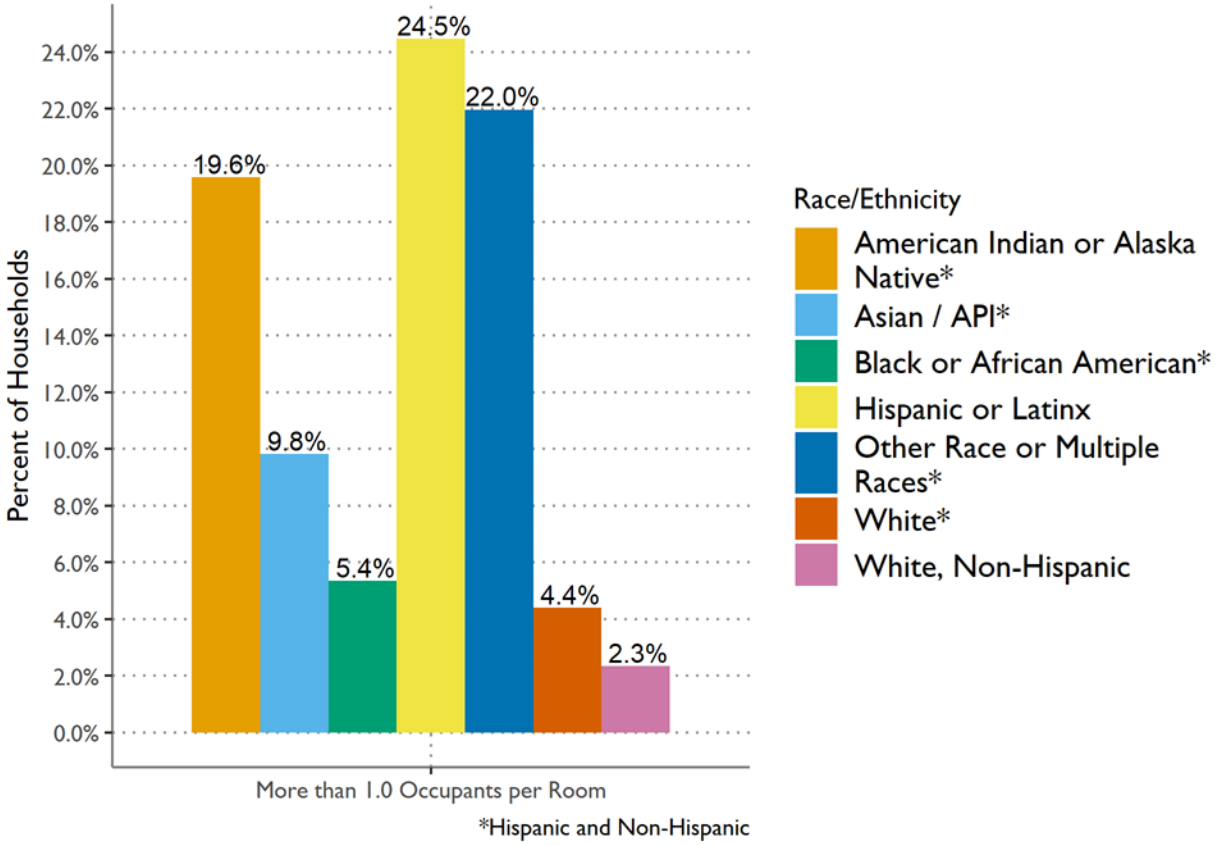
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Oakland. According to the ABAG-MTC data workbook, "Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here."[3] In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled 'Hispanic and Non-~~Hispanic~~'Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."[4]

When compared across racial and ethnic groups, overcrowding is most prevalent among Hispanic or Latinx households, other race or multiple race households of any ethnicity, and for American Indian or Alaska Native households of any ethnicity as 24.5 percent, 22.0 percent, and 19.6 percent of each group experiences overcrowding, respectively. In Oakland, majority Asian American communities like Saint Elizabeth, San Antonio, and East Peralta, have a higher overcrowding rate (10 percent) than the city as a whole (8 percent).[5] Overcrowding rates are low for non-Hispanic white households (2.3 percent).

[3] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[4] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[5] US Census. (2015-2019). 5-year American Community Survey. https://data.census.gov/cedsci/

Chart B-10: Oakland Overcrowding by Race/Ethnicity, 2015-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

COST BURDEN

Cost burden, or overpayment, is defined as monthly ~~shelter~~housing costs in excess of 30 percent of a household's income. Severe cost burden is defined as paying over 50 percent of household income for ~~shelter~~housing costs. ~~Shelter~~Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 32,479 households experience cost burden (20.10 percent) while an additional 33,050 households experience severe cost burden (20.50 percent). The means that nearly half of all Oakland households experience some level of cost burden. Of the 65,529 households experiencing some level of cost burden, 14,119 of them are considered moderate- or above-moderate-income and 51,410 are considered lower-income. This indicates that housing affordability is particularly out of reach for lower-income households in Oakland.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Oakland tend to have higher rates of cost burden than owners – for instance, 46.5 percent of all renters experience some level of cost burden while only 31.8 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as evident in Table B-~~31a~~33a below. As described in Appendix D, the highest rates of cost burden are experienced by non-Hispanic Black or African American and Hispanic or Latinx households, with a general geographic concentrations in East Oakland, as well as some tracts in the Jack London District and Grand-Lake neighborhood. Additional context on cost burden as it relates to racial equity is provided in Appendix D.

Table B-~~31a~~33a: Oakland Cost-Burdened Households by Income and Tenure, 2013-2017[1]

	Renters		*Owners*		*Total Households[2]*	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	6,765	23.10%	1,110	18.90%	7,875	22.40%
Cost Burden	4,980	17%	835	14.20%	5,815	16.50%
Severe Cost Burden	17,575	59.90%	3,935	66.90%	21,510	61.10%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	4,055	26.10%	2,080	36.30%	6,135	28.80%
Cost Burden	6,810	43.80%	1,340	23.40%	8,150	38.30%
Severe Cost Burden	4,690	30.20%	2,315	40.40%	7,005	32.90%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	6,470	53.50%	3,160	48.80%	9,630	51.90%
Cost Burden	4,780	39.50%	1,640	25.30%	6,420	34.60%
Severe Cost Burden	840	6.90%	1,670	25.80%	2,510	13.50%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	17,290	30.40%	6,350	35.10%	23,640	31.50%
Cost Burden	16,570	29.10%	3,815	21.10%	20,385	27.20%
Severe Cost Burden	23,105	40.60%	7,920	43.80%	31,025	41.30%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	34,200	86.90%	38,120	80.90%	72,320	83.70%
Cost Burden	4,724	12%	7,370	15.60%	12,094	14%
Severe Cost Burden	415	1.10%	1,610	3.40%	2,025	2.30%
All Income Groups						
No Cost Burden/Not Computed	51,490	53.50%	44,470	68.20%	95,960	59.40%
Cost Burden	21,294	22.10%	11,185	17.20%	32,479	20.10%
Severe Cost Burden	23,520	24.40%	9,530	14.60%	33,050	20.50%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table B-~~31b~~33b summarizes cost burden severity in Oakland compared to Alameda County and the region. Cost burden in Alameda County and the Bay Area region are comparable; cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened than in the County or region.

Table B-~~31b~~33b: Cost Burden Severity by Region, 2015-2019

	No Cost Burden		*Cost Burden*		*Severe Cost Burden*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	88,832	54.69%	35,183	21.66%	33,949	20.90%
Alameda County	350,326	62.06%	117,618	20.83%	96,579	17.11%
Bay Area	1,684,831	63.06%	539,135	20.18%	447,802	16.76%

1. Percentages do not add to 100 percent as each jurisdiction includes households for which data is not computed

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS compiled by ABAG-MTC indicate that 10,881 (6.7 percent) out of the 162,419 housing units in Oakland were vacant, which is higher than in the county (5.4 percent) but about equivalent to the entire Bay Area, as shown in Table B-~~32~~34.

Table B-~~32~~34: Oakland Vacant Units by Type, 2019

Vacancy Status	*Oakland*	*Alameda County*	*Bay Area*
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	**10,881 (6.7%)**	**30,919 (5.4%)**	**172,660 (6.3%)**

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

HOUSING PERMITS BY INCOME

Using data provided in the City's Annual Progress Report, the number of building permits issued from 2015 to 2021 is available by income group. In total, 16,789 building permits were issued during this period, or about 113.7 percent of the 5th cycle RHNA. Most of this development has been permitted at the higher income ranges, with 14,966 units permitted for above-moderate-income households – this translates to nearly nine above-moderate-income permits for every lower-income permit. Only 1,079 very-low-income units (52.4 percent) were permitted, 666 low-income units (32.1 percent) were permitted, and 78 moderate-income units (2.8 percent) were permitted. See Table B-~~33~~35 for the proportion of the RHNA for the period within which these permits were issued.

Table B-~~33~~35: Oakland Housing Permitting, 2015 – 2021

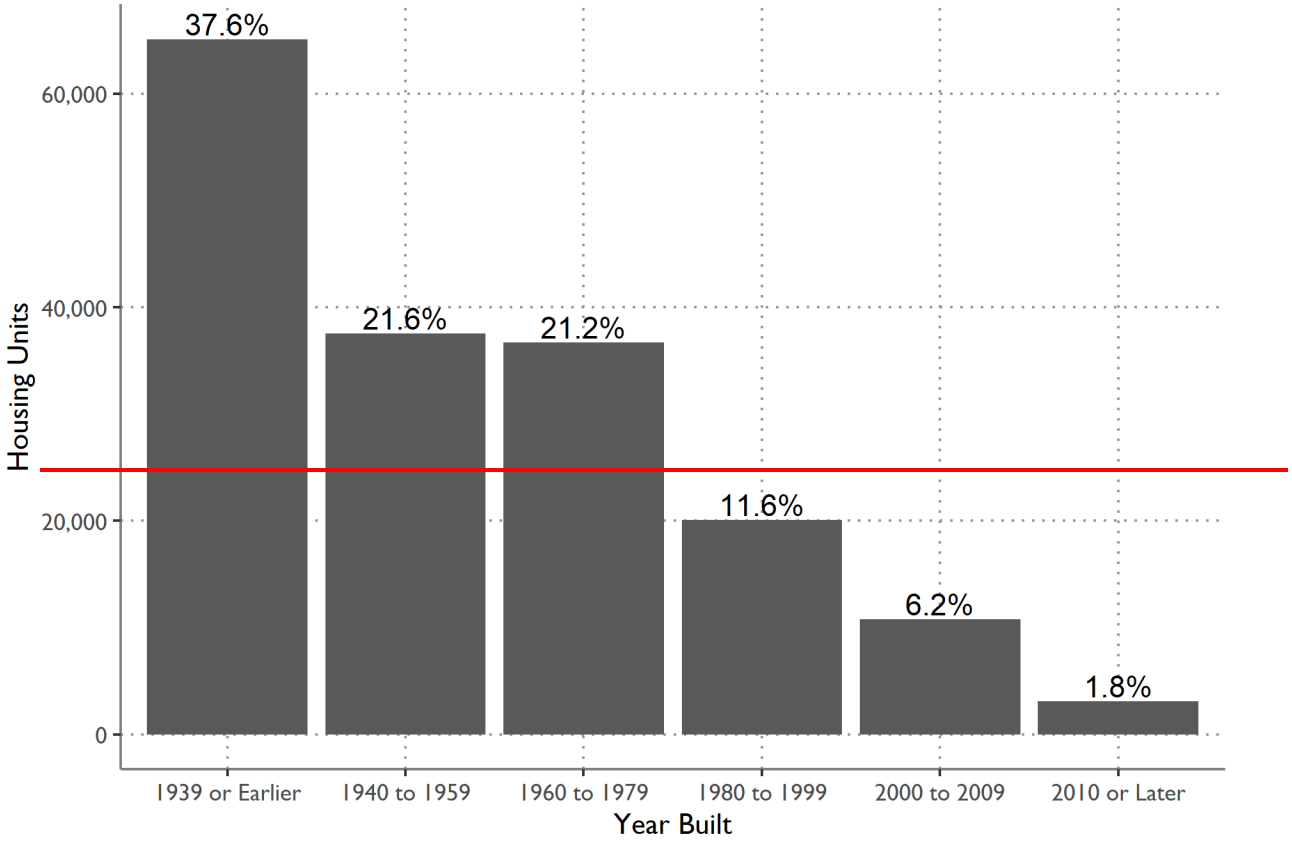
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA Met*
Very-Low-Income	1,079	52.4%
Low-Income	666	32.1%
Moderate-Income	78	2.8%
Above-Moderate-Income	14,966	191.5%
Total	**16,789**	**113.7%**

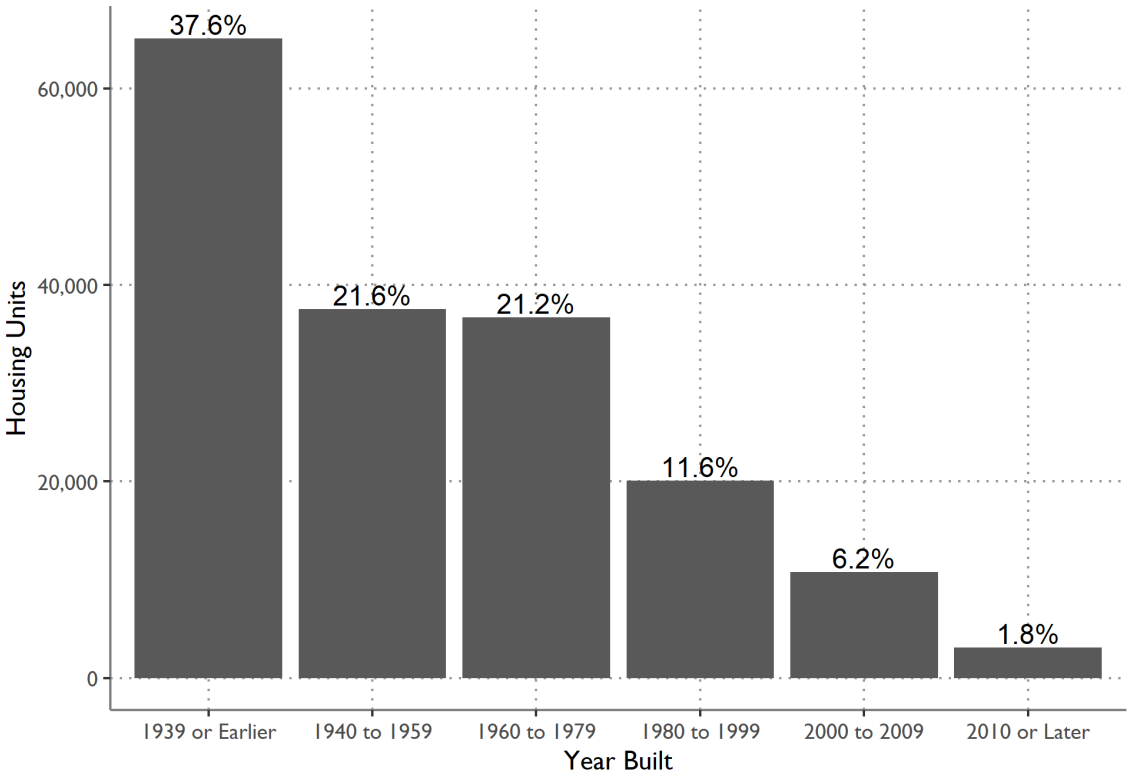
Source: City of Oakland, Housing Element Annual Progress Report, 2021

HOUSING STOCK CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Oakland, about 80.4 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010. See Chart B-11 for the age of Oakland's housing stock as of 2019.

Chart B-11: Age of Oakland Housing Stock, 2019





Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that ~~substantial~~substandard housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-White reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent White. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, as shown in Table B-34, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the City's housing stock is likely substandard. As discussed in the Housing Action Plan Action 2.1.3, the City is moving to a proactive enforcement framework to better address issues of substandard housing – particularly as these issues disproportionately impact BIPOC communities.

Oakland's Code Enforcement estimates the number of units in need of major rehabilitation and replacement based on an assessment of the number of units being assigned red-tag ~~(~~status or declared unsafe ~~declaration)~~ for structural reasons or other hazards generated by fire or other incidents such as

vehicle impact. These numbers will change with issuance of permits to demolish or to repair. Based on estimates from 2021 and 2022, the number is estimated at 10 buildings (or approximately 50 units) per year, since the real estate market is relatively active with short supply of housing. ~~A slower market tends to leave more units in need of rehabilitation and replacement.~~Additionally, around 2,600 units are estimated to be in need of moderate to substantial rehabilitation or repair. These units are in structures that show major damage such as missing siding, holes in the roof or a roof that is listing, a tilted or cracked foundation, or missing windows or doors.

Table B-34: Oakland Substandard Housing Issues, 2019

Building Amenity	*Owner*	*Renter*
Incomplete Kitchen Facilities	0.28%	1.91%
Incomplete Plumbing Facilities	0.20%	1.02%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

B.7 Housing Costs and Affordability

Several housing market characteristics—such as high levels of cost burden or overcrowding—may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Oakland and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Oakland with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price or cost refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Oakland by different income households and unit size (bedrooms) are shown in Table B-~~35~~37. HCD has estimated the 2021 Alameda County AMI for a family of four to be $125,600, which is about a 34.3 percent increase from the 2014 AMI estimate of $93,500.

Table B-~~35~~37: Oakland Housing Affordability by Income Group, 2021

		Affordable Monthly Payment[2]		*Utilities[3]*		*Housing Costs*	*Maximum Affordable Price*	
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$28,800	$720	$720	$180	$180	$252	$541	$76,121
2 Person (1 Bedroom)	$32,900	$823	$823	$196	$196	$288	$627	$89,380
3 Person (2 Bedroom)	$37,000	$925	$925	$221	$221	$324	$704	$100,197
4 Person (3 Bedroom)	$41,100	$1,028	$1,028	$254	$254	$360	$773	$109,036
5 Person (4 Bedroom)	$44,400	$1,110	$1,110	$309	$309	$389	$802	$108,839
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$47,950	$1,199	$1,199	$180	$180	$420	$1,019	$158,113
2 Person (1 Bedroom)	$54,800	$1,370	$1,370	$196	$196	$480	$1,174	$183,179
3 Person (2 Bedroom)	$61,650	$1,541	$1,541	$221	$221	$539	$1,320	$206,068
4 Person (3 Bedroom)	$68,500	$1,713	$1,713	$254	$254	$599	$1,458	$226,714
5 Person (4 Bedroom)	$74,000	$1,850	$1,850	$309	$309	$648	$1,542	$235,751
Low-Income (51%-80% AMI)								
1 Person (Studio)	$76,750	$1,919	$1,919	$180	$180	$672	$1,739	$281,595
2 Person (1 Bedroom)	$87,700	$2,193	$2,193	$196	$196	$767	$1,997	$324,471
3 Person (2 Bedroom)	$98,650	$2,466	$2,466	$221	$221	$863	$2,245	$364,642
4 Person (3 Bedroom)	$109,600	$2,740	$2,740	$254	$254	$959	$2,486	$402,835
5 Person (4 Bedroom)	$118,400	$2,960	$2,960	$309	$309	$1,036	$2,652	$426,251
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$105,500	$2,638	$3,077	$180	$180	$1,077	$2,458	$480,363
2 Person (1 Bedroom)	$120,550	$3,014	$3,516	$196	$196	$1,231	$2,818	$551,262
3 Person (2 Bedroom)	$135,650	$3,391	$3,956	$221	$221	$1,385	$3,170	$620,105
4 Person (3 Bedroom)	$150,700	$3,768	$4,395	$254	$254	$1,538	$3,513	$686,848
5 Person (4 Bedroom)	$162,750	$4,069	$4,747	$309	$309	$1,661	$3,760	$732,813

1. AMI limits based on 2021 HCD State Income Limits for Alameda County, other assumptions are derived from Zillow estimates (as of October 4, 2021) and the National Association of Realtors. The 2021 Alameda County AMI is $125,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Alameda County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

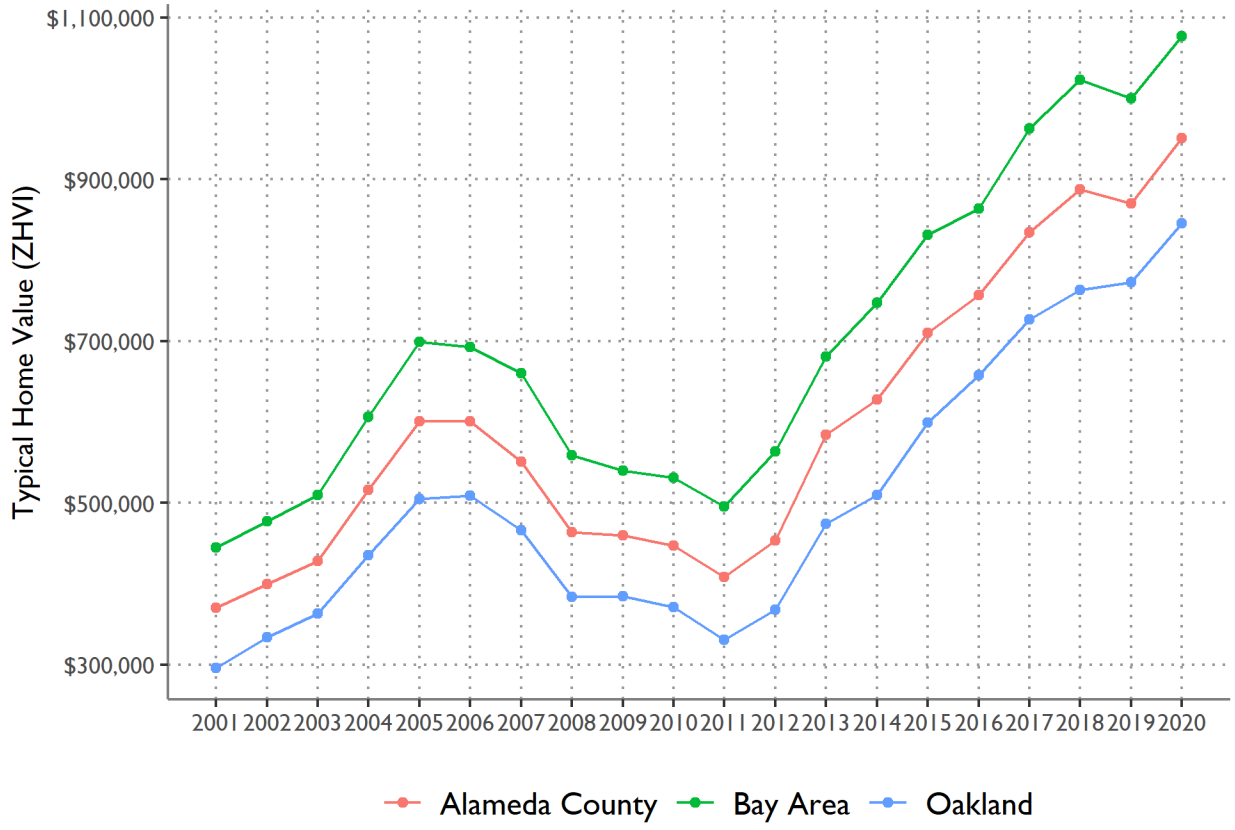
5. Assumed 30-year amortization, 2.82% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Alameda Housing Authority Utility Allowance Schedule, 2021; Zillow Mortgage Rates, October 2021; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2021

OWNERSHIP COSTS

Like many cities in the Bay Area, housing costs in Oakland have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI) as compiled by ABAG-MTC, which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values did decline as steeply in Oakland as they did in Alameda County and the Bay Area following the 2008 financial collapse. Home values in 2014 surpassed the previous high of just over $500,000 in 2005, and have risen continually since, to reach over $800,000 in 2020. These are, however, lower than that for the county as well as the Bay Area region.

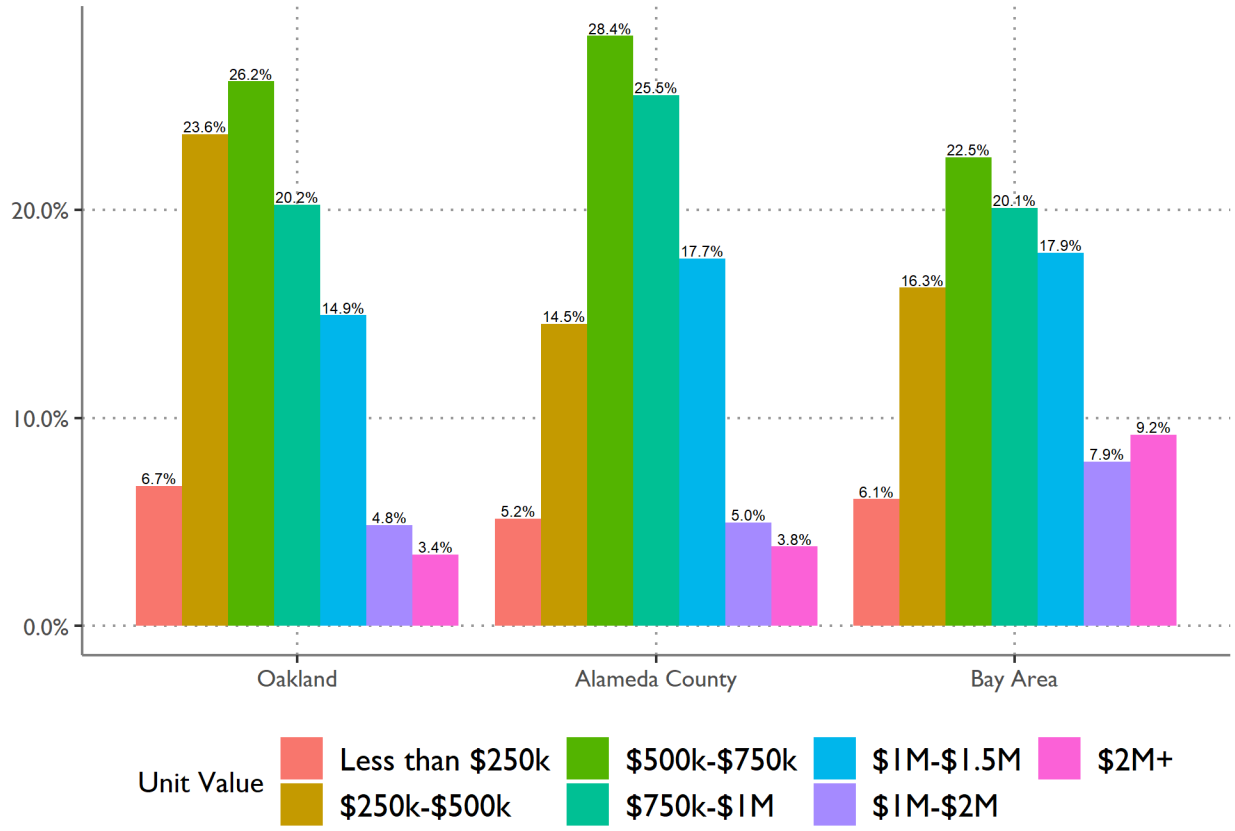
Chart B-12: Zillow Home Value Index (ZHVI) by Region, 2001 – ~~2021~~2020



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

In addition to the ZHVI, the ABAG-MTC data worksheet provides estimates of home values for owner-occupied units based on the 2019 ACS. Shown in Chart B-13, this data confirms the disparity in home value across region as indicated by the ZHVI. While the ZHVI estimates the typical household is valued over $800,000, the ACS indicates that the majority of units (about 56.5 percent) are actually valued below $750,000. There is a similar distribution of home values in the county, while the Bay Area has more even distributions by unit value. Alameda County does skew towards lower unit values while the Bay Area tends to skew towards higher unit values. The ZHVI is better aligned with these regional estimates. Given that housing costs have only risen since the 2019 ACS, the 2020 ZHVI is used to estimate housing value in Oakland, although it should be noted that this may slightly overestimate housing cost.

Chart B-13: Owner-Occupied Unit Values by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-~~36~~38 provides a breakdown of the ZHVI by housing type and size between 2010 and 2020. In total, housing value has increased by about 127.20 percent between 2010 and 2020. Two-bedroom units in particular have seen a relatively high increase in value by about 146.30 percent during the period. As of 2020, the highest value housing type in Oakland is a five-plus bedroom housing unit at $1,563,444.

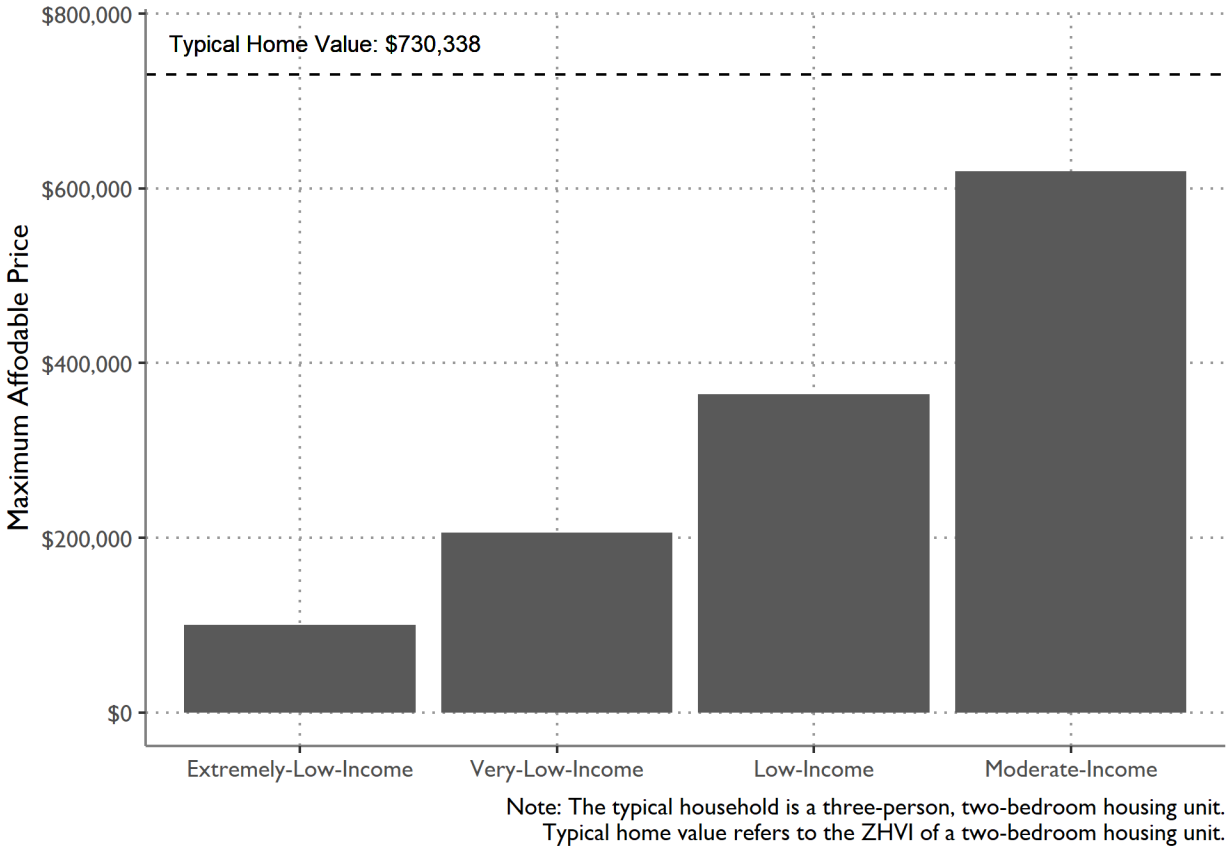
Table B-~~36~~38: Oakland Zillow Home Value Index (ZHVI), 2010 - 2020

Housing Type	*December 2010 ZHVI*	*December 2020 ZHVI*	*Percent Change (2010 – 2020)*
Single-Family	393,624	903,784	**129.60%**
Condo	303,492	663,528	**118.60%**
1 Bedroom	238,093	573,501	**140.90%**
2 Bedroom	296,481	730,338	**146.30%**
3 Bedroom	436,005	966,329	**121.60%**
4 Bedroom	619,683	1,325,654	**113.90%**
5+ Bedrooms	638,487	1,563,444	**144.90%**
Total	**373,381**	**848,356**	**127.20%**

Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the ZHVI estimates provided in Table B-36 and housing affordability levels from Table B-35 it is apparent that no lower-income household can afford a home at an appropriate size. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. For instance, a three-person moderate-income household would be able to afford a $620,105 unit, which would be sufficient to purchase only a one-bedroom unit per the ZHVI. This demonstrates an affordability gap for lower-income households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing in a market like that of the Bay Area is only generally affordable to moderate- or higher-income households. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a three-person household living in a two-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household, 2021



Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

RENTER COSTS

In 2019, according to ACS estimates provided by ABAG-MTC, the median contract rent in Oakland was $1,345. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-~~37~~39 illustrates that rent in Oakland is significantly lower than in the county and in the Bay Area during the same year. Rents in Oakland experiences increases between the 2009 and 2015 period, increasing by about 16.5 percent. This is lower from the county and Bay Area, which saw median contract rent increases by 19.4 percent and 20.4 percent, respectively. However, between 2015 and

2019 rent costs spiked in Oakland—increasing by about 26.4 percent—while the county and Bay Area saw even more dramatic increases, 30.9 percent, and 28.4 percent respectively.

Table B-~~37~~39: Median Contract Rent[1] by Region, 2009 – 2019

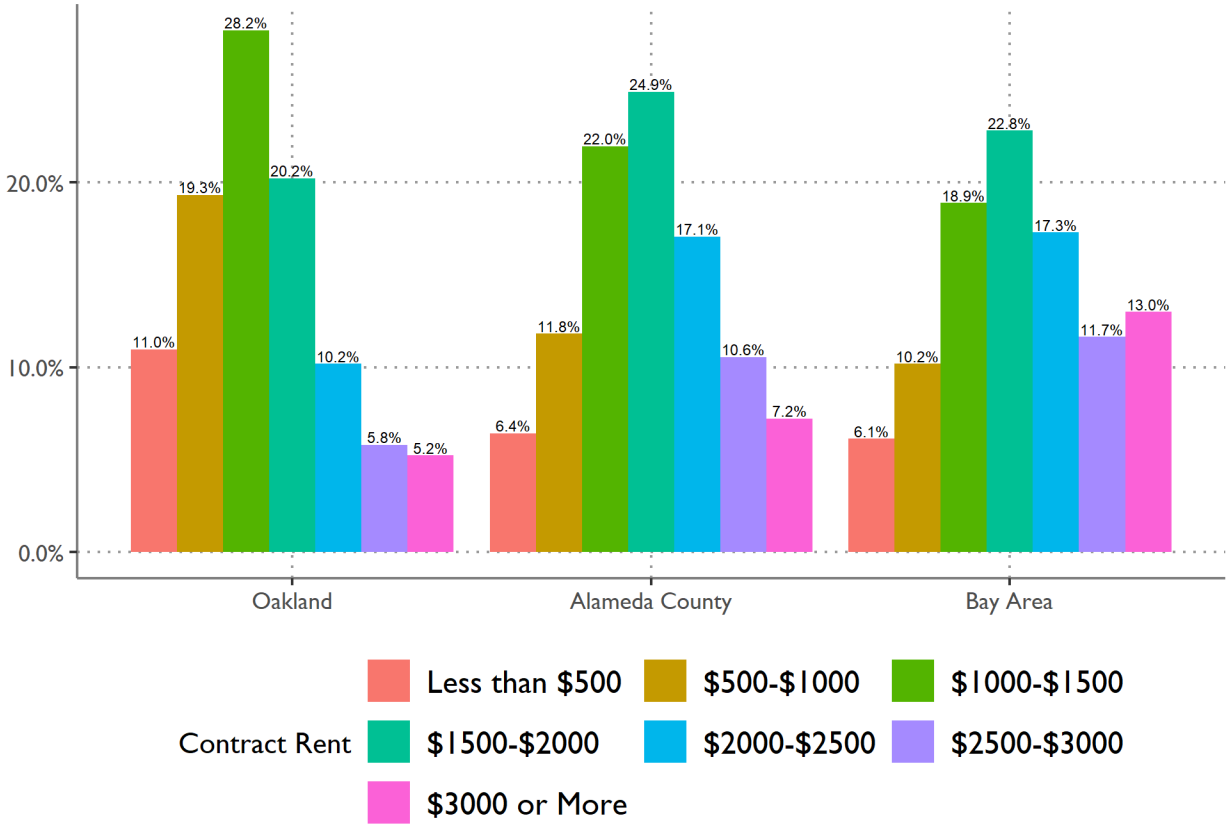
Jurisdiction	*2009 Median Contract Rent*	*2015 Median Contract Rent*	*2019 Median Contract Rent*
Oakland	$913	$1,064	$1,345
Alameda County	$1,083	$1,293	$1,692
Bay Area	$1,196	$1,440	$1,849

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas))

The distribution of contract rent by region is also provided in the ABAG-MTC data workbook. As demonstrated in Chart B-15, most (58.5 percent) renter-occupied units in Oakland have contract rents below $1,500. This differs from the county, where 40.2 percent of units have contract rents below $1,500, and the Bay Area, where 35.2 percent of units are below that threshold. Further, 17.8 percent of the county rental stock and 24.7 percent of the Bay Area rental stock have contract rents above $2,500 while only 11 percent of Oakland's rental stock exceeds that amount. Thus, rents have risen at slower pace in the city than in the surrounding region, and Oakland remains a relatively affordable option for renters when compared to the county or Bay Area.

Chart B-15: Contract Rents for Renter-Occupied Units by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

As rents have risen in the city, it has become increasingly more difficult for lower-income households to afford units in a suitably sized housing unit. Table B-~~38~~40 provides estimated median monthly gross rents in Oakland by number of bedrooms. Unlike contract rent which is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included; gross rent includes additional costs for utilities and fuels.

Table B-~~38~~40: Oakland Monthly Gross Rental Rates, 2019

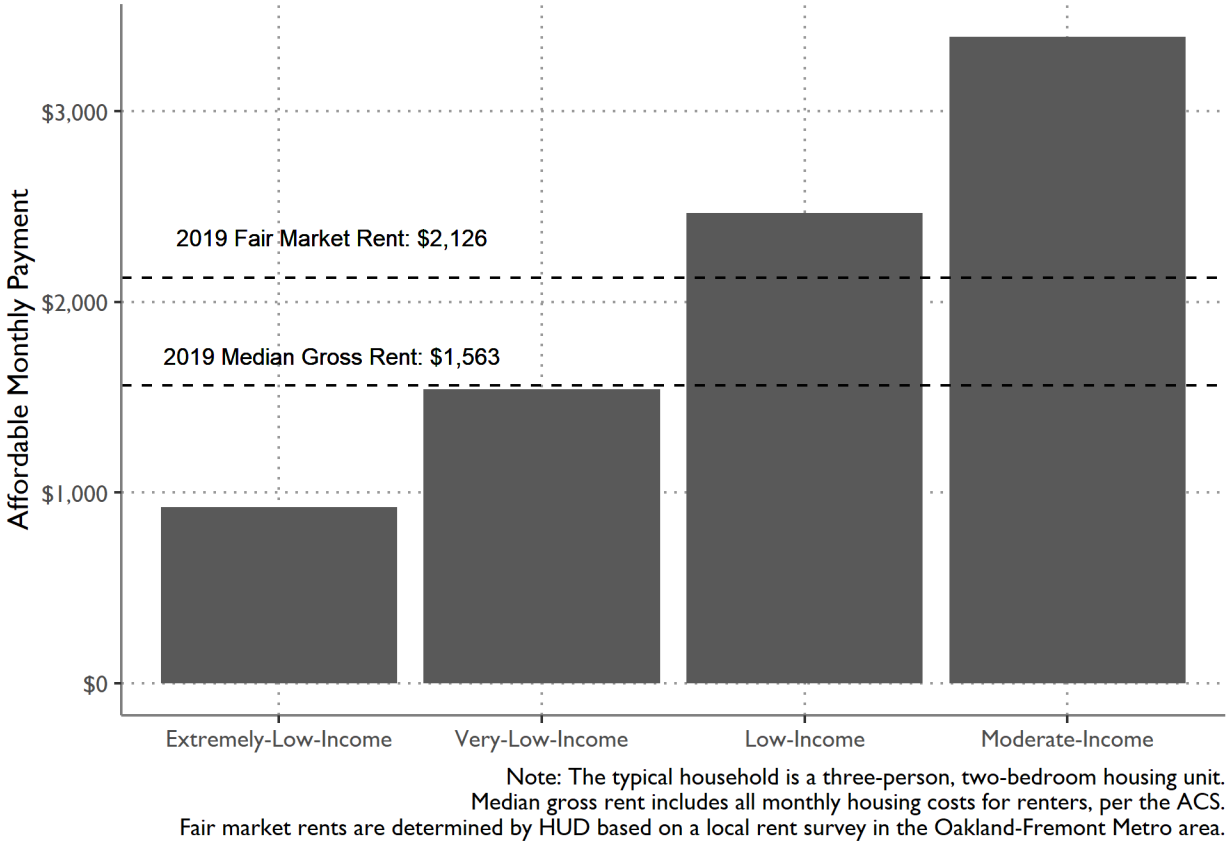
Number of Bedrooms	*2019 Median Monthly Gross Rent*
0	$979
1	$1,328
2	$1,563
3	$1,796
4	$2,095
5 or more	$2,270

Source: American Community Survey 5-Year Data (2015-2019)

According to ACS gross rental estimates (i.e., including utilities and other costs) from Table B-38 above and monthly affordable payments presented in Table B-35, extremely-low-income and very-low-income households in Oakland would not be able to afford to rent an appropriately sized unit. However, larger

extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a studio. A very-low-income three-person household could afford to rent a one-bedroom unit. This mismatch may be one of the causes behind the city's relatively high rate of overcrowding. All other income levels, including low-income households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income and very-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household, 2019



Note: The typical household is a three-person, two-bedroom housing unit.
Median gross rent includes all monthly housing costs for renters, per the ACS.
Fair market rents are determined by HUD based on a local rent survey in the Oakland-Fremont Metro area.

Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

B.8 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031 for this Housing Element). The California Housing Partnership (CHP) estimates that there are 12,979 assisted low-income units in Oakland. Table B-~~39~~41 shows that while most units in Oakland are at low risk of conversion, there are 216 units at moderate risk and 42 units at high risk. The proportion of assisted units facing some level of risk is lower in the city (2.0 percent) than in the county (4.3 percent) the Bay Area region as a whole (5.1 percent). While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-~~39~~41: Summary of Assisted Units at Risk of Conversion, 2022

	Oakland[2]		*Alameda County*		*Bay Area*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Low	12,721	98.0%	26,150	95.7%	127,484	94.9%
Moderate	216	1.7%	757	2.8%	3,175	2.4%
High	42	0.3%	334	1.2%	2,720	2.0%
Very High	0	0.0%	91	0.3%	919	0.7%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
2. Risk levels in Oakland have been modified from CHP's findings to reflect local knowledge – including that the Hotel Oakland is not at risk of conversion to market rate.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-39. The assisted housing inventory is available in Table B-~~40~~42 below.

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
United Together Manor	9410 MacArthur Blvd	Local	0	17	High	1/26/2025
Lottie Johnson Apartments	970 14th St	HUD	0	25	High	6/30/2023
Hamilton Hotel	2101 Telegraph Ave	Local	0	92	Moderate	9/25/2027
CURA-North	531 24th St	Local	0	17	Moderate	6/14/2031
Effie's House	829 E. 19th St	Local	0	20	Moderate	1/10/2029
Courtyards at Acorn	923 Adeline St	Local	0	87	Moderate	1/3/2031
Hotel Oakland[1]	270 Thirteenth St	HUD	315	315	Low	4/30/2030
Alameda County Comfort Inn	8452 Edes Ave	HCD	0	102	Low	2075
Days Hotel	8350 Edes Ave	HCD	0	138	Low	2075
Town Center at Acorn	1143 10th St	HUD	0	25	Low	8/31/2034
St. Joseph's Family Apartments	1272 26th Avenue	LIHTC	0	61	Low	2067
Ironhorse at Central Station	1801 14th Street	LIHTC; HCD; Local	0	98	Low	12/21/2065
St. Joseph's Senior Apartments	2647 International Boulevard	LIHTC	83	83	Low	2064
MacArthur Transit Village Apartments	3838 Turquoise Way	LIHTC	0	89	Low	2067
460 Grand Avenue Apartments	460 Grand Avenue	LIHTC	0	67	Low	2067
Fruitvale Transit Village Phase IIB	3511 E 12th Street	LIHTC	0	179	Low	2074

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Mandela Gateway	1350 7th Street	LIHTC; CalHFA; Local	0	166	Low	5/16/2060
Percy Abram, Jr. Senior Apartments	1094 Alcatraz Ave	HUD; Local	44	44	Low	8/24/2061
Irene Cooper Manor	1218 2nd Ave	HUD; Local	40	40	Low	3/23/2041
SOUTHLAKE TOWER	1501 Alice St	HUD; CalHFA; Local	130	130	Low	2/21/2058
Harrison Street Senior Housing	1633 Harrison Street	LIHTC; HUD	72	72	Low	2066
J. L. RICHARD TERRACE	250 E. 12th Street	HUD	80	80	Low	8/31/2028
Westlake Christian Terrace East	251 28th Street	LIHTC; HUD; HCD	0	198	Low	2068
Westlake Christian Terrace West	275 28th Street	LIHTC; HUD	0	199	Low	2072
Bancroft Senior Homes	5636 Bancroft Avenue	HUD	60	60	Low	6/30/2041
Sojourner Truth Manor	5815 Martin Luther King Jr Way	HUD	87	87	Low	3/20/2044
Sister Thea Bowman Manor	6400 San Pablo Ave	HUD; Local	55	55	Low	12/12/2037
St. Mary's Gardens	801 10th St	HUD	0	100	Low	6/30/2030
Clifton Hall	5276 Broadway	HCD	0	63	Low	2075
Cathedral Gardens	618 21st Street	LIHTC; CalHFA	0	99	Low	2059
Madison Park Apartments	100 9th Street	LIHTC; HCD; Local	0	96	Low	2072
1110 Jackson	1110 Jackson Street	LIHTC	0	70	Low	2068
Oakland Point , L.P.	1448 10th Street	LIHTC; HCD; Local	0	31	Low	12/21/2055

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Noble Tower Apartments	1515 Lakeside Drive	LIHTC; HUD; CalHFA	0	194	Low	2073
Marcus Garvey Hismen Hin-Nu (Site A)	1769 Goss Street	LIHTC; HCD; Local	0	111	Low	2069
San Pablo Hotel	1955 San Pablo Avenue	LIHTC; HCD	142	142	Low	12/17/2073
Drasnin Manor Apartments	2530 International Blvd	LIHTC; HCD; Local	0	25	Low	2067
Oak Park Apartments	2618 East 16th Street	LIHTC; HCD; Local	0	34	Low	11/30/2059
Frank G Mar Apartments	283 13th Street	LIHTC	0	117	Low	2074
Seven Directions	2946 International Boulevard	LIHTC; HCD; Local	0	35	Low	10/1/2063
California Hotel	3501 San Pablo Avenue	LIHTC; CalHFA; HCD	0	135	Low	3/13/2067
Fruitvale Transit Village II-A (aka Casa Arabella)	3611 East 12th St.	LIHTC	0	92	Low	2071
Madrone Hotel	477 8th Street	HCD; Local	0	32	Low	2069
Slim Jenkins Court	700 Willow St	Local	0	13	Low	2021
			0			
Swan's Market Hall Apartments	918 Clay Street	LIHTC; CalHFA	0	17	Low	2053
Jack London Gateway Senior Housing	989 Brush Street	LIHTC; Local	60	60	Low	6/30/2064
The Altenheim Senior Housing, Phase 2	1720 MacArthur Blvd.	LIHTC	80	80	Low	2064

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Altenheim Senior Housing	1720 MacArthur Boulevard	LIHTC; HCD; Local	92	92	Low	1/31/2062
Allen Temple Arms III	10121 E. 14th St	HUD; Local	49	49	Low	3/1/2042
Allen Temple Arms II	1388 81st Ave	HUD	51	51	Low	9/1/2027
Allen Temple Manor	7607 International Boulevard	HUD	24	24	Low	12/31/2040
Allen Temple	8135 International Blvd	HUD	75	75	Low	5/31/2022
Santana Apartments	2220 10th Avenue	LIHTC	0	30	Low	
Hamilton Apartments	510 21st Street	LIHTC	0	92	Low	2051
Brooklyn Basin Family Housing Project 1_9% & 4%	101 10th Avenue	LIHTC	0	100	Low	2072
Brooklyn Basin Senior Housing Project 2	280 8th Avenue	LIHTC	109	109	Low	2072
Foon Lok West	311 9th Avenue	LIHTC	0	129	Low	2074
Tassafaronga Village Phase 2	1001 83rd Avenue	LIHTC; HCD	0	19	Low	5/6/2066
Chestnut Linden Court	1060 West Grand Ave.	LIHTC	0	149	Low	2057
Linden Court Rental	1089 26th St	Local	0	79	Low	8/13/2057
Keller Plaza Apartments	5321 Telegraph Avenue	LIHTC; HUD	0	167	Low	2066
Oak Grove North & South	620 17th Street	LIHTC	0	149	Low	2072
Foothill Family Apartments	6946 Foothill Blvd.	LIHTC	0	64	Low	2057

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Tassafaronga Village Phase 1	930 84th Ave	LIHTC; HCD; Local	0	136	Low	2/10/2066
Coliseum Gardens Phase II aka Lion Creek Crossings	6615 Leona Creek Dr	LIHTC; CalHFA; HCD	128	145	Low	10/11/2062
Lion Creek Crossings Phase V	6710 Lion Way	LIHTC	0	127	Low	2068
Lion Creek Crossings fka Coliseum Gardens Phase I	6818 Lion Way	LIHTC; CalHFA; HCD; Local	0	114	Low	1/23/2064
Lion Creek Crossings, Phase IV	6888 Lion Way	LIHTC; HCD	0	71	Low	12/27/2067
Lion Creek Crossings Phase III	928 66th Avenue	LIHTC; CalHFA; HCD	0	105	Low	1/23/2064
Drachma Housing	1029 Campbell Street	LIHTC	0	19	Low	2057
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	LIHTC	0	25	Low	2067
Embark Apartments	2126 Martin Luther King Jr. Way	LIHTC; HCD	0	61	Low	2071
Northgate Apartments	2301 Northgate Avenue	LIHTC; Local	0	41	Low	11/15/2058
Vernon Street Housing, Inc.	269 Vernon St	HUD; Local	0	12	Low	5/7/2036
Eldridge Gonaway Commons	275 East 12th Street	LIHTC; HUD	0	39	Low	2067
Empyrean Harrison Renovation (Site A)	344 13th St.	LIHTC; HCD	0	146	Low	2072
Fox Courts	555 19th Street	LIHTC; HCD; Local	0	79	Low	1/28/2065
Stanley Avenue Apartments	6006 International Blvd.	LIHTC; CalHFA; HCD	0	23	Low	2057

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
International Blvd. Family Housing Initiative	6600 International Blvd.	LIHTC	0	29	Low	2053
Eastmont Court	6850 Foothill Blvd	HUD; Local	0	18	Low	3/22/2064
Clinton Commons	720 East 11th Street	LIHTC; CalHFA	0	54	Low	2066
Coliseum Place	905 72nd Avenue	LIHTC; HCD	0	58	Low	2073
Oak Street Terrace	1109 Oak Street	LIHTC; Local	38	38	Low	2058
Adeline Street Lofts	1131 24th Street	LIHTC; Local	0	37	Low	2056
Lakeside Senior Apartments	116 E. 15th Street	LIHTC; HCD	91	91	Low	2068
St. Patrick's Terrace	1212 Center St	HCD; HUD	65	65	Low	12/23/2064
Camino 23	1233 23rd Ave.	LIHTC; HCD	0	36	Low	9/23/2075
Jefferson Oaks Apartments (Site A)	1424 Jefferson Street	LIHTC; CalHFA; HCD	0	101	Low	2066
Madison Apartments	160 14th Street	LIHTC; HCD; Local	0	78	Low	9/30/2063
Homes Now in the Community	1800 Linden St	HUD	0	10	Low	3/31/2031
The Orchards on Foothill	2719 Foothill Boulevard	LIHTC; Local	64	64	Low	11/30/2063
Valdez Plaza	280 28th St	HUD	0	150	Low	8/31/2026
Linda Glen	32 Linda Ave	HUD	0	40	Low	9/30/2025
St. Andrew's Manor	3250 San Pablo Ave	HUD; HCD	59	59	Low	9/25/2068

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
3268 San Pablo	3268 San Pablo Avenue	LIHTC; HCD	0	50	Low	2073
Beth Asher	3649 Dimond Ave	HUD	50	50	Low	9/30/2026
Fairmount Apartments	401 Fairmount Avenue	LIHTC; CalHFA	0	30	Low	2065
Redwood Hill Townhomes	4856 Calaveras Ave.	LIHTC	0	27	Low	2070
Otterbein Manor	5375 Manila Ave	HUD	0	39	Low	7/31/2024
Satellite First Communities	540 21st Street	LIHTC; HUD	0	345	Low	2066
Merritt Crossing	609 Oak Street	LIHTC; CalHFA	69	69	Low	2066
Kenneth Henry Court	6455 Foothill Blvd	LIHTC; HCD; Local	0	50	Low	2066
Las Bougainvilleas	1223 37th Ave	HUD; Local	67	67	Low	4/1/2038
Posada de Colores Apartments	2221 Fruitvale Avenue	LIHTC; HUD	99	99	Low	2071
Casa Velasco	3430 Foothill Blvd.	LIHTC; HUD; Local	20	20	Low	2058
Bishop Roy C. Nichols fka Downs Senior Housing	1027 60th Street	LIHTC	16	16	Low	2057
Oakland International	10500 International Blvd.	LIHTC	0	321	Low	2072
City Towers	1065 8th Street	LIHTC; HUD	0	229	Low	2058
Oakland 34	10920 MacArthur Boulevard	LIHTC	0	32	Low	2068

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
BETH EDEN HOUSING DEVELOPMENT	1100 Market St	HUD	54	54	Low	12/31/2035
LakeHouse Commons Affordable Apartments	121 E. 12th Street	HCD	0	90	Low	2071
Lakemount Apartments	136 E. 12th St	HUD	0	66	Low	7/31/2036
Coit Apartments	1445 Harrison Street	LIHTC; HCD	0	105	Low	2050
Oak Center Towers	1515 Market Street	LIHTC; HUD	0	195	Low	2060
Rose of Sharon Homes	1600 Lakeshore Avenue	LIHTC; HUD	0	142	Low	2061
Oak Center I Apartments	1601 Market St	LIHTC; HUD	0	76	Low	2069
Lake Merritt Apartments	1714 1st Ave	LIHTC; HUD; Local	55	55	Low	2071
Villa Oakland	2116 Brush St	LIHTC	0	104	Low	2075
Piedmont Apartments	215 West MacArthur Boulevard	LIHTC	0	247	Low	2066
Baywood Apartments	225 41st Street	LIHTC; HUD; CalHFA	76	76	Low	2058
East Side Arts and Housing	2285 International Blvd	Local	0	16	Low	2/8/2062
Lincoln Court Senior Housing	2400 MacArthur Blvd.	LIHTC; HCD; Local	81	81	Low	1/16/2062
United Seniors Housing at the Eastmont Town Center	2520 Church Street	LIHTC	68	68	Low	2061
San Pablo Suites	2551 San Pablo Avenue	LIHTC	0	43	Low	2047

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
E.E. Cleveland Manor	2611 EC Reems Court	LIHTC; HUD	53	53	Low	2071
Gatewood Commons	2700 Alvingroom Court	LIHTC	0	118	Low	2052
East Bay Transit Homes	2787 79th Ave	HUD	0	12	Low	6/30/2036
North Oakland Senior Housing	3255 San Pablo Avenue	LIHTC; Local	64	64	Low	7/31/2058
Mark Twain Senior Community Center	3525 Lyon Avenue	LIHTC; Local	102	105	Low	2051
Rising Oaks (aka Emancipation Village)	3800 Coolidge Avenue	HCD	0	30	Low	4/1/2069
Coolidge Court	3850 Coolidge Avenue	HUD	0	18	Low	8/31/2038
St. Marks Apartments	392 12th Street	LIHTC; HUD	0	100	Low	2070
Harp Plaza	430 28th Street	LIHTC; Local	0	20	Low	2049
NOVA Apartments	445 30th Street	LIHTC	0	56	Low	2073
Uptown Apartments	500 William Street	LIHTC	0	135	Low	2063
Adcock Joyner Apartments	532 16th Street	LIHTC; HCD; Local	0	49	Low	2074
Providence House Oakland	540 23rd Street	LIHTC; HUD	0	40	Low	2070
Temescal Apartments	5406 Telegraph Avenue	HCD	0	6	Low	6/17/2060
Northgate Terrace Apartments	550 24th Street	LIHTC; HUD	0	199	Low	2069
Brookfield Place Apartments	555 98th Avenue	LIHTC	0	57	Low	2063
Oaks Hotel	587 15th St	Local	0	85	Low	5/4/2040

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Aztec Hotel	587 8th Street	HCD; Local	0	57	Low	1/13/2042
Granite Pointe Apartments	6311 Foothill Boulevard	CalHFA	0	54	Low	2/22/2037
Civic Center 14 TOD	632 14th Street	LIHTC; HCD	0	39	Low	9/25/2074
The Claridge Hotel Ridge Hotel	634 15th Street	LIHTC	0	198	Low	2048
C.L. Dellums Apartments	644 14th Street	LIHTC	0	72	Low	2068
Aurora Apartments	657 W. MacArthur Boulevard	LIHTC	0	43	Low	2073
James Lee Court (Dignity House)	690 Fifteenth Street	HCD; Local	0	25	Low	3/13/2090
MORH I Housing	741 Filbert St.	LIHTC; HUD	0	125	Low	2069
Oak Village Apartments	801 14th Street	LIHTC; CalHFA	0	116	Low	2058
Coliseum Connections	801 71st Ave.	LIHTC; HCD	0	55	Low	9/29/2075
Oak Center Homes	850 18th Street	LIHTC; HUD	0	88	Low	2066
94th and International Apartments	9400 International Blvd	LIHTC	0	58	Low	2069
95th & International Apartments	9409 International Boulevard	LIHTC	0	54	Low	2074
MacArthur Apartments	9800 MacArthur Blvd.	LIHTC; CalHFA	0	31	Low	2067
Garden Villas fka Garden Manor	9914 99th Avenue Court	LIHTC	0	71	Low	2063
MacArthur Studios	4311 & 4317 MacArthur Blvd	LIHTC	0	191	Low	2075

Table B-~~40~~42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Oakland Homekey 4	3270 Telegraph Ave	HCD	0	21	Low	2075
Project Reclamation	15 properties, scattered site**	HCD	0	89	Low	2075
Hugh Taylor House	1935 Seminary Avenue	HCD; Local	0	42	Low	11/10/2043
		Total Units	**2,967**	**12,979**		
		Units At-Risk	**0**	**258**		

1. According to the Oakland Housing Authority, this property is not at risk of conversion to market rate housing.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."[6] The typical development cost of affordable housing projects in Oakland is about $553,121 per unit, based on average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications; see Table B-~~41.~~43. Please note that the table below features a mix of rehabilitation and new construction projects, with new construction projects representing higher costs per unit. The most recent project costs are more indicative of the escalated construction costs that projects are experiencing, with each year adding approximately 5% to construction costs. If the 258 units identified as facing some level of risk converted to market rate housing during the 10-year period were to be replaced, the total replacement cost would be ~~about~~at least $142,705,218, but likely must more with escalation.

Table B-~~41~~43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Posada de Colores Apartments	2017	$298,295
E.E. Cleveland Manor	2017	$276,427
Fruitvale Transit Village II-A	2017	$566,418
Lake Merritt Apartments	2017	$483,393
Camino 23	2017	$649,002
Embark Apartments	2017	$514,918
San Pablo Hotel	2018	$305,768
Westlake Christian Terrace West	2018	$336,289
Brooklyn Basin Family Housing Project 1_4%	2018	$673,804
Brooklyn Basin Family Housing Project 1_9%	2018	$679,952
Empyrean Harrison Renovation	2018	$437,971
Madison Park Apartments	2018	$407,128
Oakland International	2018	$340,026
Brooklyn Basin Senior Housing Project 2	2018	$559,155
Oak Grove North & South	2018	$526,932
3268 San Pablo	2019	$688,757
NOVA Apartments	2019	$681,880
Coliseum Place	2019	$892,262
Noble Tower Apartments	2019	$593,324
Aurora Apartments	2019	$830,236
Granite Pointe Apartments	2019	$349,068
LakeHouse Commons Affordable Apartments	2020	$688,838
Foon Lok West	2020	$757,052
Frank G Mar Apartments	2020	$512,004

[6] Planning and zoning: housing element: rezoning of sites: prohousing local policies, Assembly Bill 1398 (Cal. 2021).

Table B-~~41~~43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Adcock Joyner Apartments	2020	$343,689
95th & International Apartments	2020	$714,604
Baywood Apartments	2020	$697,624
Fruitvale Transit Village Phase IIB	2020	$682,577
Average		**$553,121**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of ~~preservation for the typical~~conversion from market rate to affordable housing ~~project~~ can be estimated by finding the difference between fair market rent and affordable rent, but typically requires additional resources to support acquisition, deferred maintenance, and rehabilitation, as well as service connection and other important operational costs. As shown in Table B-35, the affordable monthly rental payment for an extremely-low-income, four-person household and a very-low-income, four-person household in Oakland is $1,028 and $1,713 respectively. In fiscal year 2021, the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $2,168 and $1,483 for the two income levels in Oakland. Given the affordability gap for extremely-low-income households, the total cost of preserving all 258 at-risk units (assuming they are all extremely-low-income units) would be approximately $559,344 per month or $6,712,128 per year. This translates to a cost of $67,121,280 over the 10-year period, or $260,160 per unit. Thus, preservation costs in Oakland are significantly lower than replacement costs but opportunities for such projects are restricted by what the market offers, and does not produce new residential units.

RESOURCES FOR PRESERVATION

~~There are two~~The primary resources available for preserving at-risk units ~~– public agencies, nonprofit housing corporations, and tenant groups; and~~come from public financing ~~or subsidy programs~~agencies. Preservation is implemented by mission-driven entities that committed to affordabilit restrictions. California HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-~~42~~44 provides the list of all qualified entities for Alameda County. The City would work with a subset of these organizations that are active in Oakland to preserve the housing units in danger of conversion, with focus on preserving the City's existing portfolio, as well as and expanding preservation opportunities by acquiring and converting market rate properties to affordable housing. Additional housing resources, including funding sources, that the City utilizes are discussed further in Appendix E.

Table B-~~42~~44: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Housing Authority of City of Alameda	Alameda	(510) 747-4300
Housing Authority of the City of Livermore	Livermore	(925) 447-3600
Housing Authority of County of Alameda	Hayward	(510) 538-8876
Affordable Housing Associates	Berkeley	(510) 647-0700
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Community and Economic Development Agency	Oakland	(510) 238-3502
Bay Area Community Services	Oakland	(510) 499-0365
Satellite Affordable Housing Associates	Berkeley	(510) 647-0700
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6712
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Alameda County Allied Housing Program	Hayward	(510) 670-5404
ROEM Development Corporation	Santa Clara	(408) 984-5600
Alameda Affordable Housing Corporation	Alameda	(510) 747-4343
Housing Authority of the City of Alameda	Alameda	(510) 747-4343

Source: HCD, May 2021

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA; and
- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included at the end of this appendix (see Table C-~~25~~26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region's housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.
- Above-moderate-income - greater than 120 percent of the county median income.

[1] More information on the Bay Area RHNA process is available on ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Oakland's RHNA is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region's total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens, overcrowding, and vacancy. The increase in Oakland's RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology's emphasis on proximity to jobs and higher resource areas,[2] as well as the share of future growth projected by Plan Bay Area.[3] To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet "no net loss" requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning period to accommodate the remaining RHNA by income category. To ensure that sufficient capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent

[2] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

[3] The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region's official long-range plan. More information on Plan Bay Area 2050 is available at the following link: https://www.planbayarea.org/finalplan2050

more capacity than required or project site capacity at less than the maximum density to allow for some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

Oakland's 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland's residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-~~25~~26 at the end of the appendix and in Figure C-1 below.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,~~985~~978	~~1,936~~2,191	~~760~~776	~~9,718~~10,176	~~**14,399**~~**15,121**
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	*~~12,339~~**13,061***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development ~~Projects~~Projects[3]	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~**8,602**~~**7,357**
Vacant	*~~225~~203*	*~~874~~787*	*~~27~~23*	*1,~~832~~201*	***2,~~958~~213***
Non-Vacant	*~~161~~211*	*~~606~~545*	*~~184~~171*	*4,~~693~~217*	***5,~~644~~144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~361~~498	~~980~~999	~~1,735~~2,456	~~**8,076**~~**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~219~~356*	*~~780~~799*	*~~1,735~~2,456*	*~~7,734~~**8,611***
Total Capacity		~~**11,862**~~**12,127**	**5,~~746~~764**	**18,~~666~~737**	**36,~~274~~628**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,~~601~~866**	**1,~~289~~307**	**7,~~133~~204**	**10,~~023~~377**
		~~**(115.6%)**~~**118.2%**	~~**(128.9%)**~~**129.3%**	~~**(161.8%)**~~**162.5%**	~~**(138.2%)**~~**139.5%**

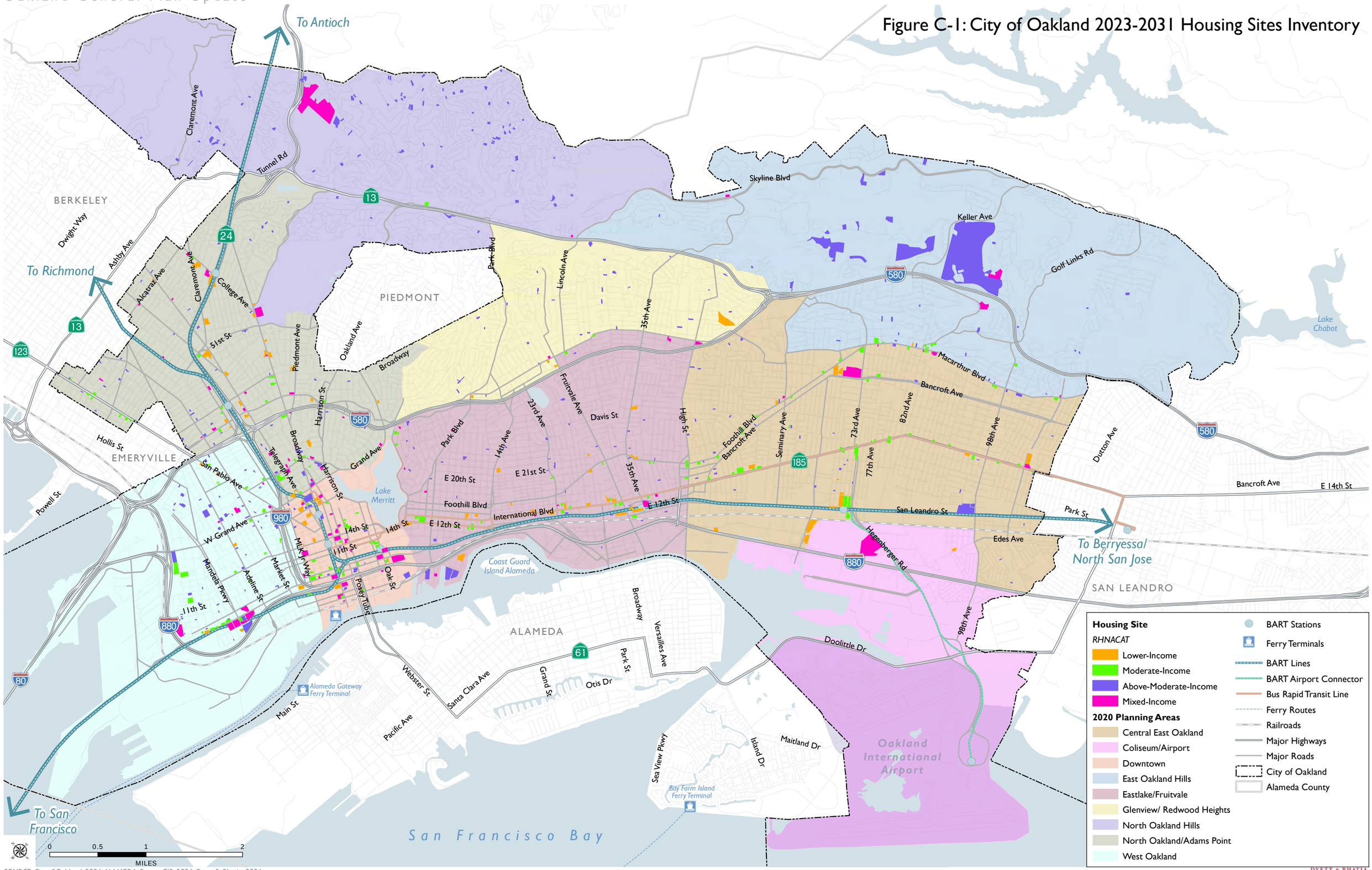
1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter ~~3~~2, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City's AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city's 6thth Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This

section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	***~~12,339~~13,061***
Projected ADUs	*692*	*692*	*394*	*0*	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	1,~~985~~978	**~~1,936~~**2,191	**~~760~~**776	**~~9,718~~**10,176	**~~14,399~~15,121**
Remaining Housing Need	**4,~~526~~533**	**1,~~814~~559**	**~~3697~~3,681**	**1,~~815~~357**	**11,~~852~~130**

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit~~;~~ that have not yet applied for a building permit~~,~~; are currently seeking a building permit~~,~~; or have already received an approved building permit~~;~~ and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately ~~21.5~~20.9 percent of pipeline capacity is affordable for lower-income households, while ~~1~~5.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-~~4~~5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-~~5~~5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-~~25~~26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. "Approved" and "Approved-Pending Appeal" have received entitlement and approval from City Council. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain ~~consistent with the City's records.~~ consistency with the City's records. While there are various planning approval statuses, as shown in Table C-4, this sites inventory only includes projects that

are Approved and Approved-Pending Appeal for maximum likelihood of development. For building permits, all projects are considered highly likely to be completed within the planning period, especially as expired permits can be reinstated up to three years after issuance. A survey of projects approved in 2015 shows that 98.6 percent of these projects were built in eight years. Thus, realistic capacity for pipeline projects is taken directly from provided from building permit applications. Other pre-application and early-stage projects with planning permits are described in 'Potential Development Projects.'

Expected completion dates are estimates provided by Planning staff based on typical project timelines. ; all pipeline projects are estimated to be available within the Housing Element planning period (completed by 2031). Pipeline projects with lower income units (including extremely-low, very-low, low-, and moderate-income units) have either been entitled as a density bonus project, which requires lower-income unit affordability as part of development approval and construction concurrently with market rate units; or have deed restriction agreements either in progress or in place. Housing Action Plan 3.3.19 establishes a coordination system to coordinate tracking units with Development Services staff to ensure that as projects are developed, there is adequate capacity available citywide to meet RHNA targets and no net loss requirements.

Table C-4: Planning and Building Permit Descriptions

Type of Permit	*Permit Status*	*Description*
Planning Permit	Approved	Planning entitlement was approved by Planning Commission and/or City Council.
	Approved - Pending Appeal	Project was approved by Planning Commission and/or City Council. The City's appeal period is only 10-days following issuance of planning approval. Projects with this status that are over 10 days past the approval status date should be considered approved. This status is maintained to retain consistency with the City's record keeping.
	Assigned	Project application was submitted and assigned to a Planner for review.
	Complete	Project or application is complete and moving forward for review by Planning Commission and/or City Council.
	Extended	Project application received planning approval from Planning Commission or zoning entitlements, but permit expired and applicant requested an extension.
	Filed	Project application was submitted to the City by applicant and fees are paid.
	Incomplete	Project was assigned to a Planner, but application lacked sufficient information to process or partial fees were paid and application status was changed from "Under Review" to "Incomplete."
	Under Review	Planner is reviewing the project application.
Building Permit	Permit Reinstated, Reinstated	After building permits are issued, the permit will become inactive if no inspection activity initiated by the applicant occurs for 180 days and the permit will expire after 730 days of inactivity as per California Building Code. Permits may become inactive or expire due to factors such as construction delays, labor or supply shortages, and/or the scale of the project itself. Once the applicant pays a fee to the City, the City will reinstate an active building permit.
	Permit Issued, Issued	The permit is approved and active. The applicant can begin construction and schedule inspection anytime they are ready.
	Permit Expired	The building permit is expired. Building permits expire if no inspection activity initiated by the applicant occurs for 730 days, as per California Building Code. Issued permits may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	Application Inactive	The building permit application is considered inactive after 180 days of no activity from the applicant, due to issues such as insufficient documentation, payment of fees, etc. Permit applications may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	On Hold - Fee Due	The issuance of the permit is on hold, requiring applicant action to address payment of fees. Once fees are paid and the applicant meets all the documentation requirements, the building permit will be issued.
	Permit on Hold	The issuance of the permit is on hold requiring applicant action to address issues such as insufficient documentation, payment of fees, or missing required submittals from applicant including regulatory agreements, Construction Management Plans, recycling requirement, etc.
	Plan Review in Progress	The application has been referred to Building Bureau Engineers for review. This is one of the required reviews that occurs during the standard building permit application review process, prior to approving the application and issuing the building permit.
	Final Check - On Hold	The last step prior to building permit issuance is Final Check by the City and it is on hold due to incomplete status for one or more of the following: verification of stamped plans, required standard reviews by City, fees paid, required submittals from applicant, etc.

Source: City of Oakland, Building & Planning, October 2022

Table C-5a: Pipeline Projects Capacity, Planning Permits

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses - Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus Regulatory Agreement Recorded	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant - Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses - Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550902000	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN15378-PUDF03; PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN VIEW, OAKLAND	043A467500323	Not Available	Vacant	163.59923	RH-4-NA	1 per lot	1	100%	12/31/2025	0	0	0	0	112
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.36522615	CBD-P-2	217.8	460	211%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved-Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16
												Total:	**131**	**707**	**992**	**102**	**6,154**
												Percent of RHNA:		**17.8%**		**2.3%**	**53.4%**

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, *2022*

Table C-5b: Pipeline Projects Capacity, Building Permits

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82
B2200158	On Hold - Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
					Agreement Recorded												
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.51238222	D-BV-1-NA	348.5	644	185%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106; B2100107; B2100108	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus Regulatory Agreement Recorded	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*[2]	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.88661658	CN-3-60	116.2	87	75%	12/31/2025	0	22	54	1	0
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	911	628%	12/31/2025	0	0	0	0	157
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Vacant	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	6	0	0	51
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses - Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72
B1703245; B1704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Vacant	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses - Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses - Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47
	On Hold-Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6
												TOTAL:	**194**	**449**	**504**	**80**	**4255**
															11.2%	**1.8%**	**36.9%**

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

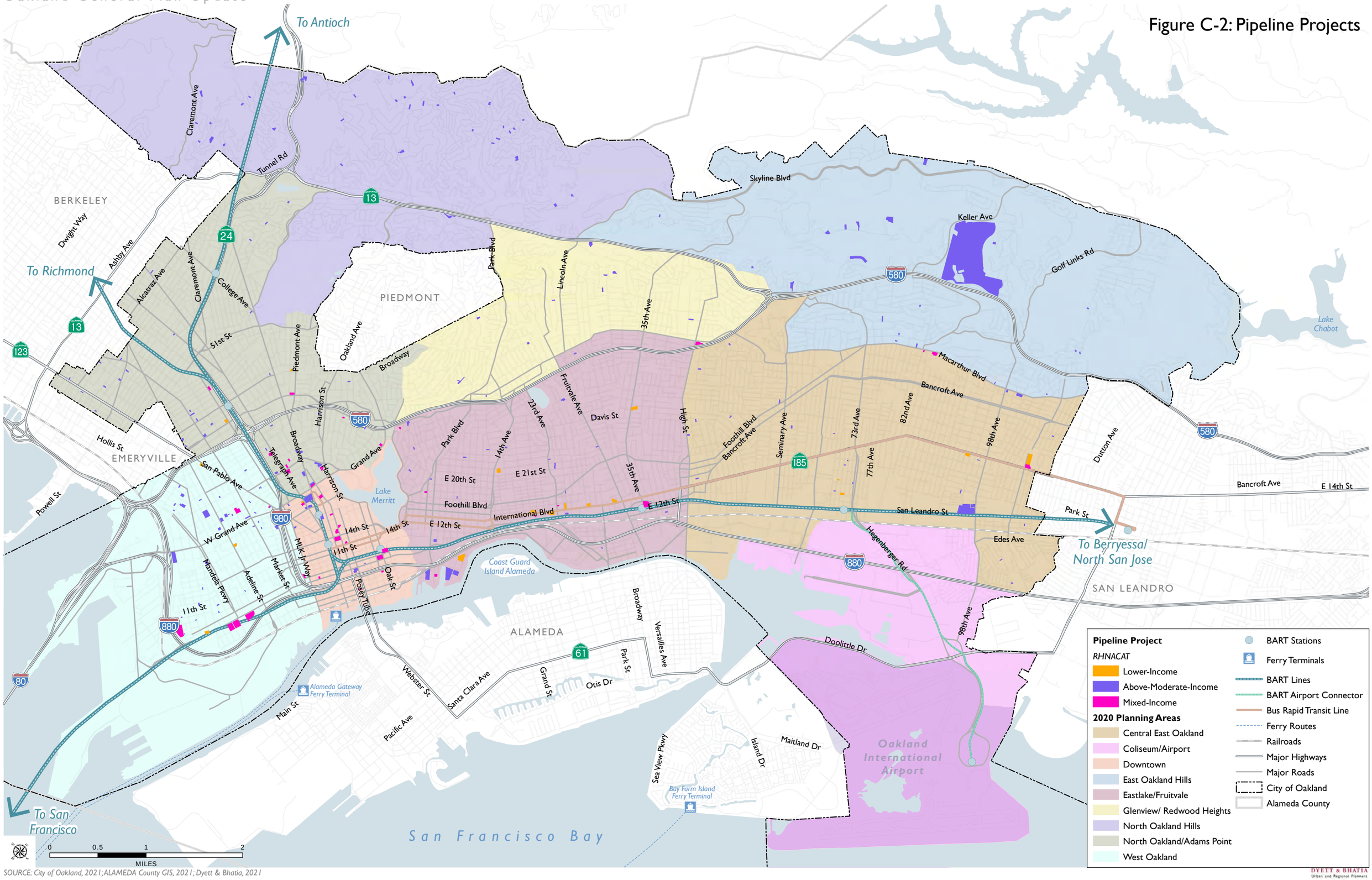
Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	Number of Projects	Unit Count
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

Source: City of Oakland, Building & Planning, November 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

PROJECTED ~~ADUS~~ACCESSORY DWELLING UNITS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of Accessory Dwelling Units (ADUs) and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

Year	*ADU Building Permits Issued*
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	**989**
Annual Average	**247.25**
Projected ADU Development (2023-2031)	**1,978**

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[4] According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period. Housing Action Plan actions also seek to implement new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income

[4] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

homeowners to legalize ADUs (Action 3.2.4); reduce constraints to development of ADUs (Action 3.2.5); and monitor affordability of permitted ADUs (Action 3.2.6).

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	35.0%	**692**
Low-Income	45.9%	30.0%	35.0%	**692**
Moderate-Income	8.1%	30.0%	30.0%	**593**
Above-Moderate-Income	0.0%	10.0%	0.0%	**0**
Total Units	**100.0%**	**100.0%**	**100.0%**	**1,978**

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[5] These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;
- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; ~~and~~or
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. Table C-9a below presents ~~these~~ projects in which the City has committed assistance through a legally enforceable agreement such that the projects can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the "Funding Sources" column. Both properties represent

[5] Further specific conditions that sites included under this option must meet are provided by State HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. ~~Table C-9b includes information demonstrating these projects meet requirements for adequate sites.~~

The City anticipates that additional units will be created through the 2023-2031 planning period through further opportunities for preservation and rehabilitation Notices of Funding Availability, Acquisition and Conversion to Affordable Housing (ACAH) Program Notices of Funding Availability, and future Project Homekey grants. However, only projects that already have committed assistance at the time of this Housing Element's adoption can be utilized under the Adequate Sites Alternative requirements.

Table C-9a: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 0813008080	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 2295016005	Acquisition/ Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.
2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.
3. Above-moderate-income units include manager's units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

Table C-9b. Adequate Sites Alternative Requirements

Project Name	*Homekey Project Status*	*Developer/ Owner; Property Manager; Service Provider*	*Project Address*	*Project Type*	*Target Population*	*Total Units*	*# Homeless Units*	*Chronically Homeless Units*	*# Homeless Youth Units*	*Homekey Capital Award*	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1,89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or "greenfield" sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory's residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-~~25~~26 at the end of the appendix and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	4,~~526~~533	1,~~814~~559	~~3697~~3,681	1,~~815~~357	11,~~852~~130
Potential Development Projects	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~8,602~~**7,357**
Vacant	~~*225*~~*203*	~~*874*~~*787*	~~*27*~~*23*	*1,~~832~~201*	***2,~~958~~213***
Non-Vacant	~~*161*~~*211*	~~*606*~~*545*	~~*184*~~*171*	*4,~~693~~217*	***5,~~644~~144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~425~~498	~~*980*~~999	~~*1,735*~~2,456	**8,~~096~~953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~283~~356*	~~*780*~~*799*	~~*1,735*~~*2,456*	~~*7,734*~~***8,611***
Total Capacity		~~**7,941**~~**12,127**	~~**3,697**~~**5,764**	~~**1,815**~~**18,737**	~~**21,875**~~**36,628**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,~~601~~866**	**+1,~~289~~307**	**+7,~~133~~204**	**+10,~~023~~377**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.

3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022; Dyett & Bhatia, 2022

SITE DEVELOPMENT CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-~~11~~11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the survey (including completed projects) is shown in Exhibit 1 of this appendix. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

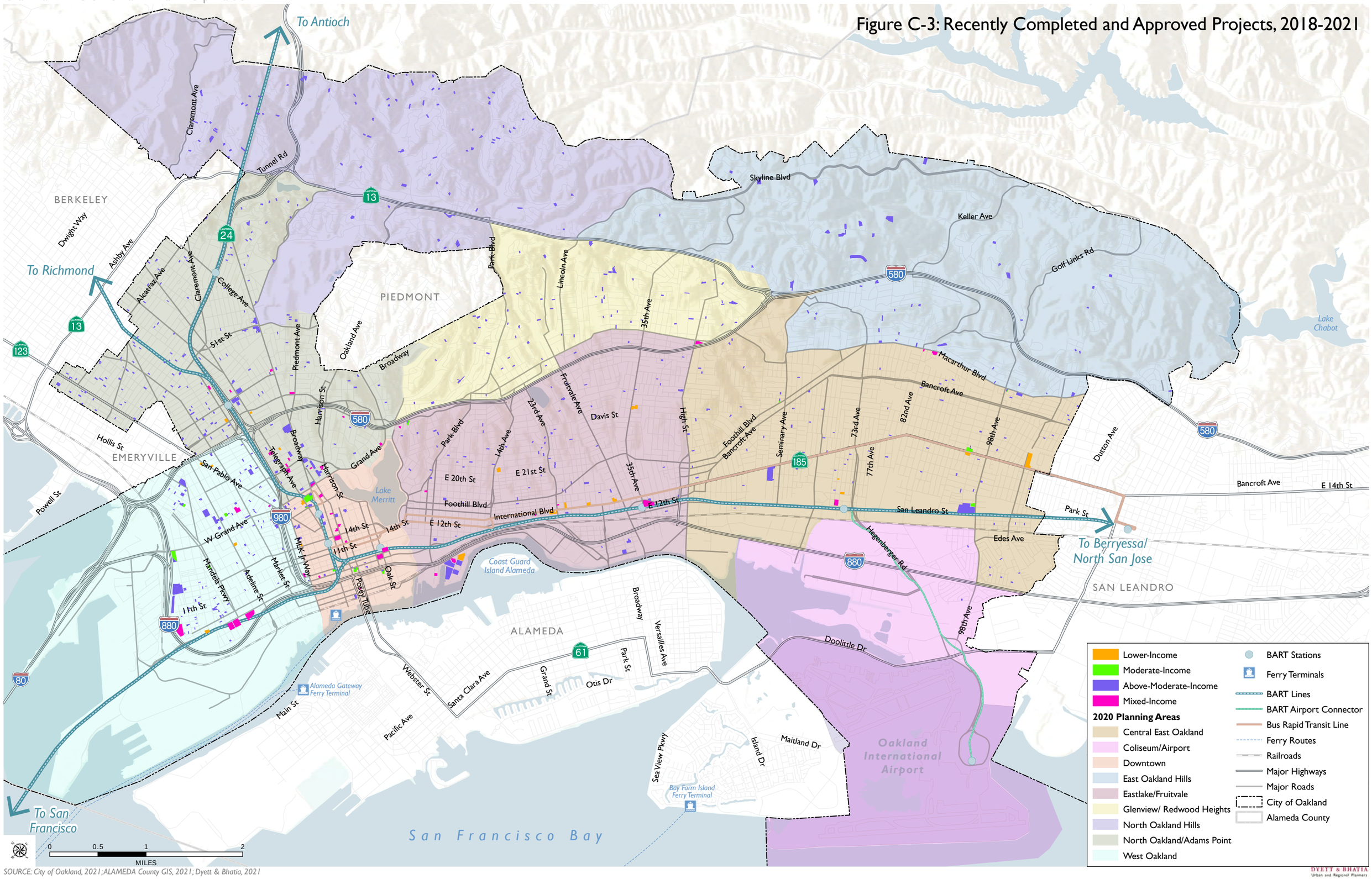
Realistic capacities provided in Table C-~~11~~11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, ~~requested densities and affordability for the project are used. Further,~~or where ~~additional capacity information is available for a site, such as~~ there is expressed developer interest or preliminary discussions, ~~these assumptions are used to~~ a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

As described in Appendix F: Constraints, Oakland permits housing in almost all zones, with the exception of some industrial zones. Within some commercial zones, such as CN-1, CN-2, CN-3,

CC-1, CC-2, CC-3, and some D-BV zones, 100 percent residential projects may be limited to maintain ground floor commercial in commercial districts. Despite this conditioning, several projects in commercial zones have developed from 2018 to 2021, and realistic capacity assumptions reflect the densities of completed and approved projects in each Oakland neighborhood. Of all pipeline development sites, approximately 25 percent of all project units are within these commercial zones, with many projects far exceeding the maximum capacity, as shown in Table C-11. In addition, future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use,and will not allow a 100% non-residential use in this overlay.

Figure C-3: Recently Completed and Approved Projects, 2018-2021



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Table C-~~H~~IIIa: Realistic Capacity Assumptions

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	35	No	79.2	50.9%	40.3
	35*	No	-[1]	-[1]	-[1]
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	1,050.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	19.4%	7.7[2]
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Coliseum/Airport					
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot[2]	140.6%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	85.3%	1 per lot/33.8[2]
Downtown					
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
CBD-P	1	Yes	145.2	98.7%	143.3
	2	Yes	217.8	48.3%	105.2
	6	Yes	484.0	84.3%	407.8
	7	Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	LM-275	Yes	396.0	58.8%	232.9
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
	LM-45	Yes	96.8	28.3%	27.4
D-LM-4	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
	LM-85	No	193.6	51.9%	100.6
D-LM-5	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
	35	No	79.2	33.1%	26.3
CN-3	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot[2]	127.6%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	250.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	5.1%	None/2.0[2]
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CC-1	60	No	116.2	95.2%	110.5
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	-[1]	-[1]	-[1]
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot[2]	98.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	89.6%	1 per lot/35.5[2]
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	60	No	116.2	85.7%	99.6
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
CN-1	35	No	79.2	219.1%	79.2
	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
CN-3	35	No	79.2	219.1%	79.2
	35*	No	-[1]	-[1]	-[1]
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	75.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	253.8%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	134.6%	1 per lot/39.6[2]
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-[1]	-[1]	-[1]
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-1		No	1 per lot	100.7%	1 per lot
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-3		No	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-BV-2	45	No	96.8	253.7%	96.8
	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
D-BV-3	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
D-BV-4	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	74.1%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	107.7%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
RU-5	45	Yes	96.8	12.6%	12.2
	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	Yes	193.6	91.1%	176.4
			West Oakland		
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	246.9%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	131.8%	1 per lot/39.6^2
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	Yes	158.4	108.7%	158.4
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted ~~in base zones RM-2 and RM-3~~ by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-~~12~~12a for a summary of parcels that converted from existing non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.[6] The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period. ~~Add note about pipeline %. Approximately x units in the pipeline (table x) are on sites that result from conversion to nonresidential to residential units.~~

6. Assessors data does not provide information on what affordability level these uses were converted to.

Table C-~~12~~12a: Summary of Non-Residential to Residential Conversion, 2014-2021

Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328
~~TOTAL~~		

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, which provides a list of completed and approved[7] projects from 2018 to 2021, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

A sample of projects that converted from an existing commercial or industrial use to a residential use are shown below in table C-16a.

[7] Includes one pre-application project

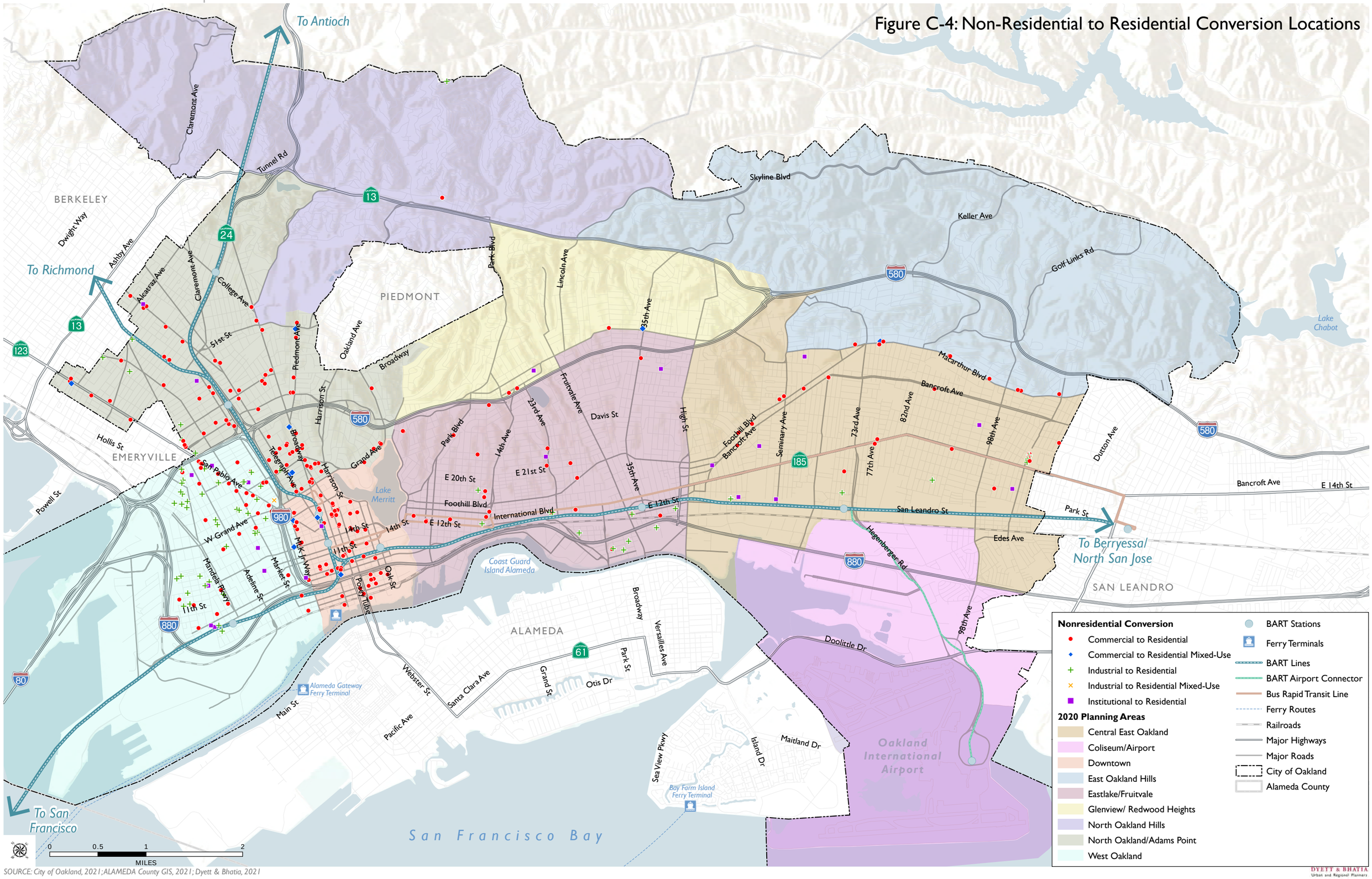
Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	*Year*	*APN*	*Address*	*Current Base Zone*	*Prior Base Zone*	*Existing Land Use*	*Prior AV Ratio*	*Prior FAR*	*Acres*	*Allowable Density*	*Percentage of Allowable Density*	*Density*	*Area*	*VLI*	*LI*	*MI*	*AMI*
Completed	2020	041 4166054 00	805 71ST AVE, 94621	D-CO-1	D-CO-1	Exempt Public Agency	0	0	1.36	335.1	24%	80.8	Central East Oakland	55	0	0	55
Completed	2018	046 5423025 00	9400 INTERNATIONAL BLVD	RM-2	RM-2	Exempt Public Agency	0	0	0.08	1 per lot	726%	726.4	Central East Oakland	0	0	0	59
Pre-Application	2022	001 0139001 00	430 Broadway, 94607	C-45	C-45	Public	N/A	N/A	1.38	145.2	136%	197.3	Downtown	0	100	0	172
Approved	2022	001 0139015 00	419 4th ST, 94607	C-45	C-45	General Industrial	0.76	0.99	0.32	145.2	148%	214.9	Downtown	0	0	0	69
Approved	2020	008 0647001 00	2125 TELEGRAPH AVE, Oakland, CA 94612	CBD-C	CBD-C	Parking Lot	N/A	N/A	0.17	484	115%	555.9	Downtown	97	0	0	0
Approved	2017	008 0624034 00	1433 WEBSTER ST	CBD-P	CBD-P	Office	N/A	1	0.14	484	713%	3450.5	Downtown	7	0	0	161
Approved	2022	008 0664006 00	2301 Telegraph Ave, 94612	CC-2	CC-2	General Commercial	1.23	0.61	0.19	98.6	311%	306.9	Downtown	0	58	0	0
Approved	2021	001 0169001 00	51 9TH ST, 94607	D-LM-2	D-LM-2	Parking Lot	N/A	N/A	1.38	98.6	408%	402.6	Downtown	123	74	36	324
Approved	2019	025 0719007 01	3050 INTERNATIONAL BLVD, 94601	CC-2	CC-2	Parking Lot	N/A	N/A	0.75	158.4	64%	101.9	Eastlake-Fruitvale	47	28	1	0
Completed	2020	033 2177021 02	3611 E 12TH, CA 94601	S-15	S-15	Exempt Public Agency	0	0	1.26	193.6	39%	74.9	Eastlake-Fruitvale	72	20	0	2

Completed	2020	037 2544035 00	4690 TOMPKINS AVE, OAKLAND, CA	RM-3	RM-3	Residential Care/Assisted Living/Nursing Facility	0.85	0.62	0.85	29.04	162%	47.1	Glenview/Redwood Heights	0	0	0	40
Completed	2020	009 0688001 01	411 29TH ST, Oakland, CA 94609	CC-2	CC-2	Office	0.1	0.81	0.74	158.4	71%	112.8	North Oakland/Adams Point	0	0	0	83
Completed	2018	009 0699023 01	445 30TH ST, Oakland, CA 94609	S-1	S-1	Office	0.04	0.27	0.26	NA	NA	224.6	North Oakland/Adams Point	0	57	1	0
Completed	2018	005 0437014 04	2506 Magnolia Street	HBX-4	HBX-4	General Industrial	4.49	0.79	1.47	43.6	17%	7.5	West Oakland	0	0	0	11
Approved	2019	005 0406030 00	1842 ADELINE ST, Oakland, CA 94607	RM-4	RM-4	Religious/Institutional	N/A	N/A	0.10	39.6	1248%	494.0	West Oakland	49	0	1	0
Approved	2018	005 0479003 01	3419 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	General Commercial	N/A	0.1	0.16	158.4	237%	375.1	West Oakland	15	44	1	0
Completed	2020	008 0663006 00	674 23RD ST, Oakland, CA 94612	RU-5	RU-5	General Industrial	0.46	2.14	0.29	96.8	85%	82.6	West Oakland	0	0	0	24
Completed	2019	009 0722007 00	3268 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	Religious/Institutional	0.03	0.25	0.26	116.2	171%	198.3	West Oakland	13	38	0	0
Approved	2020	004 0071003 00	1451 7TH STREET, OAKLAND, CA 94607	S-15W	S-15W	Utilities	N/A	N/A	2.75	158.4	175%	277.4	West Oakland	90	148	2	522

Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022

Figure C-4: Non-Residential to Residential Conversion Locations



Nonresidential Conversion

- Commercial to Residential
- Commercial to Residential Mixed-Use
- Industrial to Residential
- Industrial to Residential Mixed-Use
- Institutional to Residential

2020 Planning Areas

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/ Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Development Capacity Modifiers

As noted previously, Oakland's RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.[8] However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland's development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. This means that other opportunity sites are subject to both realistic capacity modifiers (Table C-11) as well as development capacity modifiers (Table C-13). Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Sites with pre-applications Table C-13 below summarizes the percentage modifiers applied to opportunity sites. ~~These modifiers are not applied to sites with ongoing pre-application or planning permit applications, or have other indications of capacity, as these sites have a very high likelihood of development during the planning period.~~

[8] Kapur et al., "What Gets Built on Sites that Cities 'Make Available' for Housing." *UCLA Lewis Center for Regional Policy Studies*. August 2021. Available at https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/.

Table C-13: Development Capacity Modifiers

Existing Use/Site Type	*AV Ratio*	*FAR*	*Capacity Modifier*
Pre-Application/Early-Stage Planning Application[1]			90%
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

1. This modifier is applied to "Potential Project" totals in Table C-1, as the capacity likelihood would not be site-specific

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further, environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4 and Appendix D.

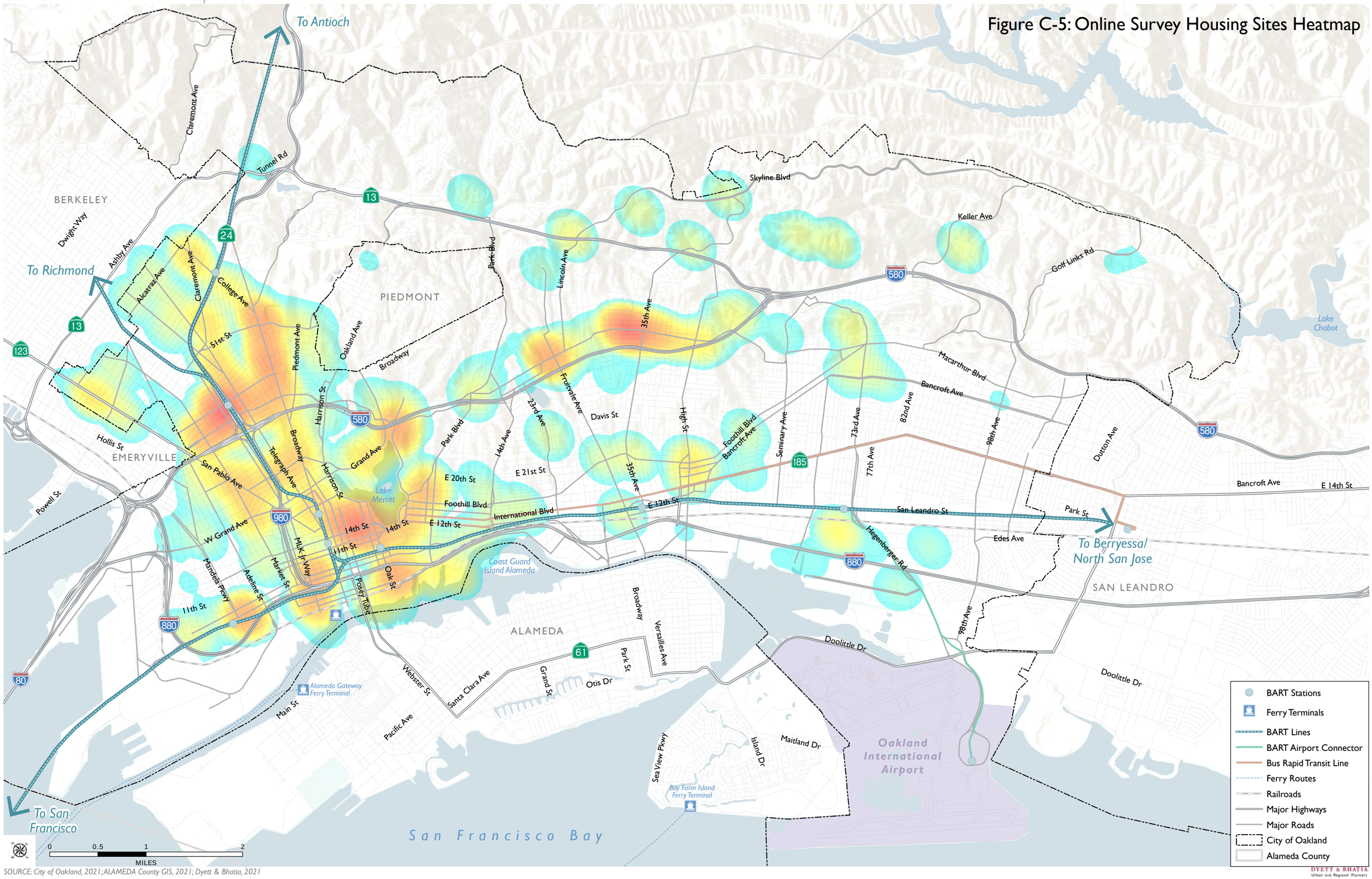
Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and near the Rockridge Bay Area Rapid Transit (BART~~),~~) station, in lower Dimond, and along Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites Heatmap



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the "default density." In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity. (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent affordable housing, and City-owned parcels have either been declared "surplus" or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. ~~Such projects are considered likely to develop, and the actual project densities and affordability provided in those applications are assumed here. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.~~ As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). As noted above, 98.6 percent of planning projects approved in 2015 developed as housing over an eight-year period. While there is no available data on how many pre-application or early-phase planning application projects receive an 'approved' status, the total inventory applies a modifier of 0.9 to densities and affordability drawn from the pre-application or planning permit application to approximate realistic capacity. This capacity modifier is applied to the "Potential Projects" total as shown in Table C-1, as it would not apply to any one site.

Distribution of unit affordability is taken from applications. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.

These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below. Actions in the Housing Action Plan support development of these potential sites through streamlining the permitting process (Action 3.6.1); expanding by-right approvals and implementation of entitlement reform (Action 3.6.3); continuing online permitting (Action 3.6.5); providing access to low-cost financing for development (Action 3.3.6); adjusting or waiving City fees and payment timing for affordable housing developments (Action 3.3.9); and expanding the availability of predevelopment finding and low-debt products for affordable housing development (Action 3.3.13).

Table C-14: Potential Development Projects, 2023-2031

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A275501200	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	0	0	0	4
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E732201500	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	0	0	0	1
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	0	17	16	0
PLN16053	Assigned	7/19/2021	2 EVERGREEN LN OAKLAND 94705	048H766303500	Vacant	0.03	RH-4-NA	1 per lot	1534.2	440%	12/31/2026	0	0	0	44
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	0	0	0	1
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	0	3	0	10
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	0	0	0	4
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST OAKLAND 94612	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	0	10	0	92
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001	General Commercial	0.17	CC-2-45	96.8	735.1	759%	12/31/2026	0	6	0	121
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	0	0	38	338
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD OAKLAND 94603	048G743302600	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	0	0	0	2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			BLVD OAKLAND 94601												
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E732202300	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307	General Commercial	0.44	D-BV-3-85	158.4	450.8	285%	12/31/2025	0	0	17	181
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM-175	396	662.5	167%	12/31/2027	0	0	0	253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	0	0	0	3
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	0	0	0	2
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G742602900	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	0	0	0	1
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A346700500	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	0	0	0	1
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H760602200	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	0	0	0	1
PLN20027	Incomplete	5/18/2020	1601 39TH AVE OAKLAND 94601	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	0	0	0	2
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	0	0	0	3
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F740001400	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	0	16	0	206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F737806600	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F737806500	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	0	0	0	1
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	0	26	0	289
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	0	0	0	69
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	0	0	51	459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A315600900	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	0	0	0	1
PLN20147	Assigned	10/8/2020	310 BROADWAY OAKLAND 94607	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	0	0	0	12
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	0	0	539	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0

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	(Under Review)														
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	0	2	0	1
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A131805000	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	0	0	0	1
PLN21010	Filed-Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	5	0	0	0
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A342604300	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A467604900	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	0	0	0	1
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	0	0	0	21
PLN21027	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001600	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001701	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	0	0	0	1
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	0	0	0	1
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	0	42	0	0
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502	General Commercial	0.05	D-BV-3-85	158.4	1449.4	915%	12/31/2025	0	7	0	69

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE OAKLAND 94609	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	0	0	0	14
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	0	1	0	8
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G742701106	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F737405502	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	0	4	0	28
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	0	0	0	1
PLN21065	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	0	0	0	1
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	0	0	0	1
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029 106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009 071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21079	Incomplete	5/9/2021	RUTHLAND RD OAKLAND 94603	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	0	0	0	1
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	0	0	0	1

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PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	0	0	0	1
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014 121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	0	2	0	18
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022 030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	0	2	2	16
PLN21090	Assigned	5/12/2021	2218 82ND AVE OAKLAND 94605	043 457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	0	0	0	4
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D730300501	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	0	0	0	1
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H770000501	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	0	0	0	1
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H756300202	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C719302500	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	0	0	0	1
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E732004800	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	0	0	0	1
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D730405703	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21108	Assigned	6/16/2021	MASTLANDS DR OAKLAND 94603	048D726800263	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	0	0	0	1
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	0	0	0	2

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PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	0	0	0	2
PLN21112	Assigned	6/16/2021	HUNTINGTON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	0	0	0	1
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST OAKLAND 94605	048 626201100	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	0	0	0	1
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D7274010 04	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE OAKLAND 94601	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	0	0	0	4
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	0	5	0	39
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	0	0	0	2
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G7432014 00	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G7432015 00	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	0	0	0	1

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PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE OAKLAND 94605	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	0	3	0	25
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902600	Vacant	0.12	RD-1-NA	1 per lot	8.1	100%	12/31/2024	0	0	0	1
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902700	Vacant	0.12	RD-1-NA	1 per lot	8.2	100%	12/31/2024	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	0	0	0	2
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	0	0	0	3
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702100	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	0	0	0	1
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702703	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	0	0	0	1
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	0	0	0	6
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	0	0	0	1

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PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD OAKLAND 94605	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	0	1	0	10
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H760600903	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	0	0	0	1
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A131600400	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	0	0	0	1
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G745002800	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	0	0	0	1
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	0	0	0	2
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A710705000	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	0	0	0	3
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	0	0	0	5
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600	General Commercial	0.09	C-45-NA	145.2	2381.3	1640%	12/31/2028	0	0	62	143
PLN21187	Incomplete	12/3/2021	8816 BURR ST OAKLAND 94605	043A464102700	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	0	0	0	1
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21193	Assigned	10/19/2021	LONDON RD OAKLAND 94608	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	0	0	0	276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	0	0	0	1
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A130205100	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	0	9	1	29
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	0	0	0	1
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	0	0	0	6
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A464204900	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD OAKLAND 94605	043A464205000	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	0	0	0	1
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 138700100	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	0	0	3	20
PLN21215	Assigned	12/3/2021	248 GRAVATT DR OAKLAND 94603	048H760605400	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D730205200	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	0	0	0	1
PLN21222	Assigned	12/22/2021	THORNDALE DR OAKLAND 94603	048G744401000	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D728205000	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	0	0	0	3
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E731902000	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	0	0	0	2
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	0	0	0	1
PLN21231	Filed	11/22/2021	GOULDIN RD OAKLAND 94603	048F737204500	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	0	2	0	16
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	0	0	0	5
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	0	0	0	2
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A314908002	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	0	0	2	18

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A3142048 00	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	0	0	0	1
PLN21247	Accepted	12/17/2021	HARRINGTON AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	0	0	0	2
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D7303069 00	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251012 00	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251013 00	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	0	0	0	1
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D7251014 00	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	0	0	0	1
PLN21254	Accepted	12/20/2021	WESTOVER DR OAKLAND 94603	048D7303072 00	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D7303030 00	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	0	28	0	0
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	0	0	0	3
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	0	58	0	0
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	0	0	0	2
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	0	0	13	117

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	0	0	0	5
ZP200010	Pre-Application (Under Review)	3/9/2020	2359 HARRISON ST OAKLAND 94612	008 067000400	General Commercial	0.26	D-BV-1-NA	348.48	1272.3	365%	12/31/2025	0	0	0	325
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	0	0	0	91
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	0	4	0	13
PLN21041	Under Review	9/16/2021	2901 BROADWAY OAKLAND 94611	009 070100800	General Commercial	0.12	D-BV-3-85	158.4	1866.4	1178%	12/31/2027	0	23	0	197
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD OAKLAND 94601	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	0	106	0	0
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	0	0	2	0
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	0	0	0	15
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	623.9	537%	12/31/2026	0	58	15	0
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	0	0	0	8
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	0	0	0	4

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ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	0	0	0	0
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	0	0	0	1
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	0	67	0	1
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702	Vacant	0.03	S-15-90	193.6	1135.1	586%	12/31/2025	0	0	0	38
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE OAKLAND 94602	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	0	0	0	4
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	0	0	0	3
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	0	0	0	54
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501	Mixed Uses - Residential	0.36	CN-2-75	158.4	509.1	321%	12/31/2028	90	90	3	0
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	0	19	2	59
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	0	2	0	6
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	0	0	0	12

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ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	0	0	0	5
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	0	100	0	172
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	0	0	0	1
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD OAKLAND 94611	048H752400101	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	0	31	3	164
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	0	0	0	600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	0	0	2	12
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	0	0	0	1
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H752401100	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	0	0	0	2
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	0	3	0	12
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H761803400	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	0	0	0	1

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ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON ST OAKLAND 94607	001 020302000	Vacant	0.17	CBD-P-1	145.2	294.4	203%	12/31/2027	0	0	0	50
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	0	0	0	2
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A342201700	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	5/4/2022	0	40	0	0
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A467500323	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	0	0	0	267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	0	0	0	196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLEN LN OAKLAND 94611	048E732403300	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	0	0	0	5
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	0	0	0	1

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ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	0	0	0	32
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	0	0	0	4
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	0	0	0	3
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST OAKLAND 94608	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	0	0	0	2
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E732104802	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	0	0	0	1
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	0	0	0	9
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	0	200	200	0
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A344301103	Vacant	0.17	RD-1-NA	1 per lot	6.0	100%	12/31/2022	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H767201300	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	0	0	0	2
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-1-NA	1 per lot	22.9	200%	12/31/2024	0	0	0	2
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G744502800	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	0	0	0	1
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A315201500	Vacant	28.37	RH-1-NA	1 per lot	0.9	1019%	12/31/2026	0	0	0	26

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	0	0	0	289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D731002200	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F737701800	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	0	0	0	4
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-1-NA	1 per lot	65.8	900%	12/31/2026	0	0	0	9
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	0	0	0	14
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	0	0	0	2
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A315100205	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	0	0	0	20
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H752300900	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	0	0	0	0
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDALE DR OAKLAND 94603	048G744703904	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	0	0	0	1
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	0	26	0	150
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D730301214	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	0	0	0	1
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	1247.8	126%	12/31/2026	0	58	15	0
											Total:	168	1,013	971	6,022
											Percent of RHNA:		12%	22%	52%

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 Housing Element period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous ~~housing element~~Housing Element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous ~~housing element~~Housing Element cycles. There are six vacant parcels that were included in both the 4th and 5th ~~housing element~~Housing Element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001, 032 208405100). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, ~~two~~three parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. ~~An additional parcel (APN 032 208405100) is part of a different City-owned surplus site currently subject to a Homekey proposal at City Council direction for 124-unit affordable modular development.~~ The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing~~.~~ (Action 3.4.10).

There are 27 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). Twelve of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 008 062403700) and an additional four parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous ~~housing element~~Housing Element cycles. Realistic capacity and development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th ~~housing element~~Housing Element cycles are noted in Table C-~~25~~26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	~~174~~0	~~755~~754	~~9~~0
Coliseum/Airport	124	0	0
Downtown	~~440~~183	~~1,412~~1360	~~2,006~~306
East Oakland Hills	4	10	0
Eastlake/Fruitvale	~~440~~146	~~683~~682	~~5~~1
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	~~132~~83	~~568~~531	~~784~~0
West Oakland	120	458	~~1,270~~381
Total Units	**~~1,375~~714**	**~~3,886~~3795**	**~~4,074~~688**

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous ~~housing element~~Housing Element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. ~~These sites, along with the rest of the Inventory, can be found in Table C-25 at the end of this appendix.~~As most of these sites have lower FAR and AV ratios, appropriate capacity modifiers as described in Table C-13 are also applied to these sites, including vacant sites

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.[9,10]

[9] The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF

[10] As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[11] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may "tier" off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[12] LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-~~16~~16a below.

~~Table C-16: Development Capacity of New Opportunity Sites, 2022~~

	~~Total Residential Capacity (units)[1]~~		
~~Site Type[1]~~	~~Lower-Income~~	~~Moderate-Income~~	~~Above-Moderate-Income~~
~~Vacant~~	~~1,241~~	~~227~~	~~1,832~~
~~City-Owned~~	~~1,949~~	~~361~~	~~1,151~~
~~BART-Owned~~	~~633~~	~~0~~	~~0~~
~~WOSP~~	~~31~~	~~157~~	~~0~~
~~LMSAP~~	~~54~~	~~0~~	~~0~~
~~BVSP[2]~~	~~-~~	~~-~~	~~-~~
~~DOSP~~	~~768~~	~~201~~	~~420~~
~~LISC Faith-Based Projects~~	~~252~~	~~56~~	~~19~~

project or geographic location. Further, although City Council provided direction to prioritize 100% affordable development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

[11] These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to appropriate to accommodate lower-income development.

[12] Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

	Total Residential Capacity (units)[1]		
Site Type[1]	Lower Income	Moderate Income	Above Moderate Income
Potential Development Projects	1,866	211	6,525
Total Development Capacity (units)	**7,227**	**1,191**	**8,260**

1. Sites may be contained in multiple categories, therefore unit counts should not be summed. Does not include the capacity of 5th cycle RHNA sites or pipeline projects. Potential development projects are included in the totals.
2. Opportunity sites located in the BVSP were all included in the 5th cycle RHNA.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022Sites owned by the City are shown in Table C-16b. Action 3.3.1 in the Housing Action Plan notes will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units.

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
014 126800901		1.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	1	50	
001 013700101	401 BROADWAY OAKLAND 94607	0.6	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	79	0	0	
001 013700102	499 5TH ST OAKLAND 94607	0.8	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	600	0	0	GGG
001 016700300	69 7TH ST OAKLAND 94607	0.4	D-LM-4-LM-85	193.6	Public	NA	Agency Owned (BART)	0	0	0	0	GGG
001 019900100	620 WASHINGTON ST OAKLAND 94607	1.4	CBD-X-4	484	Public	NA	Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable	0	34	0	0	
002 011200700	1013 HARRISON ST OAKLAND 94607	0.2	D-LM-2-LM-85	193.6	Mixed Uses - Residential	NA	Property Owner Interest (LISC/Faith-based)	0	180	0	420	
003 006700400	1414 CLAY ST OAKLAND 94612	0.7	CBD-C-7	484	Public	1912	Agency Owned (City; surplus property; seismically unfit parking garage)	0	0	16	16	
004 007300900	349 MANDELA PKWY OAKLAND 94607	0.3	S-15W-60	116.16	Public	NA	Agency Owned (BART)	0	255	0	0	
005 038301800	1420 MYRTLE ST OAKLAND 94607	0.2	RM-4-NA	1 per lot	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	31	0	0	
006 001702801	728 WILLOW ST OAKLAND 94607	0.2	RM-3-NA	1 per lot	Religious/ Institutional	1910	Property Owner Interest (LISC/Faith-based)	0	0	24	0	
006 002702402	1203 WILLOW ST OAKLAND 94607	1.6	RM-2-NA	1 per lot	Religious/ Institutional	1915	Property Owner Interest (LISC/Faith-based)	0	0	0	0	
008 062601600	1443 ALICE ST OAKLAND 94612	0.3	CBD-C-2	217.8	Parking Garage	1922	Specific Plan Site (parking lot)	0	0	0	0	
008 062602300	1434 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	53	0	
008 062602600	1500 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	71	0	
008 062604100	1520 HARRISON ST OAKLAND 94612	0.1	CBD-R-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	59	0	
008 064201800	1800 SAN PABLO AVE OAKLAND 94612	1.0	CBD-X-6	484	Parking Lot	1954	Agency Owned (City; surplus property)	0	0	18	0	
008 064500901	548 THOMAS L BERKLEY WA OAKLAND 94612	0.3	CBD-X-4	484	Religious/Institutional	1912	Property Owner Interest (faith-based); lot consolidation incentive	0	225	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
008 064502805	556 THOMAS L BERKLEY WA OAKLAND 94612	0.4	CBD-X-4	484	Mixed Uses - Residential	1966	lot consolidation incentive	0	29	0	0	JJJ
008 064503301	525 21ST ST OAKLAND 94612	0.6	CBD-X-6	484	Office	NA	lot consolidation incentive	0	40	0	0	JJJ
008 065001604	2001 FRANKLIN ST OAKLAND 94612	0.7	CBD-C-7	484	General Commercial	NA	Specific Plan Site (parking lot)	0	68	0	0	JJJ
008 065002300	2044 BROADWAY OAKLAND 94612	0.7	CBD-C-7	484	Office	NA	Specific Plan Site	0	130	0	0	CCC
008 066005203	W GRAND AVE OAKLAND 94612	0.9	CBD-X-4	484	Parking Lot	NA	Agency Owned (BART)	0	268	0	0	CCC
008 067200500	2433 VALDEZ ST OAKLAND 94612	0.1	D-BV-1-NA	348.48	General Commercial	1928	Specific Plan Site	0	190	0	0	
008 071605800	1911 TELEGRAPH AVE OAKLAND 94612	1.0	CBD-R-6	484	Public	NA	Agency Owned (City; surplus property)	0	0	37	0	
010 080001006	111 FAIRMOUNT AVE OAKLAND 94611	1.3	RM-3-NA	1 per lot	Religious/ Institutional	1986	Property Owner Interest (LISC/Faith-based)	0	149	0	0	
012 096600500	534 37TH ST OAKLAND 94609	0.1	RU-3-NA	96.8	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	25	0	0	0	
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	S-15-75	158.4	Office	NA	High AFFH potential; adjacent to other multifamily development	0	1	0	0	PP
012 098201000	3815 BROADWAY OAKLAND 94611	0.2	CC-2-60	116.16	Mixed Uses - Residential	NA	Use not likely to continue; property boarded	0	35	0	0	
012 098201600	3822 MANILA AVE OAKLAND 94609	0.4	CC-2-60	116.16	General Industrial	NA	Use not likely to continue; property boarded	0	0	7	0	
012 099300500	4016 HOWE ST OAKLAND 94611	0.3	CN-1-35	79.2	Parking Lot	NA	Property Owner Interest (100-unit affordable housing)	0	0	26	0	
012 099300601	41ST ST OAKLAND 94611	0.6	CN-1-35	79.2	Parking Lot	1974	Property Owner Interest (100-unit affordable housing)	0	0	0	0	NN
012 100200601	4299 BROADWAY OAKLAND 94611	0.5	CC-2-45	96.8	General Commercial	1925		0	100	0	0	NN
012 100200900	4225 BROADWAY OAKLAND 94611	0.1	CC-2-45	96.8	General Commercial	1929	Project with prior residential application	0	16	0	0	
013 109902501	4432 TELEGRAPH AVE OAKLAND 94609	0.1	CN-2-45	96.8	General Commercial	1964	High AFFH potential; lot consolidation incentive	0	8	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
013 109902600	4400 TELEGRAPH AVE OAKLAND 94609	0.2	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	4	0	0	KKK
013 109902800	4444 TELEGRAPH AVE OAKLAND 94609	0.3	CN-2-60	116.16	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	6	0	0	KKK
013 110902001	4200 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	1991	High AFFH potential; lot consolidation incentive	0	14	0	0	KKK
013 110902200	4220 BROADWAY OAKLAND 94611	0.2	CC-2-45	96.8	General Commercial	1997	High AFFH potential; lot consolidation incentive	0	15	0	0	III
013 110902501	4224 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	2016	High AFFH potential; lot consolidation incentive	0	12	0	0	III
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	20	0	0	III
014 124200600	5050 BROADWAY OAKLAND 94611	15.5	CC-2-60		General Commercial	NA	Strong public and decisionmaker support. Upzoning candidate	0	182	0	0	
014 126503806	5609 SHAFTER AVE OAKLAND 94618	0.4	RM-1-NA	1 per lot	Public	1910	Agency Owned (BART)	0	189	16	583	
014 126504000	5655 COLLEGE AVE OAKLAND 94618	1.2	CN-1-35	79.2	Public	NA	Agency Owned (BART)	0	10	0	0	
014 126803501	6028 CLAREMONT AVE OAKLAND 94618	0.5	CN-1-35	79.2	Office	NA	High AFFH potential	0	92	0	0	
018 044501202	510 FALLON ST OAKLAND 94607	4.6	D-LM-4-LM-275	396	School/ College/ Educational Facility	NA	Agency Owned (Laney College parking lot)	0	23	0	0	
019 002701400	BELLEVUE AVE OAKLAND 94609	0.9	D-LM-1-LM-85	193.6	Parks, Recreation & Open Space	NA	Project with prior residential application	0	266	178	444	
020 011700300	1235 INTERNATIONAL BLVD OAKLAND 94606	0.2	CN-3-35	79.2	Public	NA	Agency owned. relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)	0	54	0	0	
020 015300600	1449 MILLER AVE OAKLAND 94601	0.3	RM-2-NA	1 per lot	Mobile Homes	NA	Agency Owned (City surplus site)	0	0	10	0	
025 069200600	E 12TH ST OAKLAND 94611	1.4	CN-3-75	158.4	Public	NA	Agency Owned (BART site)	0	0	0	0	
030 198105800	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	182	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
030 198105901	3925 MACARTHUR BLVD OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	5	0	0	HHH
030 198105902	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
033 219102100	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	7	0	0	HHH
033 219102300	35TH AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	15	0	0	TT
033 219201900	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	21	0	0	TT
033 219202300	34TH AV OAKLAND 94601	0.7	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	16	0	0	TT
033 219302300	33RD AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	52	0	0	TT
035 236402202	5216 INTERNATIONAL BLVD OAKLAND 94601	0.1	RU-5-75	158.4	Parking Lot	1924	Use not likely to continue; existing nonconforming use	0	22	0	0	
035 236402300	5228 INTERNATIONAL BLVD OAKLAND 94601	0.4	RU-5-75	158.4	Parking Lot	NA	Use not likely to continue; existing nonconforming use	0	0	0	0	
035 236402601	5300 INTERNATIONAL BLVD OAKLAND 94601	0.6	RU-5-75	158.4	General Commercial	NA	Use not likely to continue; existing nonconforming use	0	0	8	0	
037 255200100	4655 STEELE ST OAKLAND 94619	6.9	RD-1-NA	1 per lot	School/College/ Educational Facility	1915	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.)	0	0	10	0	
038 317701100	5782 FOOTHILL BLVD OAKLAND 94605	0.5	CN-3-45	96.8	Religious/Institu tional	NA	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	0	20	0	0	
038 321001300	5940 HAYES ST OAKLAND 94621	0.2	RM-3-NA	1 per lot	Single Family Residential	NA	Property Owner Interest (LISC/Faith-based)	100	0	0	0	
039 327203600	68TH AV OAKLAND 94608	0.3	CC-2-45	96.8	School/College/ Educational Facility	NA	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
039 327301400	2511 CHURCH ST OAKLAND 94605	0.1	CC-2-45	96.8	School/College/ Educational Facility	1973	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 327302103	CHURCH ST OAKLAND 94605	0.8	CC-2-45	96.8	School/College/ Educational Facility	2005	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 329102200	7200 BANCROFT AVE OAKLAND 94605	4.2	CC-1-60	116.16	General Commercial	1989	Underutilized commercial center	0	68	0	0	DDD
039 329900102	7000 BANCROFT AVE OAKLAND 94605	5.7	CC-1-60	116.16	General Commercial	1920	Underutilized commercial center	0	58	5	180	EEE
039 329900300	7000 BANCROFT AVE OAKLAND 94605	0.4	CC-1-60	116.16	General Commercial	NA	Underutilized commercial center	0	106	9	326	EEE
041 390100400	796 66TH AVE OAKLAND 94621	4.6	D-CO-2-NA	335.077	Parking Lot	NA	Agency Owned (city surplus site)	0	32	0	0	EEE
041 390101000	66TH AVE OAKLAND 94621	2.2	D-CO-2-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	296	0	0	
041 406201200	1016 66TH AVE OAKLAND 94621	0.2	RD-1-NA	1 per lot	Public	NA	Property Owner Interest (faith-based)	0	140	0	0	
041 416402403	71ST AV OAKLAND 94621	2.7	D-CO-1-NA	335.077	Parking Lot	NA	Agency Owned (BART)	0	0	0	1	
041 417000504	7001 SNELL ST OAKLAND 94621	0.6	D-CO-1-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	174	0	0	
041 418900202	7317 INTERNATIONAL BLVD OAKLAND 94621	0.4	CC-2-75	158.4	Religious/Institu tional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	40	0	0	
041 418901602	73RD AV OAKLAND 94621	2.0	RM-3-NA	1 per lot	Road Right of Way	1980	Property Owner Interest (faith-based); lot consolidation incentive	0	0	40	0	
042 432800116	633 HEGENBERGER RD OAKLAND 94621	12.2	D-CO-2-NA	335.077	Public	1961	Agency Owned (city surplus site)	0	0	0	0	
042 432800124	8000 S COLISEUM WAY OAKLAND 94621	8.9	D-CO-2-NA	335.077	Public	NA	Agency Owned (city surplus site)	0	236	0	0	
043A4675 00232	8800 FONTAINE ST OAKLAND 94605	3.1	RD-1-NA	1 per lot	Religious/Institu tional	NA	Property Owner Interest (LISC/Faith-based)	0	173	115	288	
045 519600101	10701 INTERNATIONAL	0.1	CC-2-60	116.16	Religious/Institu tional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	50	0	3	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
	BLVD OAKLAND 94603											
045 519600201	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	7	0	0	UU
045 519600400	1360 107TH AVE OAKLAND 94603	0.2	RD-1-NA	1 per lot	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	9	0	0	UU
048 687000200	BARCELONA ST OAKLAND 94621	4.7	RH-3-NA	1 per lot	Public	NA	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	0	0	0	0	UU
048F736101100	6226 MORAGA AVE OAKLAND 94611	0.5	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	27	19	47	
048F736101200	6226 MORAGA AVE OAKLAND 94611	0.4	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	0	0	0	VV
014 126801200		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	0	0	0	VV
014 126803600		0.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	1	0	0	
014 126801101		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	0	0	

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
620 WASHINGTON ST OAKLAND 94607	001 019900100		CBD-X	484	1.37	Public	Available	180		420	PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
1260 M L KING JR WAY OAKLAND 94612	002 002700609		CBD-C	484	1.79	Parking Garage	Available	183	122	306	
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											and marketed for disposition and development by EWDD.
1606 CHESTNUT ST OAKLAND 94607	005 038701400		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1608 CHESTNUT ST OAKLAND 94607	005 038701500		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1664 7TH ST OAKLAND 94606	006 001701900	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1666 7TH ST OAKLAND 94607	006 001702000	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1672 7TH ST OAKLAND 94607	006 001702100	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1676 7TH ST OAKLAND 94607	006 001702200	I	CC-2	96.8	0.11	Public	Pending Project	0	0	0	
1440 HARRISON ST OAKLAND 94612	008 062602400		CBD-C	484	0.29	Parking Lot	Available	0	100	0	DOSP site; LMSAP site
1450 HARRISON ST OAKLAND 94612	008 062602500		CBD-C	484	0.24	Parking Lot	Available	0	81	0	DOSP site; LMSAP site
1500 HARRISON ST OAKLAND 94612	008 062602600		CBD-C	484	0.17	Parking Lot	Available	0	59	0	DOSP site
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
2100 TELEGRAPH AVE OAKLAND 94612	008 064801603	J	CBD-P	484	1.65	Parking Garage	Pending Project	0	0	0	
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
3829 M L KING JR WAY OAKLAND 94609	012 096400400	CC	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
3823 M L KING JR WAY OAKLAND 94609	012 096400500	CC	CN-3	116.16	0.14	Vacant - Public	Pending Project	0	0	0	
4000 HOWE ST OAKLAND 94611	012 099300400	NN	CN-1	79.2	0.17	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
4016 HOWE ST OAKLAND 94611	012 099300500	NN	CN-1	79.2	0.27	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
41ST ST OAKLAND 94611	012 099300601	NN	CN-1	79.2	0.56	Parking Lot	Available	100	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
1707 WOOD ST OAKLAND 94607	018 031000707		D-WS-7	64.15316642	0.25	Vacant - Public	Available	0	3	0	WOSP site. The City has an exclusive negotiating agreement to develop 140 units restricted to low, very low, extremely low, and moderate income households.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
WOOD ST OAKLAND 94607	018 031001400		D-WS-7	64.15316642	3.15	Vacant - Public	Available	0	46	0	WOSP site
389 9TH AVE OAKLAND 94607	018 046501200		D-OTN	#N/A	2.31	Multi Family Residential	Pipeline Project	123	0	1	
BELLEVUE AVE OAKLAND 94609	019 002701400		D-LM-1	193.6	0.92	Parks, Recreation & Open Space	Available	54	0	0	Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
1235 INTERNATIONAL BLVD OAKLAND 94606	020 011700300		CN-3	79.2	0.16	Public	Available	0	10	0	Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3050 INTERNATIONAL BLVD OAKLAND 94601	025 071900701		CC-2	158.4	0.75	Parking Lot	Pending Project	75	1	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3301 SAN LEANDRO ST OAKLAND 94601	033 218700302		HBX-1	43.56	0.57	Parking Lot	Available	0	19		
35TH AV OAKLAND 94601	033 219701901		S-15	193.6	2.16	Parking Lot	Pending Project	179	0	2	
FOOTHILL BLVD OAKLAND 94605	039 329102000		CC-1	116.16	1.22	Vacant - Public	Available	0	95	0	City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2500 76TH AVE OAKLAND 94605	040 333900603		RM-4	39.6	0.67	Vacant - Public	Available	0	4	0	Larger site that OHA hasn't received funding for to develop yet
7526 MACARTHUR BLVD OAKLAND 94605	040A340900113		RM-3	2 per lot	1.08	Vacant - Public	Available	0	2	0	
796 66TH AVE OAKLAND 94621	041 390100400		D-CO-2	335.0769231	4.59	Parking Lot	Available	296	0	0	City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.0769231	2.17	Open Space	Available	140	0	0	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
1016 66TH AVE OAKLAND 94621	041 406201200		RD-1	1 per lot	0.21	Public	Available	0	0	1	
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.0769231	0.62	Open Space	Available	40	0	0	City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.0769231	0.32	Vacant - Public	Available	20	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.0769231	0.35	Vacant - Public	Available	22	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.0769231	0.50	Vacant - Public	Available	32	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 418901602	OO	RM-3	2 per lot	1.98	Road Right of Way	Available	0	0	0	Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
633 HEGENBERGER RD OAKLAND 94621	042 432800116		D-CO-2	335.0769231	12.23	Public	Available	236	4	10	City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
8000 S COLISEUM WAY OAKLAND 94621	042 432800124		D-CO-2	335.0769231	8.93	Public	Available	173	115	288	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
2824 82ND AVE OAKLAND 94605	043A464400202		RU-4	96.8	0.07	Vacant - Public	Available	0	1	0	City owned site (HCD)
8327 GOLF LINKS RD OAKLAND 94605	043A464400902		RD-1	1 per lot	0.49	Vacant - Public	Available	0	1	0	City owned site (HCD)
GOLF LINKS RD OAKLAND 94605	043A464402509		RD-1	1 per lot	0.09	Vacant - Public	Available	0	1	0	City owned site (HCD)

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8329 GOLF LINKS RD OAKLAND 94605	043A465100915		RD-1	1 per lot	0.16	Vacant - Public	Available	0	1	0	City owned site (HCD)
9409 INTERNATIONAL BLVD OAKLAND 94603	044 496700200	E	CN-3	116.16	0.15	Vacant - Public	Pending Project	0	0	0	
9415 INTERNATIONAL BLVD OAKLAND 94603	044 496700300	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
1361 95TH AVE OAKLAND 94603	044 496700402	E	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
9423 INTERNATIONAL BLVD OAKLAND 94603	044 496700403	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
9431 INTERNATIONAL BLVD OAKLAND 94603	044 496700500	E	CN-3	116.16	0.06	Vacant - Public	Pending Project	0	0	0	
9437 INTERNATIONAL BLVD OAKLAND 94603	044 496700701	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
95TH AV OAKLAND 94621	044 496700900	E	CN-3	116.16	0.04	Vacant - Public	Pending Project	0	0	0	
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant - Public	Pipeline Project	124	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant - Public	Available	0	5	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
GIRVIN DR OAKLAND 94603	048D728105001		RH-4	1 per lot	0.65	Parks, Recreation & Open Space	Pending Project	0	0	1	
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they made lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4
Sites in High/Highest Resource TCAC Areas							
013 110802401		4366 Broadway	0.29	Zoning	Lot Size	Current Max Density	
023 047602101		3600 Park Blvd	0.37	CC-2	0.29	28 du	
026 083402201		2120 Montana Street	0.41	CN-4	0.37	14 du	
014 124000901		5211 Broadway	0.42	CN-3	0.41	32 du	
010 077202001		Lenox Avenue	0.35	CC-2	0.42	40 du	
011 083600101		3374 Grand Ave	0.35	RU-2	0.35	19 du	
026 083500601		2055 MacArthur Blvd	0.30	CN-2	0.35	33 du	
016 142402205		6407 Telegraph	0.31	CN-1	0.30	29 du	

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed interest in development, on one site there is active loan interest from Oakland HCD, and finally

one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[13] This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. ~~Just over 50~~Over 52 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

[13] Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,~~711~~705
ADU Capacity[1]	1,~~324~~384
Adequate Sites Alternative	~~80~~82
Capacity on Vacant Sites	1,~~264~~154
Total Capacity[2]	**5,~~185~~325**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,~~185= 5,076~~578= 4,936**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**~~5,076~~4,936/10,261 = ~~49.5~~48.1%**

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace "protected units" subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[14] ~~communities~~Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against AFFH criteria and ongoing

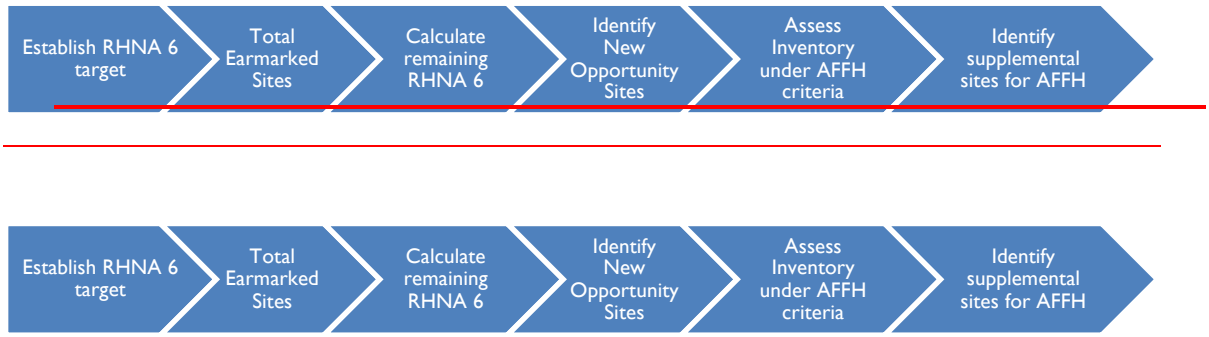
[14] SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as "disadvantaged communities," the City of Oakland has opted to use the term "environmental justice communities," in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at http://www.caleja.org/sb1000-toolkit.

environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category. Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered "high resource."

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process



Establish RHNA 6 target
Total Earmarked Sites
Calculate remaining RHNA 6
Identify New Opportunity Sites
Assess Inventory under AFFH criteria
Identify supplemental sites for AFFH

ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites

without known environmental constraints and near amenities like transit. These "earmarked" housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified (using the methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	~~3,921~~4,169	~~760~~776	~~9,718~~10,176	~~14,399~~**15,121**
RHNA 5 Sites	714	3,795	688	5,197
Potential Projects/New Opportunity Sites	7,~~227~~244	1,~~191~~193	~~8,260~~7,873	16,~~686~~310
Percent of Capacity in Moderate to Highest Resource Tracts[2]	~~34.7~~37%	~~29.9~~25%	~~60~~39%	~~63.0~~36.3%

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in "lower resource" neighborhoods, including through affordable housing projects, should not be discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies[15] for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

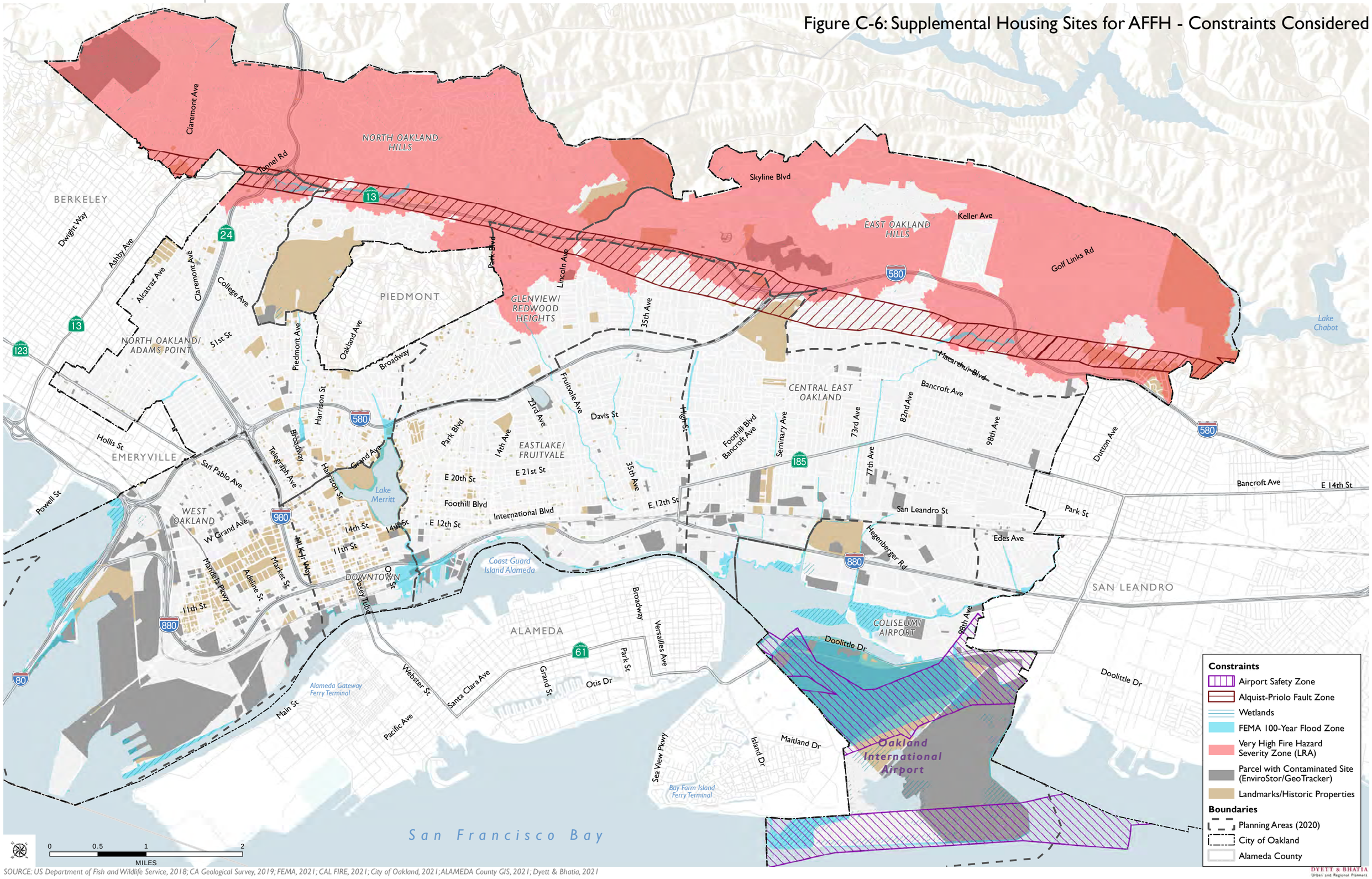
SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

[15] Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. "Promoting Place-Based Strategies to Address Poverty: Exploring the Governor's Role." *National Governors Association*, 2017. Available at https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf.

Figure C-6: Supplemental Housing Sites for AFFH - Constraints Considered



SOURCE: US Department of Fish and Wildlife Service, 2018; CA Geological Survey, 2019; FEMA, 2021; CAL FIRE, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Urban and Regional Planners

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[16] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Three parcels in the Rockridge area will be upzoned and encourage to develop with residential Uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

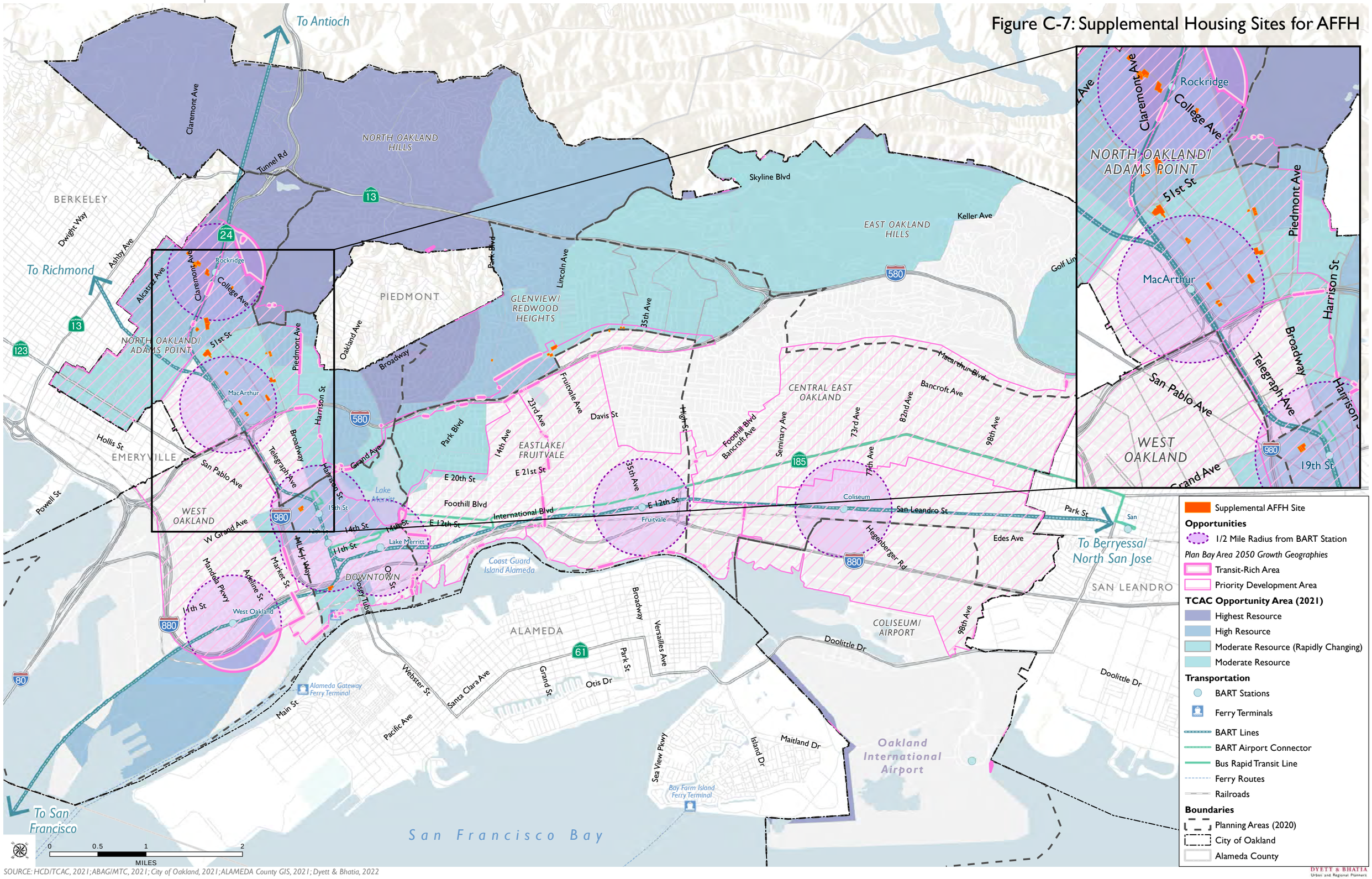
APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96	Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47	High Resource	Grouped strip of underutilized commercial and office sites
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8	Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and adjacent to a potential residential project.

[16] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17	Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park - temporarily used by Kaiser, and has high housing potential
14122902103	5354 CLAREMONT AVE	1.70		High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
14126604701	5727 COLLEGE AVE	1.7		Highest Resource	Larger parcel, medium FAR , proximity to BART
048A706901000	6209 COLLEGE AVE	0.5		High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189	Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites for AFFH



SOURCE: HCD/TCAC, 2021; ABAG/MTC, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels in located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods.

~~An~~As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as ~~outline~~outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the ~~difficultly~~difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call ~~that neighborhood~~those neighborhoods home.

Table C--21: Residential Capacity by Fair Housing Issues

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001400100	Panoramic Hill	1,293	-	-	63	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	239	29	89	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	409	104	1,103	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	21	3	22	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	-	2	16	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	-	1	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	2	-	28	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	1	69	25	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	-	45	-	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001402600	Jack London Gateway	631	-	-	5	86%	High Segregation & Poverty	82%	50%	4%	At Risk of Gentrification
06001402700	Bunche/ MLK Jr	693	1	-	13	77%	Moderate Resource	60%	38%	5%	Advanced Gentrification
06001402800	Uptown/ Downtown	2,389	10	-	-	72%	Moderate Resource	82%	42%	3%	At Risk of Gentrification
06001402900	Downtown	949	4	42	36	78%	Moderate Resource	79%	45%	0%	At Risk of Gentrification
06001403000	Chinatown	1,469	23	-	-	94%	High Segregation & Poverty	80%	54%	7%	At Risk of Gentrification
06001403100	Downtown/ Old Oakland	898	-	21	1	72%	High Segregation & Poverty	61%	51%	10%	Early/Ongoing Gentrification
06001403300	Chinatown/ Laney	2,143	100	-	3	74%	Low Resource	54%	50%	8%	Low-Income/Susceptible to Displacement
06001403400	Lake Merritt	2,838	-	-	-	61%	Moderate Resource (Rapidly Changing)	60%	42%	3%	Early/Ongoing Gentrification
06001403501	Oakland/ Harrison West	2,655	-	-	-	63%	Moderate Resource	77%	52%	6%	Early/Ongoing Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001403502	Oakland/ Harrison East	1,158	-	-	3	58%	Moderate Resource	35%	41%	6%	Early/Ongoing Gentrification
06001403600	Adams Point North	2,643	-	-	5	71%	High Resource	39%	42%	2%	At Risk of Becoming Exclusive
06001403701	Adams Point West	1,738	31	3	186	57%	High Resource	47%	38%	2%	Advanced Gentrification
06001403702	Adams Point East	1,102	-	-	2	48%	Moderate Resource	56%	27%	0%	Advanced Gentrification
06001403800	Lakeshore	1,814	-	2	26	32%	Highest Resource	33%	33%	4%	Becoming Exclusive
06001403900	Grand Lake	2,059	4	-	35	43%	High Resource	29%	38%	1%	Advanced Gentrification
06001404000	Piedmont Ave South	1,638	-	-	3	45%	Moderate Resource	41%	41%	2%	Stable Moderate/Mixed Income
06001404101	Piedmont Ave North	1,660	31	33	29	38%	High Resource	31%	35%	0%	Becoming Exclusive
06001404102	Piedmont Ave Central	1,657	19	-	14	34%	Moderate Resource	54%	42%	1%	Stable Moderate/Mixed Income
06001404200	Upper Piedmont Ave	1,286	13	-	6	38%	Highest Resource	13%	25%	0%	Stable/Advanced Exclusive
06001404300	Upper Rockridge	1,284	-	-	-	35%	Highest Resource	12%	49%	0%	Stable/Advanced Exclusive
06001404400	Glen Highlands	2,315	1	4	56	33%	Highest Resource	14%	27%	0%	Stable/Advanced Exclusive
06001404501	Montclair South	659	7	-	51	34%	Highest Resource	6%	0%	0%	Stable/Advanced Exclusive
06001404502	Montclair North	2,483	-	148	-	25%	Highest Resource	12%	42%	0%	Stable/Advanced Exclusive
06001404600	Piedmont Pines	1,783	-	-	1	30%	High Resource	6%	20%	1%	Stable/Advanced Exclusive
06001404700	Oakmore North	805	109	10	2	30%	High Resource	10%	36%	0%	Stable/Advanced Exclusive
06001404800	Oakmore South	1,159	-	-	14	51%	Moderate Resource	28%	58%	3%	Becoming Exclusive
06001404900	Glenview	1,860	-	-	2	44%	High Resource	45%	29%	1%	Becoming Exclusive
06001405000	Trestle Glen	1,446	-	-	-	38%	High Resource	19%	43%	0%	Stable/Advanced Exclusive
06001405100	Crocker Highland	1,608	-	-	7	35%	Highest Resource	12%	19%	0%	Stable/Advanced Exclusive

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001405200	Cleveland Heights North	2,414	78	3	9	62%	Moderate Resource	48%	42%	0%	Advanced Gentrification
06001405301	Cleveland Heights South	1,572	29	-	-	47%	Moderate Resource	53%	40%	2%	Early/Ongoing Gentrification
06001405302	Eastlake	1,377	195	79	1,813	69%	Low Resource	80%	42%	7%	At Risk of Gentrification
06001405401	Eastlake Clinton West	1,657	876	203	74	80%	Low Resource	78%	51%	14%	At Risk of Gentrification
06001405402	Eastlake Clinton East	1,180	2	2	4	83%	Low Resource	57%	45%	7%	At Risk of Gentrification
06001405500	Ivy Hill	1,572	128	13	1	79%	Moderate Resource	64%	44%	11%	At Risk of Gentrification
06001405600	Bella Vista	1,386	-	-	5	74%	Moderate Resource	60%	50%	6%	Early/Ongoing Gentrification
06001405700	Upper San Antonio/ Highland Park	1,368	-	-	1	86%	Low Resource	47%	46%	8%	At Risk of Gentrification
06001405800	San Antonio/ Highland Terrace	1,338	-	-	5	85%	Low Resource	76%	60%	12%	At Risk of Gentrification
06001405901	Lower San Antonio East	1,100	8	-	15	96%	High Segregation & Poverty	85%	57%	19%	At Risk of Gentrification
06001405902	Lower San Antonio West	925	-	-	3	91%	Low Resource	62%	67%	16%	At Risk of Gentrification
06001406000	Oakland Estuary	1,551	-	-	16	82%	High Segregation & Poverty	74%	43%	10%	At Risk of Gentrification
06001406100	Jingletown/ Kennedy	1,475	-	-	1	85%	Low Resource	59%	63%	4%	Low-Income/Susceptible to Displacement
06001406201	Reservoir Hill/ Meadow Brook	1,485	161	39	8	95%	Low Resource	76%	59%	31%	At Risk of Gentrification
06001406202	Fruitvale/ Hawthorne	1,337	12	2	8	91%	High Segregation & Poverty	81%	46%	30%	At Risk of Gentrification
06001406300	San Antonio/ Sausal Creek	1,255	233	14	7	87%	Low Resource	79%	42%	11%	At Risk of Gentrification
06001406400	Reservoir Hill/ Manzanita	748	-	104	13	69%	Low Resource	59%	63%	8%	Low-Income/Susceptible to Displacement
06001406500	Peralta/ Hacienda	1,948	-	38	2	88%	Low Resource	71%	65%	12%	At Risk of Gentrification
06001406601	Laurel/ Upper Peralta Creek	1,746	472	125	5	85%	Low Resource	63%	61%	4%	Low-Income/Susceptible to Displacement
06001406602	Lower Dimond School	941	97	36	10	87%	Low Resource	67%	63%	0%	Low-Income/Susceptible to Displacement

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001406700	Lincoln Highlands	2,178	100	9	6	55%	Moderate Resource	29%	52%	1%	Stable Moderate/Mixed Income
06001406800	Redwood Heights West	1,360	-	-	7	67%	Moderate Resource (Rapidly Changing)	45%	45%	3%	Becoming Exclusive
06001406900	Redwood Heights Central	1,551	3	-	25	53%	Moderate Resource	43%	43%	5%	Stable Moderate/Mixed Income
06001407000	Lower Laurel/ Allendale	1,991	-	-	16	87%	Low Resource	69%	61%	11%	Low-Income/Susceptible to Displacement
06001407101	Harrington/ Fruitvale	1,056	20	-	6	95%	High Segregation & Poverty	63%	48%	21%	At Risk of Gentrification
06001407102	Jefferson/ Fruitvale	1,355	-	2	19	90%	Low Resource	72%	49%	13%	At Risk of Gentrification
06001407200	Fruitvale	1,927	-	-	329	91%	High Segregation & Poverty	79%	59%	25%	At Risk of Gentrification
06001407300	Melrose	730	-	-	4	88%	Low Resource	69%	54%	17%	Low-Income/Susceptible to Displacement
06001407400	Fremont District	1,127	41	28	29	98%	Low Resource	81%	44%	19%	At Risk of Gentrification
06001407500	Seminary	1,358	192	134	510	96%	High Segregation & Poverty	81%	54%	7%	At Risk of Gentrification
06001407600	Fairfax/ Lower Maxwell Park	2,123	-	64	-	83%	Low Resource	69%	68%	7%	Ongoing Displacement
06001407700	Maxwell Park	1,651	639	50	1	70%	Low Resource	38%	53%	3%	Stable Moderate/Mixed Income
06001407800	Mills College	748	-	10	4	69%	Low Resource	46%	58%	1%	High Student Population
06001407900	Redwood Heights East	1,126	347	285	5	50%	Moderate Resource (Rapidly Changing)	30%	63%	3%	Becoming Exclusive
06001408000	Woodminster	1,037	-	-	1	45%	Moderate Resource	7%	24%	2%	Stable/Advanced Exclusive
06001408100	Caballo Hills	2,717	533	119	298	60%	Moderate Resource	17%	56%	1%	At Risk of Becoming Exclusive
06001408200	Millsmont	1,961	-	-	2	82%	Low Resource	47%	62%	3%	Low-Income/Susceptible to Displacement
06001408300	Eastmont Hills	1,828	-	-	-	78%	Low Resource	61%	53%	3%	Becoming Exclusive
06001408400	Eastmont	1,157	340	38	401	93%	Low Resource	71%	65%	7%	Low-Income/Susceptible to Displacement
06001408500	Arroyo Viejo	1,611	54	45	3	98%	Low Resource	76%	62%	21%	Low-Income/Susceptible to Displacement

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001408600	Bancroft/ Havenscourt East	1,811	-	15	-	97%	Low Resource	73%	76%	16%	Low-Income/Susceptible to Displacement
06001408700	Bancroft/ Havenscourt West	2,455	-	-	-	92%	Low Resource	79%	58%	13%	Low-Income/Susceptible to Displacement
06001408800	Lockwood/ Coliseum/ Rudsdale	2,225	9	1	23	95%	High Segregation & Poverty	87%	60%	12%	Low-Income/Susceptible to Displacement
06001408900	Fitchburg	1,016	50	4	6	95%	High Segregation & Poverty	85%	51%	13%	Low-Income/Susceptible to Displacement
06001409000	Brookfield Village/ Hegenberger	1,135	27	19	51	98%	Low Resource	84%	60%	20%	Low-Income/Susceptible to Displacement
06001409100	Brookfield Village	675	-	-	4	98%	Low Resource	65%	55%	10%	At Risk of Gentrification
06001409200	Sobrante Park	982	17	26	43	98%	Low Resource	88%	73%	11%	Low-Income/Susceptible to Displacement
06001409300	Stonehurst	1,627	-	-	-	95%	Low Resource	66%	64%	18%	Low-Income/Susceptible to Displacement
06001409400	Elmhurst	1,268	-	-	-	96%	Low Resource	68%	62%	34%	Low-Income/Susceptible to Displacement
06001409500	New Highland	1,131	69	-	1	96%	High Segregation & Poverty	78%	66%	19%	Low-Income/Susceptible to Displacement
06001409600	Webster	1,484	-	46	340	97%	Low Resource	76%	52%	20%	At Risk of Gentrification
06001409700	Castlemont	1,577	-	-	-	97%	Low Resource	75%	66%	13%	Low-Income/Susceptible to Displacement
06001409800	Golf Links	1,294	-	20	-	80%	Low Resource	48%	59%	7%	Stable Moderate/Mixed Income
06001409900	Sequoyah	1,423	106	104	415	71%	Low Resource	18%	33%	0%	Stable Moderate/Mixed Income
06001410000	Chabot Park	1,227	-	-	63	71%	Moderate Resource	42%	38%	4%	Stable Moderate/Mixed Income
06001410100	Foothill Square/ Toler Heights	1,100	239	29	89	88%	Low Resource	57%	52%	4%	Low-Income/Susceptible to Displacement
06001410200	Las Palmas	1,127	409	104	1,103	99%	Low Resource	69%	62%	10%	At Risk of Gentrification
06001410300	Cox/ Elmhurst	1,023	21	3	22	98%	Low Resource	89%	67%	27%	Low-Income/Susceptible to Displacement
06001410400	Durant Manor	1,351	-	2	16	94%	Low Resource	54%	49%	15%	Low-Income/Susceptible to Displacement
06001410500	DeFremery/ Oak Center	925	-	-	1	85%	High Segregation & Poverty	87%	52%	3%	At Risk of Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001981900	Port Lower	27	2	-	28	14%	High Resource	50%	26%	0%	Unavailable or Unreliable Data
06001982000	Acorn Industrial	32	1	69	25	84%	Low Resource	64%	0%	0%	Unavailable or Unreliable Data
06001983200	Jack London Square	340	-	45	-	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001983200	Jack London Square	340	-	-	5	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.
2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ~~))~~, and is therefore not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the City's highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	**4.1%**	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC ~~area~~area a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

Site & Service Amenities	*Points*	*Criteria*
Transit	3	The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.
	4	The site is within 0.33 miles of the above.
	5	The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	2	The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	1	The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.
	2	The site is within 0.5 miles of the above.
	3	• The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	4	• The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	5	The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
Public Elementary	2	The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.

Site & Service Amenities	*Points*	*Criteria*
Middle, or High School	3	The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.
Medical Clinic or Hospital	2	The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, Nine Percent Application, 2022

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23
012 099300601	NN	0	7	3	3	3	5	3	24

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15
038 317701100		0	7	2	2	2	5	3	21

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21
011 083600101		8	7	3	3	3	5	3	32

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC's 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland's Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers' markets match TCAC definitions exactly. "Neighborhood markets" and "Supermarkets" were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for "Grocery" or "Fruits & Veggies" was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.
- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

ISOLATION OF THE RHNA

While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

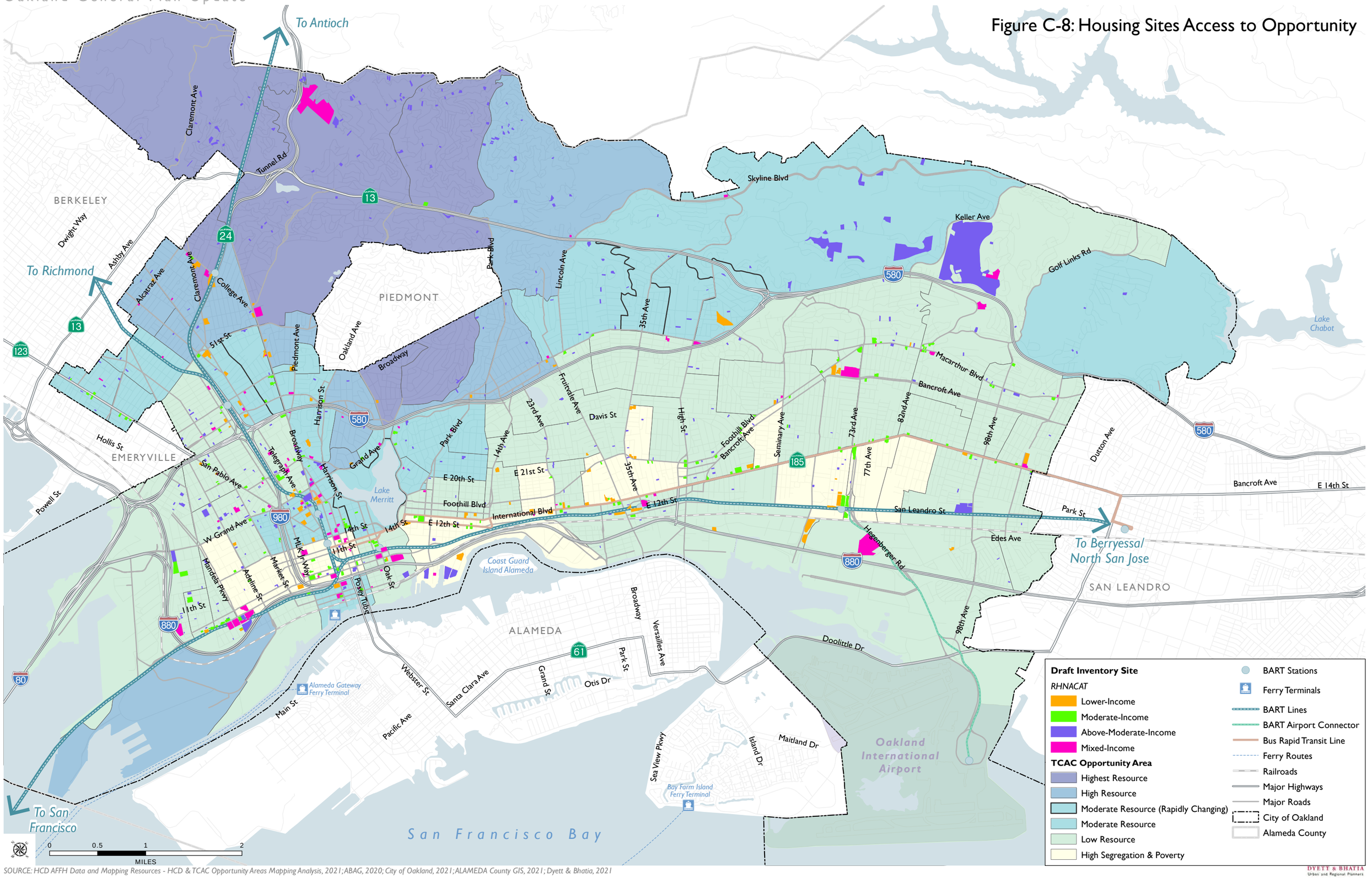
Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*
Central East Oakland	**2,064319**	**836373**	**1,084085**
High Segregation & Poverty	347	373	9 9
Low Resource	1,717972	463 462	1,075076
Coliseum/Airport	**533**	**119**	**298**
Low Resource	533	119	298
Downtown	**2,967** 3,222	**1,957 2,176**	**6,156010**
High Segregation & Poverty	403	667	1,792
Low Resource	497	468 687	1,330345
Moderate Resource	2,067322	754	2,781620
Moderate Resource (Rapidly Changing)	- -	68	253
East Oakland Hills	**138**	**56**	**429 430**
Low Resource	138	54	344 345
Moderate Resource	- -	2 2	85
Eastlake/Fruitvale	**1,677984**	**709**	**2,069072**
High Segregation & Poverty	782 1,036	371	1,826
Low Resource	890 943	277	154 156

Moderate Resource	~~5~~ 5	61	~~89~~ 90
Glenview/ Redwood Heights	237	**40**	~~**98**~~ **99**
High Resource	54	~~-~~ -	21
Highest Resource	~~-~~ -	-	~~1~~ 1
Moderate Resource	~~9~~ 9	~~1~~ 1	69
Moderate Resource (Rapidly Changing)	174	39	~~7~~ 8
North Oakland Hills	~~**35**~~ **224**	~~**50**~~ **72**	~~**717**~~ **1,359**
High Resource	~~4~~ 4	~~-~~ -	36
Highest Resource	~~31~~ 220	~~50~~ 72	~~681~~ 1,323
North Oakland/Adams Point	**1,~~333~~360**	~~**637**~~ **641**	**3,~~366~~515**
High Resource	~~118~~ 162	~~5~~ 9	~~60~~ 199
Highest Resource	248	26	~~7~~ 8
Low Resource	393	287	862
Moderate Resource	527	244	2,~~291~~300
Moderate Resource (Rapidly Changing)	~~47~~ 30	75	146
West Oakland	**1,494**	**748**	**4,~~449~~454**
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,~~622~~627
Moderate Resource	283	12	399

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022

Figure C-8: Housing Sites Access to Opportunity



Draft Inventory Site

RHNACAT

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

The full Sites Inventory is provided in Table C-26. Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,700 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.

New Sites Inventory Table: 11/29/2022

Table C-26. Table A: Sites Inventory

Jurisdiction Name	Site Address/Intersection	Digit ZIP Co	Assessor Parcel Numb	Consolidated Sites	General Plan Designation (Current)	g Designation (Cu	Density Allowed (I	nsity Allowed (unit	el Size (Ac	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	r Income Capa	derate Income Capa	derate Income	Total Capacity	AV Ratio	FAR	Year Built	AFFH Site	Site Comments
OAKLAND	5TH ST OAKLAND 94607	94607	001 012102702		EPP Light Industry 1	C-40		96.8	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	233 BROADWAY OAKLAND 94607	94607	001 013500100		EPP Retail Dining Entertainment 2	C-45		145.2	0.99	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	13	117	130	0.00	1.76	1965		
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300		EPP Retail Dining Entertainment 2	C-45		145.2	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	39		39	0.00	0.00	0		Building demolished recently
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700		EPP Retail Dining Entertainment 2	C-45		145.2	0.09	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	10	13	3.64	2.55	0		
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG	EPP Retail Dining Entertainment 2	C-45		145.2	0.58	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	600	0	0	600	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG	EPP Retail Dining Entertainment 2	C-45		145.2	0.80	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100		EPP Retail Dining Entertainment 2	C-45		145.2	1.38	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	100	0	172	272	0.00	0.00	0		
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200		EPP Retail Dining Entertainment 2	C-45		145.2	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	1.48	0.98	1925		
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500		EPP Retail Dining Entertainment 2	C-45		145.2	0.32	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	69	69	0.76	0.99	1920		
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500		EPP Mixed Use District	C-45		145.2	0.45	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	52		52	0.00	0.00	0		LMSAP site
OAKLAND	200 ALICE ST OAKLAND 94607	94607	001 015700600		EPP Mixed Use District	C-45		145.2	0.09	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62	143	205	6.53	0.52	1966		
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300		Central Business District	D-LM-4		193.6	0.35	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	34			34	0.00	0.00	0		BART site
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000		Central Business District	D-LM-4		193.6	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	28		28	0.06	0.10	0		LMSAP site
OAKLAND	726 HARRISON ST OAKLAND 94607	94607	001 018501400		Central Business District	D-LM-4		193.6	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.27	0.00	1960		
OAKLAND	706 HARRISON ST OAKLAND 94607	94607	001 018502600		Central Business District	D-LM-4		193.6	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.00	0.00	0		
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019500300		Central Business District	D-LM-2		396	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402		Central Business District	D-LM-2		396	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		LMSAP site
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800		Central Business District	D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900		Central Business District	D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	620 WASHINGTON ST OAKLAND 94607	94607	001 019900100		Central Business District	CBD-X		484	1.37	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	180		420	600	0.00	0.00	0		PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800		Central Business District	CBD-P		145.2	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6		6	0.00	0.00	0		
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900		Central Business District	CBD-P		145.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.00	0		
OAKLAND	822 WASHINGTON ST OAKLAND 94607	94607	001 020101000		Central Business District	CBD-P		145.2	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	806 WASHINGTON ST OAKLAND 94607	94607	001 020101100		Central Business District	CBD-P		145.2	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.00	0		
OAKLAND	707 WASHINGTON ST OAKLAND 94607	94607	001 020302000		Central Business District	CBD-P		145.2	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	50	50	0.00	0.00	0		
OAKLAND	575 8TH ST OAKLAND 94607	94607	001 020900900		Central Business District	CBD-X		217.8	0.20	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	27		27	0.00	0.00	0		
OAKLAND	561 8TH ST OAKLAND 94607	94607	001 020901000		Central Business District	CBD-X		217.8	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	0.00	0		
OAKLAND	729 CLAY ST OAKLAND 94607	94607	001 020901100		Central Business District	CBD-X		217.8	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24		24	0.00	0.00	0		
OAKLAND	9TH ST OAKLAND 94607	94607	001 021100400		Central Business District	CBD-R		217.8	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.00	0.65	0		
OAKLAND	821 JEFFERSON ST OAKLAND 94607	94607	001 021100500		Central Business District	CBD-R		217.8	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.76	0.69	1939		
OAKLAND	711 JEFFERSON ST OAKLAND 94607	94607	001 021101501		Central Business District	CBD-R		217.8	1.38	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	89		89	0.38	0.00	1872		
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402		Community Commercial	CC-2		193.6	1.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	400	0	0	400	0.00	0.00	0		Very large parcel; pre-app previously received. Applicant expressed interest in going big.
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF	Central Business District	D-LM-2		396	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		LMSAP site
OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF	Central Business District	D-LM-2		396	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	32		32	0.00	0.00	0		LMSAP site
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF	Central Business District	D-LM-4		396	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62		62	0.00	0.00	0		LMSAP site
OAKLAND	1260 M L KING JR WAY OAKLAND 94612	94612	002 002700609		Central Business District	CBD-C		484	1.79	Parking Garage	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	183	122	306	611	0.00	0.00	0		
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502		Central Business District	CBD-C		217.8	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	70		70	0.11	0.00	0		
OAKLAND	1225 WEBSTER ST OAKLAND 94612	94612	002 005700402		Central Business District	D-LM-4		396	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	41		41	0.00	0.00	0		LMSAP site
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 005701100		Central Business District	D-LM-3		396	0.23	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	54	54	0.17	1.40	1880		
OAKLAND	1261 HARRISON ST OAKLAND 94612	94612	002 006300200		Central Business District	D-LM-4		193.6	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	0	92	102	0.05	1.00	0		
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400		Central Business District	D-LM-2		396	0.23	Parks, Recreation & Open Space	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	58		58	0.00	0.00	0		LMSAP site
OAKLAND	1309 MADISON ST OAKLAND 94612	94612	002 007900500		Central Business District	D-LM-4		396	0.38	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	253	253	0.00	0.00	0		
OAKLAND	157 11TH ST OAKLAND 94607	94607	002 008300600		Central Business District	D-LM-4		193.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14		14	0.00	0.00	0		
OAKLAND	149 11TH ST OAKLAND 94607	94607	002 008500100		Central Business District	D-LM-4		193.6	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	1.00	0		
OAKLAND	102 10TH ST OAKLAND 94607	94607	002 008500400		Central Business District	D-LM-4		193.6	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	26		26	0.00	1.00	1920		
OAKLAND	128 10TH ST OAKLAND 94607	94607	002 008500500		Central Business District	D-LM-4		193.6	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9		9	0.00	0.00	0		
OAKLAND	138 10TH ST OAKLAND 94607	94607	002 008500600		Central Business District	D-LM-4		193.6	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6		6	0.60	0.00	1908		
OAKLAND	125 10TH ST OAKLAND 94607	94607	002 008500900		Central Business District	D-LM-4		396	0.11	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	11		11	0.67	0.66	1940		
OAKLAND	113 10TH ST OAKLAND 94607	94607	002 008501000		Central Business District	D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	1.98	1915		
OAKLAND	963 OAK ST OAKLAND 94607	94607	002 008501100		Central Business District	D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	33		33	0.00	0.00	0		
OAKLAND	1013 HARRISON ST OAKLAND 94607	94607	002 011200700		Central Business District	D-LM-2		193.6	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	32	4.31	1.65	0		LISC Church site, Mixed income workforce/market rate housing
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900300		Community Commercial	CC-2		116.16	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	46		46	0.00	0.00	0		
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900400		Community Commercial	CC-2		116.16	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19		19	0.00	0.00	0		
OAKLAND	2311 SAN PABLO AVE OAKLAND 94612	94612	003 002101000		Community Commercial	CC-2		158.4	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	39	44	0.00	0.00	0		
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100		Community Commercial	CC-2		116.16	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33	0.00	1907		
OAKLAND	2103 SAN PABLO AVE OAKLAND 94612	94612	003 003900300		Central Business District	CBD-X		484	1.49	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	120	10	370	500	0.36	0.47	1924		
OAKLAND	17TH ST OAKLAND 94612	94612	003 005502401		Mixed Housing Type Residential	RM-3		2 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400		Central Business District	CBD-C		484	0.66	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	255			255	0.00	0.00	0		unusable parking garage: Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
OAKLAND	616 14TH ST OAKLAND 94612	94612	003 007102100		Central Business District	CBD-X		484	0.06	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0.23	2.93	1920		
OAKLAND	8TH ST OAKLAND 94607	94607	004 000700101		Urban Residential	RM-1		1 per lot	0.22	Cemetery/Mortuary	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 003300700		Mixed Housing Type Residential	RM-2		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100		Community Commercial	S-15W		193.6	0.54	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	83		83	0.14	0.04	0		
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006900201		Community Commercial	S-15W		193.6	0.95	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	289	289	0.00	0.00	0		
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202		Community Commercial	S-15W		193.6	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	36		36	0.00	0.00	0		
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006900400		Community Commercial	S-15W		193.6	0.88	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	206	222	0.00	0.00	0		
OAKLAND	355 MANDELA PKWY OAKLAND 94607	94607	004 007300800		Community Commercial	S-15W		116.16	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.65	0		
OAKLAND	349 MANDELA PKWY OAKLAND 94607	94607	004 007300900		Community Commercial	S-15W		116.16	0.34	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	31			31	0.00	0.00	0		WOSP site; BART site
OAKLAND	723 CENTER ST OAKLAND 94607	94607	004 007901000		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	719 CENTER ST OAKLAND 94607	94607	004 007901100		Mixed Housing Type Residential	RM-3		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200		Community Commercial	S-15W		116.16	0.03	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.30	0		
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 007901300		Community Commercial	S-15W		116.16	0.10	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.30	0		
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400		Community Commercial	S-15W		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.30	0		
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500		Community Commercial;Mixed Housing Type	S-15W		116.16	0.32	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0		
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701		Community Commercial	S-15W		116.16	0.20	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.98	0.25	1997		
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400		Community Commercial	CC-2		#N/A	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	22		22	0.28	0.00	0		
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 009701200		Community Commercial	CC-2		96.8	0.05	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.27	1.39	1907		
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300		Community Commercial	CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400		Community Commercial	CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500		Community Commercial	CC-2		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6		6	0.00	0.00	0		HCD loan interest
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600		Mixed Housing Type Residential	RM-2		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1300 7TH ST OAKLAND 94607	94607	004 010800700		Community Commercial;Urban Residential	S-15W		158.4	1.81	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	338	376	2.22	0.39	1985		
OAKLAND	1230 14TH ST OAKLAND 94607	94607	005 037701901		Mixed Housing Type Residential	RM-4		39.6	0.28	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.24	0.10	0		
OAKLAND	1158 14TH ST OAKLAND 94607	94607	005 037802800		Mixed Housing Type Residential	RM-4		1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1154 14TH ST OAKLAND 94607	94607	005 037802900		Mixed Housing Type Residential	RM-4		1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1415 ADELINE ST OAKLAND 94607	94607	005 037803000		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1411 ADELINE ST OAKLAND 94607	94607	005 037803100		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1407 ADELINE ST OAKLAND 94607	94607	005 037803200		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1403 ADELINE ST OAKLAND 94607	94607	005 037803300		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1420 MYRTLE ST OAKLAND 94607	94607	005 038301800		Mixed Housing Type Residential;Urban Resid	RM-4		39.6	0.22	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	1.08	0.00	1912		LISC Church site - 24 units of teacher/educator workforce housing (property is within walking distance of five schools). Entitlements and financing commitments secured pending Bishop approvals
OAKLAND	1606 CHESTNUT ST OAKLAND 94607	94607	005 038701400		Mixed Housing Type Residential	RM-2		1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	1608 CHESTNUT ST OAKLAND 94607	94607	005 038701500		Mixed Housing Type Residential	RM-2		1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	1818 ADELINE ST OAKLAND 94607	94607	005 040602700		Mixed Housing Type Residential	RM-4		39.6	0.15	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1890		

OAKLAND	905 W GRAND AVE OAKLAND 94607	94607	005 041100105		Community Commercial	CC-2		158.4	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	0		WOSP site
OAKLAND	2131 FILBERT ST OAKLAND 94607	94607	005 041300700		Community Commercial	CC-2		116.16	0.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2429 MARKET ST OAKLAND 94607	94607	005 043201203		Mixed Housing Type Residential	RM-4		39.6	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.02	0.14	1971		
OAKLAND	2401 ADELINE ST OAKLAND 94607	94607	005 043701100		Housing and Business Mix	HBX-4		54.45	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	16	18	3.17	0.00	0		
OAKLAND	2715 ADELINE ST OAKLAND 94607	94607	005 044600102		Business Mix	CIX-1A		#N/A	0.48	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	91	91	0.00	0.99	0		
OAKLAND	2621 MARKET ST OAKLAND 94607	94607	005 045101200		Mixed Housing Type Residential	RM-4		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3019 FILBERT ST OAKLAND 94608	94608	005 046601900		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0.00	0.00	0		
OAKLAND	3003 FILBERT ST OAKLAND 94608	94608	005 046602200		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		LISC Church site - Homeownership for first time homebuyers up to 120% AMI. Townhouse units.
OAKLAND	3135 SAN PABLO AVE OAKLAND 94608	94608	005 046700201		Community Commercial	CC-2		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	15	0	73	0.00	0.00	0		
OAKLAND	713 PERALTA ST OAKLAND 94607	94607	006 000301700		Community Commercial	CC-2		96.8	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	707 PERALTA ST OAKLAND 94607	94607	006 000301800		Community Commercial	CC-2		96.8	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	1.29	1880		
OAKLAND	1620 7TH ST OAKLAND 94607	94607	006 000301900		Community Commercial	CC-2		96.8	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	1626 7TH ST OAKLAND 94606	94606	006 000302000		Community Commercial	CC-2		96.8	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	718 CAMPBELL ST OAKLAND 94607	94607	006 000302300		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		
OAKLAND	739 CAMPBELL ST OAKLAND 94607	94607	006 001701300		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	728 WILLOW ST OAKLAND 94607	94607	006 001702801		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	6.60	0.00	0		Additional sites - West Side Missionary Baptist Church, from LISC
OAKLAND	1365 WILLOW ST OAKLAND 94607	94607	006 002700700		Housing and Business Mix	HBX-2		46.83870968	0.46	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	21	21	0.17	0.00	0		
OAKLAND	1203 WILLOW ST OAKLAND 94607	94607	006 002702402		Mixed Housing Type Residential	RM-2		2 per lot	1.62	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional site - Mount Zion Missionary Baptist Church, from LISC
OAKLAND	PINE ST OAKLAND 94607	94607	006 003104600		Mixed Housing Type Residential;Housing and	HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	942 PINE ST OAKLAND 94607	94607	006 003300100		Housing and Business Mix	HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	933 PINE ST OAKLAND 94607	94607	006 004901600		Mixed Housing Type Residential	RM-2		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1891		
OAKLAND	1708 WOOD ST OAKLAND 94607	94607	007 056300200		Housing and Business Mix	HBX-2		46.83870968	2.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	1940		WOSP site
OAKLAND	1431 FRANKLIN ST OAKLAND 94612	94612	008 062100807		Central Business District	CBD-P		484	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	289	315	0.00	0.00	0		
OAKLAND	1443 ALICE ST OAKLAND 94612	94612	008 062601600		Central Business District	CBD-C		217.8	0.35	Parking Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	53		53	0.00	0.00	1910		DOSP site
OAKLAND	1434 HARRISON ST OAKLAND 94612	94612	008 062602300		Central Business District	CBD-C		484	0.21	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	71		71	0.00	0.00	1915		DOSP site
OAKLAND	1440 HARRISON ST OAKLAND 94612	94612	008 062602400		Central Business District	CBD-C		484	0.29	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	100		100	0.00	0.00	0		DOSP site; LMSAP site
OAKLAND	1450 HARRISON ST OAKLAND 94612	94612	008 062602500		Central Business District	CBD-C		484	0.24	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81		81	0.00	0.00	0		DOSP site; LMSAP site
OAKLAND	1500 HARRISON ST OAKLAND 94612	94612	008 062602600		Central Business District	CBD-C		484	0.17	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	59		59	0.00	0.00	1922		DOSP site
OAKLAND	1600 HARRISON ST OAKLAND 94612	94612	008 062603001		Central Business District	CBD-C		484	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	68		68	0.18	1.00	1916		LMSAP site
OAKLAND	1520 HARRISON ST OAKLAND 94612	94612	008 062604100		Central Business District	CBD-R		484	0.13	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	18		18	0.00	0.00	0		DOSP site
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708		Central Business District	CBD-R		145.2	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		Previous project (PLN15061), but site is still vacant
OAKLAND	1975 WEBSTER ST OAKLAND 94612	94612	008 063700303		Central Business District	CBD-C		484	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	98		98	0.00	0.00	0		
OAKLAND	1800 SAN PABLO AVE OAKLAND 94612	94612	008 064201800		Central Business District	CBD-X		484	1.02	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	225			225	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	548 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064500901	KKK	Central Business District	CBD-X		484	0.27	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	29			29	2.20	0.00	0	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	556 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064502805	KKK	Central Business District	CBD-X		484	0.37	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	40			40	2.73	1.55	1954	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	KKK	Central Business District	CBD-X		484	0.62	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68			68	0.56	0.57	1912	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	610 21ST ST OAKLAND 94606	94606	008 064701500		Central Business District	CBD-X		145.2	0.17	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	1.70	0.00	1897		
OAKLAND	2040 TELEGRAPH AVE OAKLAND 94612	94612	008 064900101		Central Business District	CBD-P		484	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81		81	0.00	0.31	0		
OAKLAND	2022 TELEGRAPH AVE OAKLAND 94612	94612	008 064900102		Central Business District	CBD-P		484	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	10		10	0.00	0.92	1948		
OAKLAND	2001 FRANKLIN ST OAKLAND 94612	94612	008 065001604	CCC	Central Business District	CBD-C		484	0.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130			130	0.79	0.70	1966		DOSP site. See also APNs 008 065002400, 008 065002300
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC	Central Business District	CBD-C		484	0.69	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	268			268	0.00	0.00	0		DOSP site. Also see APNs 008 065002400 and 008 065001604
OAKLAND	2250 TELEGRAPH AVE OAKLAND 94612	94612	008 065800602		Central Business District	CBD-P		484	0.26	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	55		55	0.00	0.00	0		DOSP site - surface parking lot
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203		Central Business District	CBD-X		484	0.91	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	190			190	0.00	0.00	0		DOSP site - Underutilized site with surface parking lot and a Taco Bell. BART owned; BART site
OAKLAND	2301 TELEGRAPH AVE	94612	008 066400600		Community Commercial	CC--2		96.8	0.19	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	58			58					SB-35 Streamline Review for new affordable mixed-use housing development. Related to ZW2200527 & PLN22096.
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066700503		Central Business District	D-BV-2		229.2631579	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	150	176	0.00	0.00	0		BVSP site
OAKLAND	2359 HARRISON ST OAKLAND 94612	94612	008 067000400		Central Business District	D-BV-1		348.48	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	325	325	0.00	0.00	0		
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500		Central Business District	D-BV-1		348.48	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.00	0.00	0		BVSP site
OAKLAND	1911 TELEGRAPH AVE OAKLAND 94612	94612	008 071605800		Central Business District;Urban Park and Ope	CBD-R		484	1.04	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	149			149	0.00	0.00	0		City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801		Mixed Housing Type Residential	RU-4		79.2	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	12	15	0.00	0.00	0		
OAKLAND	2633 TELEGRAPH AVE OAKLAND 94612	94612	009 068200101		Community Commercial;Urban Residential	RU-3		96.8	1.57	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	0.00	0		
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104		Urban Residential	RU-5		193.6	0.25	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701		Community Commercial	D-BV-4		158.4	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.23	0.18	1947		BVSP site
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804		Community Commercial	D-BV-3		158.4	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.06	0.00	0		BVSP site
OAKLAND	2703 M L KING JR WAY OAKLAND 94612	94612	009 069100301		Mixed Housing Type Residential;Urban Resid	RU-4		79.2	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15		15	0.08	0.10	0		
OAKLAND	2720 SAN PABLO AVE OAKLAND 94612	94612	009 069201502		Community Commercial	CC-2		116.16	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	34		34	0.00	0.00	0		
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200		Mixed Housing Type Residential	RM-2		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800		Community Commercial	D-BV-3		158.4	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	0	197	220	0.00	1.00	0		
OAKLAND	530 32ND ST OAKLAND 94609	94609	009 071600900		Urban Residential	RU-1		39.6	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.13	0.00	0		
OAKLAND	3314 SAN PABLO AVE OAKLAND 94608	94608	009 072301501		Urban Residential	RU-5		116.16	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.01	0		
OAKLAND	3403 PIEDMONT AVE OAKLAND 94611	94611	009 073200502		Community Commercial	D-BV-3		158.4	0.05	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	69	76	0.46	0.00	0		
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407		Community Commercial	D-BV-3		290.4	0.64	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	84		84	0.06	0.00	0		BVSP site
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400		Mixed Housing Type Residential	RM-2		2 per lot	0.24	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	2.66	0.00	1924		
OAKLAND	939 35TH ST OAKLAND 94608	94608	009 074002800		Mixed Housing Type Residential	RM-2		2 per lot	0.16	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	32	32	0.00	0.00	0		
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001		Urban Residential	RU-2		54.45	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	0.05	0.00	0		
OAKLAND	436 OAKLAND AVE OAKLAND 94611	94611	010 079202000		Mixed Housing Type Residential	RM-4		39.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.00	0.00	0		
OAKLAND	3210 HARRISON ST OAKLAND 94611	94611	010 079300100		Mixed Housing Type Residential	RM-4		39.6	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.31	0.00	0		
OAKLAND	296 27TH ST OAKLAND 94612	94612	010 079800307		Community Commercial	D-BV-3		158.4	0.44	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17	0	181	198	0.09	0.48	0		BVSP site
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94611	94611	010 080001006		Mixed Housing Type Residential	RM-3		2 per lot	1.33	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25	0	0	25	2.64	0.00	1928		LISC Church site - Affordable housing for formerly incarcerated young adults, homeless veterans, formerly trafficked youth, homeless seniors. Which community receives the highest level of priority will depend on available funding and current need.
OAKLAND	3322 HARRISON ST OAKLAND 94611	94611	010 081002000		Mixed Housing Type Residential	RM-3		1 per lot	0.05	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.37	0.00	1907		
OAKLAND	100 MACARTHUR BLVD OAKLAND 94610	94610	010 081200801		Urban Residential	CN-4		79.2	0.36	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	21		21	0.00	0.08	0		
OAKLAND	55 MACARTHUR BLVD OAKLAND 94610	94610	010 081300800		Mixed Housing Type Residential	RM-4		39.6	0.43	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	0	1	45	3.14	0.69	0		Piedmont Place Homekey Site
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101		Neighborhood Center Mixed Use	CN-2		96.8	0.34	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	0.11	0.11	1967		
OAKLAND	684 FAIRMOUNT AVE OAKLAND 94611	94611	012 093202600		Mixed Housing Type Residential	RM-2		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.94	0.00	1952		
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502		Mixed Housing Type Residential	RM-2		2 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500		Urban Residential	RU-5		116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	6	8	0.00	0.00	0		
OAKLAND	3881 M L KING JR WAY OAKLAND 94609	94609	012 096300100		Neighborhood Center Mixed Use	CN-3		116.16	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15		15	0.00	0.00	0		
OAKLAND	3701 M L KING JR WAY OAKLAND 94609	94609	012 096500500		Urban Residential	CN-3		116.16	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	0.00	0.00	0		HCD loan interest
OAKLAND	3700 WEST ST OAKLAND 94608	94608	012 096502101		Mixed Housing Type Residential	RM-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	731 W MACARTHUR BLVD OAKLAND 94609	94609	012 096502400		Urban Residential;Mixed Housing Type Resid	RU-5		116.16	0.40	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	33		33	0.27	0.03	1974		
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP	Neighborhood Center Mixed Use	RU-3		96.8	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.47	0.00	0		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP	Neighborhood Center Mixed Use;Urban Resid	RU-3		96.8	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3	0.00	0.00	1908		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	3801 TELEGRAPH AVE OAKLAND 94609	94609	012 096700501		Neighborhood Center Mixed Use	CN-2		158.4	0.33	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	2	59	80	1.32	0.44	0		
OAKLAND	3924 M L KING JR WAY OAKLAND 94609	94609	012 096902900		Neighborhood Center Mixed Use	S-15		116.16	0.13	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000		Neighborhood Center Mixed Use	S-15		116.16	0.06	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.60	0.00	0		
OAKLAND	40TH ST OAKLAND 94609	94609	012 096904102		Neighborhood Center Mixed Use	S-15		116.16	0.05	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	469 40TH ST OAKLAND 94609	94609	012 097200100		Urban Residential	RU-3		96.8	0.23	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	28	32	2.59	0.00	1923		

OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN	Neighborhood Center Mixed Use	CN-1		79.2	0.27	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	41ST ST OAKLAND 94611	94611	012 099300601	NN	Neighborhood Center Mixed Use	CN-1		79.2	0.56	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601		Community Commercial	CC-2		96.8	0.53	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16	0.97	0.00	0		
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900		Community Commercial	CC-2		96.8	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	0.07	0.39	1974	Yes	Previous application on the site - assume .8 modifier for both parcels
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001		Community Commercial	CC-2		96.8	0.17	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	0	121	127	0.16	1.02	1985		
OAKLAND	4432 TELEGRAPH AVE OAKLAND 94609	94609	013 109902501	LLL	Neighborhood Center Mixed Use	CN-2		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.00	0.99	1925	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4400 TELEGRAPH AVE OAKLAND 94609	94609	013 109902600	LLL	Neighborhood Center Mixed Use	CN-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.94	0.78	1929	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401		Community Commercial	CC-2		96.8	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17			17	0.00	0.00	0		
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III	Community Commercial	CC-2		96.8	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.40	0	Yes	
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III	Community Commercial	CC-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	0.00	0.00	0	Yes	
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III	Community Commercial	CC-2		96.8	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	0.37	0.38	1991	Yes	
OAKLAND	514 SHATTUCK AVE OAKLAND 94609	94609	013 115400905		Neighborhood Center Mixed Use	CN-2		96.8	2.64	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.27	1997	Yes	
OAKLAND	4617 SHATTUCK AVE OAKLAND 94609	94609	013 116000300		Neighborhood Center Mixed Use	CN-2		96.8	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	1898		
OAKLAND	5616 M L KING JR WAY OAKLAND 94609	94609	014 121001801		Neighborhood Center Mixed Use	CN-3		96.8	0.15	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	18	20	2.01	0.69	0		
OAKLAND	5131 SHATTUCK AVE OAKLAND 94609	94609	014 121603102		Neighborhood Center Mixed Use	CN-4		96.8	0.51	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36		36	0.17	0.07	1970		
OAKLAND	5527 VICENTE WAY OAKLAND 94609	94609	014 122401305		Mixed Housing Type Residential	RM-4		39.6	0.27	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	2.33	0.00	1912		
OAKLAND	5200 BROADWAY OAKLAND 94618	94618	014 124300101		Institutional	RM-3	2 per lot		3.95	School/College/Educational Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	51	459	510	4.01	0.00	0		
OAKLAND	5776 VICENTE ST OAKLAND 94609	94609	014 127402800		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	5617 SAN PABLO AVE OAKLAND 94608	94608	015 130901202		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Vacant lot near Golden Gate Library
OAKLAND	6341 SHATTUCK AVE OAKLAND 94609	94609	015 136400100		Neighborhood Center Mixed Use	CN-3		79.2	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	12	14	0.37	0.17	1967		
OAKLAND	609 ALCATRAZ AVE OAKLAND 94609	94609	015 137803900		Mixed Housing Type Residential	RM-4		39.6	0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	1912		
OAKLAND	5998 TELEGRAPH AVE OAKLAND 94609	94609	016 138700100		Urban Residential	RU-5		96.8	0.13	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	20	23	0.00	0.00	0		
OAKLAND	6528 RAYMOND ST OAKLAND 94609	94609	016 142400101		Mixed Housing Type Residential	RM-2	2 per lot		0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1904		
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000		Mixed Housing Type Residential	RM-3	2 per lot		0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	8	9	1.74	0.00	1915		
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707		Urban Residential	D-WS-7		64.15316642	0.25	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		WOSP site
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400		Urban Residential	D-WS-7		64.15316642	3.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	46		46	0.00	0.00	0		WOSP site
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007		Community Commercial	S-15W		193.6	3.95	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	600	600	0.36	0.00	0		WOSP site
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044000903		EPP Mixed Use District	M-20		#N/A	1.73	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	276	276	1.07	0.26	1974		
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202		Central Business District	D-LM-4		396	4.57	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	266	178	444	888	0.00	0.00	0		Student parking for Laney College (APNs 018 044501202; 018 045501502)
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600		EPP Planned Waterfront Development 4	D-OTN		#N/A	1.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	196	196	0.00	0.00	0		
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400		Urban Residential	D-LM-1		193.6	0.92	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	54			54	0.00	0.00	0		Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
OAKLAND	825 E 12TH ST OAKLAND 94606	94606	019 003400302		Neighborhood Center Mixed Use	CN-3		96.8	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.14	0.00	0		
OAKLAND	1035 E 12TH ST OAKLAND 94606	94606	019 003600502		Neighborhood Center Mixed Use	CN-3		96.8	0.24	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.00	0		
OAKLAND	1111 E 12TH ST OAKLAND 94606	94606	019 003700101		Neighborhood Center Mixed Use	CN-3		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24		24	0.11	0.08	0		
OAKLAND	2345 INTERNATIONAL BLVD OAKLAND 94601	94601	020 010500400		Neighborhood Center Mixed Use	CN-3		116.16	0.47	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.22	0.00	0		
OAKLAND	1235 INTERNATIONAL BLVD OAKLAND 94606	94606	020 011700300		Neighborhood Center Mixed Use	CN-3		79.2	0.16	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
OAKLAND	1118 E 12TH ST OAKLAND 94606	94606	020 011801300		Neighborhood Center Mixed Use	CN-3		79.2	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15		15	0.00	0.15	0		
OAKLAND	906 E 12TH ST OAKLAND 94606	94606	020 012001200		Neighborhood Center Mixed Use	CN-3		96.8	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2.16	0.00	1915		
OAKLAND	1225 4TH AVE OAKLAND 94606	94606	020 012601401		Urban Residential	D-LM-1		193.6	1.98	Public	YES - Current	YES - State-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	117		117	0.00	0.00	0		
OAKLAND	229 INTERNATIONAL BLVD OAKLAND 94606	94606	020 012700603		Urban Residential	D-LM-1		193.6	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31		31	0.00	0.00	0		
OAKLAND	1003 E 15TH ST OAKLAND 94606	94606	020 013901702		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.91	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67	0	1	68	2.95	0.00	1920		
OAKLAND	1433 12TH AVE OAKLAND 94606	94606	020 014000500		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.48	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	1.75	0.59	0		
OAKLAND	1449 MILLER AVE OAKLAND 94601	94601	020 015300600		Neighborhood Center Mixed Use	RM-2	2 per lot		0.27	Mobile Homes	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2424 INTERNATIONAL BLVD OAKLAND 94601	94601	020 015400600		Neighborhood Center Mixed Use	CN-3		96.8	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.12	0		
OAKLAND	1715 Foothill BLVD		020 016500200		Mixed Housing Type Residential	RM-2	1 per lot		0.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28			28					SB35/330 application for approx. 28 units and 100% affordable with density bonus
OAKLAND	1636 13TH AVE OAKLAND 94607	94607	020 019401600		Community Commercial	RM-3	1 per lot		0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1951 23RD AVE OAKLAND 94606	94606	021 024800801		Mixed Housing Type Residential	RM-3	2 per lot		0.21	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.14	0.12	0		
OAKLAND	2057 23RD AVE OAKLAND 94606	94606	021 025200100		Mixed Housing Type Residential	RM-3	1 per lot		0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	CARROLL ST OAKLAND 94608	94608	022 030501600		Urban Residential	RU-2		54.45	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0.00	0.00	0		
OAKLAND	459 WAYNE AVE OAKLAND 94606	94606	022 030800200		Urban Residential	RU-3		96.8	0.12	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	16	20	2.33	0.00	1920		
OAKLAND	2304 9TH AVE OAKLAND 94606	94606	022 031800806		Mixed Housing Type Residential	RM-3	2 per lot		0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1902		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108200		Mixed Housing Type Residential	RM-2	2 per lot		0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108300		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	LAKE SHORE AVE OAKLAND 94608	94608	023 041500100		Urban Residential	RU-3		96.8	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15		15	0.00	0.00	0		
OAKLAND	490 CAPITAL ST OAKLAND 94610	94610	023 041700101		Mixed Housing Type Residential	RM-3	2 per lot		0.09	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1960		
OAKLAND	2956 LAKESHORE AVE OAKLAND 94610	94610	023 041900102		Neighborhood Center Mixed Use;Urban Resi	CN-3		96.8	0.63	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	42		42	0.02	0.00	0		
OAKLAND	TRESTLE GLEN RD OAKLAND 94608	94608	023 043902400		Detached Unit Residential	RD-1	1 per lot		0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3600 PARK BLVD OAKLAND 94610	94610	023 047602101		Mixed Housing Type Residential	CN-4	Same density regulati		0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	13			13	0.00	0.00	0		Abuts RM-4, assume realistic capacity of 39.6
OAKLAND	1798 EXCELSIOR AVE OAKLAND 94602	94602	023 049600700		Detached Unit Residential	CN-1		96.8	0.05	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1.17	0.39	0		
OAKLAND	PARK BLVD OAKLAND 94608	94608	024 055300402		Detached Unit Residential	RD-1	1 per lot		0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0.00	0.00	0		
OAKLAND	ELBERT ST OAKLAND 94602	94602	024 060806001		Detached Unit Residential	RD-1	1 per lot		0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	3111 INTERNATIONAL BLVD OAKLAND 94601	94601	025 068900101		Neighborhood Center Mixed Use	CN-2		158.4	0.62	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	78		78	0.15	0.11	0		
OAKLAND	3053 INTERNATIONAL BLVD OAKLAND 94601	94601	025 069000801		Community Commercial	CC-2		158.4	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.00	0		
OAKLAND	E 12TH ST OAKLAND 94611	94611	025 069200600		Regional Commercial	CN-3		158.4	1.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.00	0		BART site
OAKLAND	3001 E 12TH ST OAKLAND 94601	94601	025 069300400		Regional Commercial	M-30		#N/A	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	3.20	1.00	2006		
OAKLAND	DERBY AVE OAKLAND 94601	94601	025 072000201		Mixed Housing Type Residential;Community	RM-4		39.6	0.21	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2956 INTERNATIONAL BLVD OAKLAND 94601	94601	025 072000702		Mixed Housing Type Residential;Community	RM-4		39.6	0.61	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	106	0	0	106	0.00	0.00	0		
OAKLAND	3009 FOOTHILL BLVD OAKLAND 94601	94601	025 072600800		Neighborhood Center Mixed Use	CN-3		116.16	0.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.00	0.81	0		
OAKLAND	2777 FOOTHILL BLVD OAKLAND 94601	94601	025 073300802	WW	Urban Residential	RU-5		96.8	0.47	General Commercial	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	20			20	0.00	0.76	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2759 FOOTHILL BLVD OAKLAND 94601	94601	025 073300803	WW	Urban Residential	RU-5		96.8	0.05	Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	0.00	0.00	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2773 E 23RD ST OAKLAND 94601	94601	026 075100400		Mixed Housing Type Residential	RM-3	2 per lot		0.22	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	1	3	0.00	0.00	0		
OAKLAND	2547 E 27TH ST OAKLAND 94601	94601	026 078500800		Mixed Housing Type Residential	RM-3	2 per lot		0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	2120 MONTANA ST OAKLAND 94602	94602	026 083402201		Neighborhood Center Mixed Use	CN-3		79.2	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19			19	0.00	0.01	1978		
OAKLAND	2119 34TH AVE OAKLAND 94601	94601	027 088103508		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1905		
OAKLAND	2411 MACARTHUR BLVD OAKLAND 94602	94602	028 090602701		Urban Residential	CN-1		96.8	0.42	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.21	0.13	1976		
OAKLAND	3050 MACARTHUR BLVD OAKLAND 94602	94602	028 093900802		Urban Residential	RU-4		96.8	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	0.00	0.43	1931		
OAKLAND	2932 CARMEL ST OAKLAND 94602	94602	029 098202100		Mixed Housing Type Residential	RM-2	2 per lot		0.25	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.08	0.00	1920		
OAKLAND	COOLIDGE AVE OAKLAND 94602	94602	029 098901303		Mixed Housing Type Residential	RM-3	2 per lot		0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	3600 LAGUNA AVE OAKLAND 94602	94602	029 099005500		Mixed Housing Type Residential	RM-3	2 per lot		0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	RETTIG AVE OAKLAND 94608	94608	029 106903900		Detached Unit Residential	RD-1	1 per lot		0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		

OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100		Hillside Residential	RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3722 REDWOOD RD OAKLAND 94619	94619	029 109001401		Detached Unit Residential	RD-1		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 94602	94602	029 125502200		Neighborhood Center Mixed Use	CN-3		79.2	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	13	17	0.01	0.00	0	
OAKLAND	2114 MACARTHUR BLVD OAKLAND 94602	94602	029A130205100		Neighborhood Center Mixed Use	CN-1		96.8	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	1	29	39	0.00	0.00	0	
OAKLAND	WRENN ST OAKLAND 94608	94608	029A131600400		Detached Unit Residential	RD-1		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000		Detached Unit Residential	RD-1		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3712 39TH AVE OAKLAND 94619	94619	030 192500700		Mixed Housing Type Residential	RM-3		2 per lot	0.30	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1926	
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700		Detached Unit Residential	RD-1		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH	Mixed Housing Type Residential	CN-2		79.2	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.19	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3925 MACARTHUR BLVD OAKLAND 94619	94619	030 198105901	HHH	Neighborhood Center Mixed Use	CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.15	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH	Neighborhood Center Mixed Use	CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.13	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH	Neighborhood Center Mixed Use;Mixed Hou	RM-3		2 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3142 HIGH ST OAKLAND 94619	94619	032 203216600		Mixed Housing Type Residential	RM-4		39.6	0.27	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33	0.00	1913	
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94601	94601	032 208405000	XX	Urban Residential	RU-5		96.8	0.12	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94601	94601	032 208405100	XX	Urban Residential	RU-5		96.8	0.24	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3824 FOOTHILL BLVD OAKLAND 94601	94601	032 208702401		Urban Residential	RU-5		96.8	0.09	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	0.00	0.53	1915	
OAKLAND	HARRINGTON AVE OAKLAND 94601	94601	032 210006000		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500		Mixed Housing Type Residential	RM-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600		Mixed Housing Type Residential	RM-4		39.6	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94601	94601	032 211503701	XX	Urban Residential	RU-5		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94601	94601	032 211503801	XX	Urban Residential	RU-5		96.8	0.26	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	124	0	0	124	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	2007 CROSBY AVE OAKLAND 94601	94601	032 211600300		Mixed Housing Type Residential	RM-2		1 per lot	0.07	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1911	
OAKLAND	1750 35TH AVE OAKLAND 94601	94601	033 212800300		Urban Residential	RU-5		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	4	4	0.00	0.00	0	
OAKLAND	3755 FOOTHILL BLVD OAKLAND 94601	94601	033 213503100		Mixed Housing Type Residential;Urban Resid	RU-4		96.8	0.22	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.11	0	
OAKLAND	1601 39TH AVE OAKLAND 94601	94601	033 213804000		Mixed Housing Type Residential	RM-2		2 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	3815 FOOTHILL BLVD OAKLAND 94601	94601	033 213805301		Urban Residential	RU-5		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	9		9	0.00	0.00	0	
OAKLAND	3609 INTERNATIONAL BLVD OAKLAND 94601	94601	033 217700101		Neighborhood Center Mixed Use	CN-2		158.4	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	31		31	0.40	0.12	1962	
OAKLAND	3301 SAN LEANDRO ST OAKLAND 94601	94601	033 218700302		Housing and Business Mix	HBX-1		43.56	0.57	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0	
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT	Neighborhood Center Mixed Use;Housing an	S-15		193.6	0.28	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT	Neighborhood Center Mixed Use	S-15		193.6	0.39	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	21			21	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT	Neighborhood Center Mixed Use;Housing an	S-15		193.6	0.29	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	16			16	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT	Neighborhood Center Mixed Use	S-15	75	193.6	0.72	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	52			52	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	33RD AV OAKLAND 94601	94601	033 219302300		Neighborhood Center Mixed Use	S-15		193.6	0.40	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0	BART site
OAKLAND	33RD AV OAKLAND 94601	94601	033 219401702		Neighborhood Center Mixed Use	S-15		193.6	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	38	38	0.00	0.00	0	
OAKLAND	856 34TH AVE OAKLAND 94601	94601	033 220001400		Housing and Business Mix	HBX-2		46.83870968	0.09	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	0.00	1.18	0	
OAKLAND	1217 52ND AVE OAKLAND 94601	94601	034 227302700		Mixed Housing Type Residential	RM-1		1 per lot	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	1916	
OAKLAND	4801 COLISEUM WAY OAKLAND 94601	94601	034 229501605		Business Mix	CIX-2		#N/A	0.84	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	36	0	1	37	2.35	0.29	1970	Coliseum Way Homekey Project
OAKLAND	4280 FOOTHILL BLVD OAKLAND 94601	94601	035 235100502		Institutional;Community Commercial	CC-2		116.16	0.43	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	39		39	0.09	0.11	1972	
OAKLAND	4265 FOOTHILL BLVD OAKLAND 94601	94601	035 235200801		Community Commercial	CC-2		116.16	0.61	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	56		56	0.47	0.02	1987	
OAKLAND	1435 HIGH ST OAKLAND 94601	94601	035 235302601		Community Commercial	CC-1		158.4	0.32	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	38		38	0.09	0.08	0	
OAKLAND	4610 INTERNATIONAL BLVD OAKLAND 94601	94601	035 235902201		Urban Residential	CC-2		158.4	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	35		35	0.00	0.11	1967	
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700		Urban Residential	RM-3		2 per lot	0.15	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915	
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300		Mixed Housing Type Residential	RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003400		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003500		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003600		Mixed Housing Type Residential	RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	5130 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236302900		Mixed Housing Type Residential;Urban Resid	RU-5		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.35	0.15	1947	
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402201		Mixed Housing Type Residential;Urban Resid	RU-5		158.4	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	11		11	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402202		Mixed Housing Type Residential;Urban Resid	RU-5		158.4	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5228 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402300		Mixed Housing Type Residential;Detached Un	RU-5		158.4	0.43	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5232 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402400		Detached Unit Residential;Urban Residential	RU-5		158.4	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.22	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5300 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402601		Detached Unit Residential;Urban Residential	RU-5		158.4	0.56	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.39	0.06	1924	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700		Detached Unit Residential	CN-3		158.4	1.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	97			97	0.00	0.00	0	Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)
OAKLAND	5490 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236601800		;Neighborhood Center Mixed Use	CN-3		158.4	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	19		19	0.00	0.00	0	Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)

OAKLAND	5490 FOOTHILL BLVD OAKLAND 94601	94601	035 237600100		Urban Residential	RU-4		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0	
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94601	94601	035 237800600		Neighborhood Center Mixed Use;Mixed Hous	CN-3		79.2	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.25	0.06	0	
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238301700		Mixed Housing Type Residential	RM-3		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94601	94601	035 238500100		Urban Residential	RU-5		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.03	0.08	0	
OAKLAND	5308 FAIRFAX AVE OAKLAND 94601	94601	035 238901400		Neighborhood Center Mixed Use	CN-3		79.2	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0	
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94601	94601	035 238901500		Neighborhood Center Mixed Use	CN-3		79.2	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0	
OAKLAND	5484 BANCROFT AVE OAKLAND 94601	94601	035 239001000		Urban Residential	RU-4		96.8	0.13	Residential Care/Assisted Living/Nursing Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.19	0.00	0	
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94601	94601	035 240000100		Urban Residential	RU-5		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	4529 FOOTHILL BLVD OAKLAND 94601	94601	035 240100101		Urban Residential	RU-5		96.8	0.45	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.00	0.00	0	
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200		Detached Unit Residential	RD-2		1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400		Mixed Housing Type Residential	RM-3		2 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	0	
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100		Detached Unit Residential	RD-1		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900		Mixed Housing Type Residential	RM-3		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2.33	0.00	1940	
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100		Detached Unit Residential;Mixed Housing Ty	RD-1		1 per lot	6.86	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	0.00	0.00	0		Tilden Child Development Center. At least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200		Mixed Housing Type Residential	RM-3		2 per lot	0.20	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.34	0.00	1940	
OAKLAND	13175 SKYLINE BLVD OAKLAND 94619	94619	037A314204800		Resource Conservation;Hillside Residential	RH-1		1 per lot	2.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	11880 SKYLINE BLVD OAKLAND 94619	94619	037A314908002		Neighborhood Center Mixed Use	CN-3		79.2	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	18	20	0.00	0.00	0	
OAKLAND	RIDGEMONT DR OAKLAND 94605	94605	037A315100205		Hillside Residential;Resource Conservation	RH-1		1 per lot	20.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	20	20	0.00	0.00	0	
OAKLAND	KELLER AVE OAKLAND 94619	94619	037A315201500		Hillside Residential;Resource Conservation;D	RH-1		1 per lot	28.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	26	26	0.00	0.00	0	
OAKLAND	13430 CAMPUS DR OAKLAND 94619	94619	037A315600900		Hillside Residential	RH-3		1 per lot	0.50	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	2611 SEMINARY AVE OAKLAND 94605	94605	038 317503300		Neighborhood Center Mixed Use;Mixed Hous	CN-3		96.8	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	25	28	0.00	0.00	0	
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94605	94605	038 317701100		Neighborhood Center Mixed Use;Mixed Hous	CN-3		96.8	0.48	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	2.74	0.00	0		Additional site - Canaan Christian Covenant Missionary Baptist Church from LISC. Developer contacted Planning and working with church to build 100 deeply affordable housing units
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94605	94605	038 320100100		Urban Residential	CN-3		96.8	0.19	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.92	0.12	0	
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	2.33	0.00	1915		Additional sites - A Diamond in the Ruff, Inc., from LISC
OAKLAND	6225 HARMON AVE OAKLAND 94621	94621	038 321300900		Mixed Housing Type Residential	RM-2		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1912	
OAKLAND	6200 INTERNATIONAL BLVD OAKLAND 94621	94621	038 322201901		Urban Residential	RU-5		158.4	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4		4	0.00	0.00	0	
OAKLAND	5542 INTERNATIONAL BLVD OAKLAND 94621	94621	038 323201501		Neighborhood Center Mixed Use;Mixed Hous	CN-3		116.16	0.60	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0	
OAKLAND	6710 BANCROFT AVE OAKLAND 94605	94605	039 327100505	N	Community Commercial	CC-2		96.8	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	539	0	0	539	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	68TH AV OAKLAND 94608	94608	039 327203600	DDD	Community Commercial	CC-2	75	96.8	0.27	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	CHURCH ST OAKLAND 94605	94605	039 327302103	DDD	Community Commercial	CC-2		96.8	0.76	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	68	0	0	68	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	6733 FOOTHILL BLVD OAKLAND 94605	94605	039 327400505	N	Community Commercial	CC-2		96.8	1.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94608	94608	039 327401608	N	Community Commercial	CC-2		96.8	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94605	94605	039 327401700	N	Community Commercial	CC-2		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2830 67TH AVE OAKLAND 94605	94605	039 327401900	N	Community Commercial	CC-2		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	6600 FOOTHILL BLVD OAKLAND 94605	94605	039 327901503		Community Commercial	CC-2		96.8	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.19	0.11	1958	
OAKLAND	2901 68TH AVE OAKLAND 94605	94605	039 328100902		Community Commercial;Urban Residential	CC-2		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.15	0	
OAKLAND	FOOTHILL BLVD OAKLAND 94605	94605	039 329102000		Community Commercial	CC-1		116.16	1.22	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	95		95	0.00	0.00	0		City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
OAKLAND	7200 BANCROFT AVE OAKLAND 94605	94605	039 329102200	EEE	Community Commercial	CC-1		116.16	4.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	5	180	243	0.00	0.63	1973		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900102	EEE	Community Commercial	CC-1		116.16	5.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	106	9	326	441	0.00	0.04	2005		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900202	EEE	Community Commercial	CC-1		116.16	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28	0.00	0.00	0		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900300	EEE	Community Commercial	CC-1		116.16	0.41	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.24	1989		Eastmont Mall, parking lots.
OAKLAND	7018 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203000		Urban Residential	RU-5		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0	
OAKLAND	7000 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203301		Urban Residential	RU-5		116.16	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.00	0	
OAKLAND	7318 INTERNATIONAL BLVD OAKLAND 94621	94621	040 331703200		Community Commercial	CC-2		158.4	0.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333400402		Community Commercial	CC-2		96.8	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.00	0.00	0	
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333401501		Community Commercial	CC-2		96.8	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.00	0	
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333401601		Community Commercial	CC-2		96.8	0.05	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.00	0	
OAKLAND	2500 76TH AVE OAKLAND 94605	94605	040 333900603		Mixed Housing Type Residential	RM-4		39.6	0.67	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	4		4	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335504901		Urban Residential	RU-5		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	0.09	0	
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505001		Urban Residential	RU-5		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0	
OAKLAND	7700 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505600		Urban Residential	RU-5		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.02	1923	
OAKLAND	8000 INTERNATIONAL BLVD OAKLAND 94621	94621	040 336802301		Urban Residential	RU-5		116.16	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0	
OAKLAND	7521 MACARTHUR BLVD OAKLAND 94605	94605	040 339600400		Neighborhood Center Mixed Use	CN-3		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	10	11	0.00	0.00	0	
OAKLAND	7823 MACARTHUR BLVD OAKLAND 94605	94605	040 340300200		Neighborhood Center Mixed Use	CN-3		96.8	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0	
OAKLAND	7951 MACARTHUR BLVD OAKLAND 94605	94605	040 340700100	QQ	Urban Residential	RU-4		96.8	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)
OAKLAND	7963 MACARTHUR BLVD OAKLAND 94605	94605	040 340700200	QQ	Detached Unit Residential;Urban Residential	RU-4		96.8	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)

OAKLAND	7526 MACARTHUR BLVD OAKLAND 94605	94605	040A340900113		Neighborhood Center Mixed Use;Mixed Hou	RM-3		2 per lot	1.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	7532 MACARTHUR BLVD OAKLAND 94605	94605	040A340901300		Neighborhood Center Mixed Use	CN-3		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.74	1937		
OAKLAND	7506 MACARTHUR BLVD OAKLAND 94605	94605	040A340901402		Neighborhood Center Mixed Use	CN-3		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.50	0.00	0		
OAKLAND	7600 MACARTHUR BLVD OAKLAND 94605	94605	040A341004000		Neighborhood Center Mixed Use	CN-3		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	7994 MACARTHUR BLVD, Oakland, CA 94605	94605	040A342201700		Urban Residential;Mixed Housing Type Resid	RU-4		96.8	0.23	Mixed Uses-Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	40			40					SB35-Notice of Intent (NOI) only for Tribal Notification. Preliminary Streamlined Review & Tribal Notification Process for a proposed 40 units senior housing with commercial space. Related to ZW2200813.
OAKLAND	HILLMONT DR OAKLAND 94608	94608	040A342604300		Detached Unit Residential	RD-1		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	CIRCLE HILL DR OAKLAND 94608	94608	040A344301103		Detached Unit Residential	RD-1		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	13331 SKYLINE BLVD OAKLAND 94619	94619	040A346700500		Hillside Residential	RH-1		1 per lot	1.10	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.78	0.00	1956		
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400		Regional Commercial	D-CO-2		335.0769231	4.59	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	296			296	0.00	0.00	1920		City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000		Regional Commercial	D-CO-2		335.0769231	2.17	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	140			140	0.00	0.00	0		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	6415 INTERNATIONAL BLVD OAKLAND 94621	94621	041 405002100		Urban Residential	RU-5		116.16	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.04	0.11	1950		
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200		Detached Unit Residential	RD-1		1 per lot	0.21	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	INTERNATIONAL BLVD OAKLAND 94611	94611	041 413100301		Urban Residential	RU-5		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	7014 HAMILTON ST OAKLAND 94621	94621	041 413303400		Detached Unit Residential	RD-2		1 per lot	0.22	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	73RD AV OAKLAND 94621	94621	041 416200105		Community Commercial	D-CO-1		335.0769231	1.79	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	115		115	0.00	0.00	0		BART site
OAKLAND	71ST AV OAKLAND 94621	94621	041 416402403		Community Commercial	D-CO-1		335.0769231	2.70	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	174			174	0.00	0.00	0		BART site
OAKLAND	73RD AV OAKLAND 94621	94621	041 416403102		Community Commercial	D-CO-1		335.0769231	2.63	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	169		169	0.00	0.00	0		BART site
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504		Community Commercial	D-CO-1		335.0769231	0.62	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	40			40	0.00	0.00	0		City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY	Community Commercial	D-CO-1		335.0769231	0.32	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20			20	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY	Community Commercial	D-CO-1		335.0769231	0.35	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	710 73RD AVE OAKLAND 94621	94621	041 417300306	YY	Community Commercial	D-CO-1		335.0769231	0.50	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	7317 INTERNATIONAL BLVD OAKLAND 94621	94621	041 418900202	OO	Community Commercial;Mixed Housing Type	CC-2		158.4	0.38	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	40	0	40	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO	Community Commercial;Mixed Housing Type	RM-3		2 per lot	1.98	Road Right of Way	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	8001 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200100		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.01	0.00	0		
OAKLAND	8019 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200200		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	8023 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200300		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	633 HEGENBERGER RD OAKLAND 94621	94621	042 432800116		Regional Commercial	D-CO-2		335.0769231	12.23	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	236	4	10	250	0.00	0.00	0		City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8000 S COLISEUM WAY OAKLAND 94621	94621	042 432800124		Regional Commercial	D-CO-2		335.0769231	8.93	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	173	115	288	576	0.00	0.00	1980		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8332 INTERNATIONAL BLVD OAKLAND 94621	94621	043 455101101		Neighborhood Center Mixed Use	CN-3		116.16	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.33	1946		
OAKLAND	2218 82ND AVE OAKLAND 94605	94605	043 457301700		Mixed Housing Type Residential	RM-4		39.6	0.29	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.33	0.00	1944		
OAKLAND	8700 INTERNATIONAL BLVD OAKLAND 94621	94621	043 458001300		Urban Residential	RU-5		116.16	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.53	0.03	1966		
OAKLAND	8215 MACARTHUR BLVD OAKLAND 94605	94605	043 462000101		Urban Residential	RU-4		96.8	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	8301 MACARTHUR BLVD OAKLAND 94605	94605	043 462100100		Urban Residential	RU-4		96.8	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	0.67	1928		
OAKLAND	8816 BURR ST OAKLAND 94605	94605	043A464102700		Detached Unit Residential	RD-1		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	8750 GOLF LINKS RD OAKLAND 94605	94605	043A464204900		Detached Unit Residential	RD-1		1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	8760 GOLF LINKS RD OAKLAND 94605	94605	043A464205000		Detached Unit Residential	RD-1		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A464400202		Urban Residential;Detached Unit Residential	RU-4		96.8	0.07	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8327 GOLF LINKS RD OAKLAND 94605	94605	043A464400902		Detached Unit Residential	RD-1		1 per lot	0.49	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A464402509		Urban Residential;Detached Unit Residential	RD-1		1 per lot	0.09	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8280 MACARTHUR BLVD OAKLAND 94605	94605	043A464402600	ZZ	Urban Residential	RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	1990		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8296 MACARTHUR BLVD OAKLAND 94605	94605	043A464402800	ZZ	Urban Residential	RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	0		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8329 GOLF LINKS RD OAKLAND 94605	94605	043A465100915		Detached Unit Residential	RD-1		1 per lot	0.16	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8800 FONTAINE ST OAKLAND 94605	94605	043A467500232		Detached Unit Residential	RD-1		1 per lot	3.06	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	50	0	3	53	2.89	0.00	1961		LISC Church site - Low income senior rental and SFH ownership.
OAKLAND	8750 MOUNTAIN BLVD OAKLAND 94605	94605	043A467500323		Resource Conservation;Urban Park and Open	RH-4		1 per lot	163.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	267	267	0.00	0.00	0		
OAKLAND	9680 MOUNTAIN BLVD OAKLAND 94605	94605	043A467604900		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	9525 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496800301		Neighborhood Center Mixed Use;Mixed Hou	CN-3		116.16	0.65	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.18	0.00	0		
OAKLAND	9959 INTERNATIONAL BLVD OAKLAND 94603	94603	044 497200605		Community Commercial	CC-2		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA	Mixed Housing Type Residential	RM-4		39.6	0.40	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA	Mixed Housing Type Residential	RM-4		39.6	0.21	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	124	0	0	124	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600101	UU	Community Commercial;Detached Unit Resid	CC-2		116.16	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600201	UU	Community Commercial;Detached Unit Resid	CC-2		116.16	0.12	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)

OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU	Community Commercial	RD-1		1 per lot	0.17	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	9000 INTERNATIONAL BLVD OAKLAND 94603	94603	046 542101201		Neighborhood Center Mixed Use	CN-3		116.16	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	13		13	0.00	0.00	0		
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801501		Urban Residential	RU-4		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801601		Urban Residential	RU-4		96.8	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	9601 MACARTHUR BLVD OAKLAND 94605	94605	046 548900101		Mixed Housing Type Residential;Neighborhoo	RU-4		96.8	0.25	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	10400 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550903901		Community Commercial	CC-2		116.16	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro
OAKLAND	10451 MACARTHUR BLVD OAKLAND 94605	94605	047 557600703		Community Commercial;Neighborhood Cente	CN-3		96.8	0.52	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	10520 MACARTHUR BLVD OAKLAND 94605	94605	047 559502206		Community Commercial	CC-2		96.8	0.13	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	16	0	33	2.82	0.46	0		
OAKLAND	9430 MACARTHUR BLVD OAKLAND 94605	94605	048 559905200		Urban Residential	RU-4		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB	Detached Unit Residential	RD-1		1 per lot	0.13	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	1949		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB	Detached Unit Residential	RD-1		1 per lot	0.34	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	11190 LOCHARD ST OAKLAND 94605	94605	048 626201100		Hillside Residential	RH-2		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	4247 SAINT ANDREWS RD OAKLAND 94605	94605	048 686300604		Hillside Residential	RH-3		1 per lot	1.04	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.45	0.00	1957		
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200		Resource Conservation;Urban Park and Open	RH-3		1 per lot	4.67	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	27	19	47	93	0.00	0.00	0		City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001600		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001701		Detached Unit Residential	RD-1		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	129 ALPINE TER OAKLAND 94618	94618	048A710705000		Detached Unit Residential	RD-1		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6167 ACACIA AVE OAKLAND 94618	94618	048A712004403		Detached Unit Residential	RD-1		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902600		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902700		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	5450 MASONIC AVE OAKLAND 94618	94618	048B716500202		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.02	0.00	0		
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200		Hillside Residential	RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300		Hillside Residential	RH-3		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400		Hillside Residential	RH-3		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263		Hillside Residential	RH-3		1 per lot	0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004		Hillside Residential	RH-4		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	BAGSHOTTE DR OAKLAND 94603	94603	048D728205000		Hillside Residential	RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200		Hillside Residential	RH-4		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501		Hillside Residential	RH-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214		Hillside Residential	RH-4		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000		Hillside Residential	RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900		Hillside Residential	RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHEPHERD CANYON RD OAKLAND 94603	94603	048D730405703		Hillside Residential	RH-3		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048E731902000		Hillside Residential	RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048E732104802		Hillside Residential	RH-3		1 per lot	0.40	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1684 ARROWHEAD DR OAKLAND 94611	94611	048E732201500		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732403300		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702100		Hillside Residential	RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702703		Hillside Residential	RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101100	VV	Hillside Residential	RH-4		1 per lot	0.55	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101200	VV	Urban Park and Open Space;Hillside Resident	RH-4		1 per lot	0.36	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	GOULDIN RD OAKLAND 94603	94603	048F737204500		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6701 SNAKE RD OAKLAND 94611	94611	048F737405502		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737701800		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	6587 THORNHILL DR OAKLAND 94611	94611	048F737806500		Hillside Residential	RH-3		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806600		Hillside Residential	RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6002 MAZUELA DR OAKLAND 94611	94611	048F740001400		Hillside Residential	RH-3		1 per lot	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	RUTHLAND RD OAKLAND 94603	94603	048G741503200		Hillside Residential	RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	20 TAURUS AVE OAKLAND 94611	94611	048G742602900		Hillside Residential	RH-4		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	15010 BROADWAY TER OAKLAND 94611	94611	048G742701106		Hillside Residential	RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1969		
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201400		Hillside Residential	RH-4		1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6959 BALSAM WAY OAKLAND 94611	94611	048G743201500		Hillside Residential	RH-4		1 per lot	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	PINEHAVEN RD OAKLAND 94603	94603	048G743302600		Hillside Residential	RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744401000		Hillside Residential	RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	JEWELL CT OAKLAND 94603	94603	048G744502800		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744703904		Hillside Residential	RH-3		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	7009 SKYLINE BLVD OAKLAND 94611	94611	048G744801303		Hillside Residential	RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048G745002800		Hillside Residential	RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300100	M	Hillside Residential	RH-3		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300200	M	Hillside Residential	RH-3		1 per lot	0.76	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300300	M	Hillside Residential	RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300400	M	Hillside Residential	RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300500	M	Hillside Residential	RH-3		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300600	M	Hillside Residential	RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300900	M	Hillside Residential	RH-3		1 per lot	11.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	5885 SKYLINE BLVD OAKLAND 94611	94611	048H752400101	M	Hillside Residential	RH-3		1 per lot	24.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	3	164	198	0.00	0.00	0		Capacity based on mixed income assumptions
OAKLAND	6542 GWIN RD OAKLAND 94611	94611	048H752401100		Hillside Residential	RH-2		1 per lot	2.60	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.41	0.00	2008		
OAKLAND	6018 GLENARMS DR OAKLAND 94611	94611	048H756300202		Hillside Residential	RH-4		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 PERTH PL OAKLAND 94603	94603	048H760600903		Hillside Residential	RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1049 GRAND VIEW DR OAKLAND 94603	94603	048H760602200		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	248 GRAVATT DR OAKLAND 94603	94603	048H760605400		Hillside Residential	RH-4		1 per lot	0.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1987		
OAKLAND	GRAVATT DR OAKLAND 94603	94603	048H760606400		Hillside Residential	RH-4		1 per lot	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6890 BUCKINGHAM BLVD OAKLAND 94705	94705	048H761803400		Hillside Residential	RH-4		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 EVERGREEN LN OAKLAND 94705	94705	048H766303500		Hillside Residential	RH-4		1 per lot	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	44	44	0.00	0.00	0		

OAKLAND	CLAREMONT AVE OAKLAND 94603	94603	048H767201300		Hillside Residential	RH-4		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	DWIGHT WAY OAKLAND 94504	94504	048H770000501		Hillside Residential	RH-2		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2833 MACARTHUR BLVD OAKLAND 94602	94602	028 091602702		Urban Residential	RU-5		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	1.68	0.84	0		
OAKLAND	3050 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071900701		Mixed Housing Type Residential;Community (	CC-2		158.4	0.75	Parking Lot	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	75	1	0	76	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
OAKLAND	1425 WEBSTER ST OAKLAND 94612	94612	008 062403700		Central Business District	CBD-C		484	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	161	168	0.00	0.00	0		LMSAP site

Table C-26. Table B: Sites to be Rezoned

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Types of Shortfall	Parcel Size	Current GP Designation	Current Zoning	Proposed GP Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	AV Ratio	FAR	Year Built	Consolidated Site	Site Comments
OAKLAND	4444 TELEGRAPH AVE	94609	013 109902800	0	40	0	0	Unaccommodated Need	0.34	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-2	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	40	Nonvacant	0.00	0.05	1964		
OAKLAND	3815 BROADWAY	94611	012 098201000	0	0	18	0	Unaccommodated Need	0.16	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	18	Nonvacant	0.00	1.10	0		
OAKLAND	3822 MANILA AVE	94609	012 098201600	0	0	52	0	Unaccommodated Need	0.45	Mixed Housing Type Residential;Community Commercial	CC-2	Mixed Housing Type Residential;Community Commercial	Height increase from 60 to 65		116.16	52	Nonvacant	0.00	0.00	0		
OAKLAND	6209 COLLEGE AVE	94618	048A706901000	0	10	1	30	Unaccommodated Need	0.43	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	41	Nonvacant	0.00	0.41	0		
OAKLAND	6039 COLLEGE AVE	94618	014 126800100	0	0	12	0	Unaccommodated Need	0.13	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	12	Vacant	0.00	0.00	0		
OAKLAND	3943 BROADWAY	94611	012 098200204	0	0	55	0	Unaccommodated Need	0.48	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	55	Nonvacant	0.57	0.13	1967		
OAKLAND	5957 CHABOT RD	94618	014 126801200	0	11	0	0	Unaccommodated Need	0.12	Mixed Housing Type Residential	RM-1	Mixed Housing Type Residential	CN-1; Height increase from NA to 55		1 per lot	11	Nonvacant	0.00	0.00	0		Group ZZZ
OAKLAND	6036 CLAREMONT AVE	94618	014 126803600	0	21	0	0	Unaccommodated Need	0.21	Mixed Housing Type Residential	CN-1	Mixed Housing Type Residential	Height increase from 35 to 55		79.2	21	Nonvacant	0.00	0.00	0	ZZZ	Group ZZZ
OAKLAND	6028 CLAREMONT AVE	94618	014 126803501	0	52	0	0	Unaccommodated Need	0.54	Mixed Housing Type Residential	CN-1	Mixed Housing Type Residential	Height increase from 35 to 55		79.2	52	Nonvacant	0.00	0.54	1910		Group ZZZ
OAKLAND	5901 COLLEGE AVE	94618	014 126800901	0	115	0	0	Unaccommodated Need	1.19	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	115	Nonvacant	1.00	1.16	0	ZZZ	Group ZZZ
OAKLAND	5965 CHABOT RD	94618	014 126801101	0	11	0	0	Unaccommodated Need	0.11	Mixed Housing Type Residential;Neighborhood Center Mixed Use	RM-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1; Height increase from NA to 55		1 per lot	11	Nonvacant	0.00	0.00	0	ZZZ	Group ZZZ
OAKLAND	5609 SHAFTER AVE	94618	014 126503806	0	70	0	0	Unaccommodated Need	0.44	Mixed Housing Type Residential	RM-1	Mixed Housing Type Residential	S-15; Height increase from NA to 175		1 per lot	70	Nonvacant	0.00	0.00	0		
OAKLAND	6029 COLLEGE AVE	94618	014 126800200	0	0	26	0	Unaccommodated Need	0.27	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	26	Vacant	0.00	0.00	0		
OAKLAND	5655 COLLEGE AVE	94618	014 126504000	0	195	0	0	Unaccommodated Need	1.23	Mixed Housing Type Residential;Neighborhood Center Mixed Use	RM-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	S-15; Height increase from NA to 175		1 per lot	195	Nonvacant	0.00	0.00	0		
OAKLAND	398 W MACARTHUR BLVD	94609	012 097601600	0	0	35	0	Unaccommodated Need	0.30	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-3	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	35	Nonvacant	0.09	0.12	0		
OAKLAND	5433 SAN PABLO AVE	94608	013 118400100	0	0	53	0	Unaccommodated Need	0.46	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 60 to 65		116.16	53	Vacant	0.00	0.00	0		
OAKLAND	5211 BROADWAY	94618	014 124000901	0	40	0	0	Unaccommodated Need	0.42	Neighborhood Center Mixed Use;Community Commercial	CC-2	Neighborhood Center Mixed Use;Community Commercial	Height increase from 45 to 65		96.8	40	Nonvacant	0.51	0.00	0		
OAKLAND	5325 SAN PABLO AVE	94608	013 118300100	0	0	21	0	Unaccommodated Need	0.18	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	21	Vacant	0.00	0.00	0		
OAKLAND	350 GRAND AVE	94610	010 077601300	0	0	41	0	Unaccommodated Need	0.35	Neighborhood Center Mixed Use	CN-2	Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	41	Nonvacant	0.06	0.01	1977		
OAKLAND	3875 TELEGRAPH AVE	94609	012 096800301	0	81	0	0	Unaccommodated Need	0.61	Neighborhood Center Mixed Use	S-15	Neighborhood Center Mixed Use	Height increase from 75 to 95		158.4	81	Nonvacant	0.50	0.49	1986		
OAKLAND	2055 MACARTHUR BLVD	94602	026 083500601	0	29	0	0	Unaccommodated Need	0.30	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 45 to 65		96.8	29	Nonvacant	0.25	0.06	0		
OAKLAND	6101 SAN PABLO AVE	94608	016 145900400	0	0	34	0	Unaccommodated Need	0.30	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 60 to 65		116.16	34	Nonvacant	0.06	0.08	0		
OAKLAND	6211 SAN PABLO AVE	94608	016 145502000	0	0	49	0	Unaccommodated Need	0.31	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 75 to 95		158.4	49	Nonvacant	0.07	0.06	0		
OAKLAND	6407 TELEGRAPH AVE	94609	016 142402205	0	27	0	0	Unaccommodated Need	0.31	Neighborhood Center Mixed Use	CN-2	Neighborhood Center Mixed Use	Height increase from 35 to 45		96.8	27	Nonvacant	0.17	0.10	1963		
OAKLAND	6500 SAN PABLO AVE	94608	016 145301303	0	0	11	0	Unaccommodated Need	0.09	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	11	Vacant	0.00	0.00	0		
OAKLAND	6100 SAN PABLO AVE	94608	016 144203901	0	0	40	0	Unaccommodated Need	0.35	Mixed Housing Type Residential	CC-2	Mixed Housing Type Residential	Height increase from 60 to 65		116.16	40	Nonvacant	0.24	0.25	0		
OAKLAND	5354 CLAREMONT AVE	94618	014 122902103	0	16	1	50	Unaccommodated Need	1.68	Mixed Housing Type Residential	RM-4/C	Mixed Housing Type Residential	CN-2; height increase from 35 to 65		39.6	67	Nonvacant	5.84	0.25	1962		
OAKLAND	5727 COLLEGE AVE	94618	014 126604701	0	19	2	60	Unaccommodated Need	1.53	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-2; height increase from 35 to 65		79.2	81	Nonvacant	2.40	0.24	1968		
OAKLAND	5050 BROADWAY	94611	014 124200600	0	189	16	153	Unaccommodated Need	15.47	Institutional;Community Commercial;Urban Park and Open Space	CC-2	Institutional;Community Commercial;Urban Park and Open Space	Height increase from 75 to 95		158.4	358	Nonvacant	1.89	0.17	2016		

Table C-26. Table C: Zone Descriptions

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.
Neighborhood Center Commercial	CN-1, CN-2, CN-3, CN-4	1. CN-1 Neighborhood Commercial Zone - 1. The intent of the CN-1 zone is to maintain and enhance vibrant commercial districts with a wide range of retailestablishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping. 2. CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment. 3. CN-3 Neighborhood Commercial Zone - 3. The intent of the CN-3 zone is to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment. 4. CN-4 Neighborhood Commercial Zone - 4. The intent of the CN-4 zone is to accommodate a broad range of low impact, retail, and service
Community Commercial	CC-1, CC-2, CC-3	1.CC-1 Community Commercial Zone - 1. The CC-1 zone is intended to create, maintain, and enhance shopping centers and malls with a wide range of consumer businesses. 2.CC-2 Community Commercial Zone - 2. The CC-2 zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas. 3.CC-3 Community Commercial Zone - 3. The CC-3 zone is intended to create, maintain, and enhance areas with heavy commercial and service activities
Community Thoroughfare Commercial	C-40	The C-40 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares.
Community Shopping Commercial	C-45	The C-45 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares
Central Business District	CBD-R, CBD-P, CBD-C, CBD-X	1. CBD-R Central Business District Residential Zone. The intent of the CBD-R zone is to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses. 2. CBD-P Central Business District Pedestrian Retail Commercial Zone. The intent of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. 3. CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. 4. CBD-X Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity.
Housing and Business Mix Commercial	HBX-1, HBX-2, HBX-3, HBX-4	Housing and Business Mix 1 (HBX-1) Zone The HBX-1 zone is intended to provide development standards that provide for the compatible coexistence of industrial and heavy commercial activities and development. This zone recognizes the equal importance of housing and business. Housing and Business Mix 2 (HBX-2) Zone. The HBX-2 zone is intended to provide development standards for areas that have a mix of industrial, certain commercial and medium to high density residential development. This zone recognizes the equal importance of housing and business. Housing and Business Mix 3 (HBX-3) Zone. The HBX-3 zone is intended to provide development standards for areas that have a mix of industrial, heavy commercial and higher density residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
Civic Center Commercial	S-2	The S-2 zone is intended to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities

Transit-Oriented Development Commercial	S-15, S-15W	The S-15 zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities, allowing for amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other transportation nodes
Wood Street District	D-WS-1 – D-WS-9	This zone is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880.
Broadway Valdez District Commercial	D-BV-1, D-BV-2, D-BV-3, D-BV-4	
Central Estuary District Zones	D-CE-1 – D-CE-6	D-CE-1 Central Estuary District Commercial Zone – 1 (Embarcadero Cove). The D-CE-1 zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of marine, office and other commercial uses. D-CE-2 Central Estuary District Commercial Zone – 2 (High Street Retail). The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway. D-CE-3 Central Estuary District Mix Zone – 3 (Jingletown/Elmwood). The D-CE-3 zone is intended to create, preserve, and enhance areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities. D-CE-4 Central Estuary District Mix Zone – 4 (Mixed Use Triangle). The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone. D-CE-5 Central Estuary District Industrial Zone – 5 (Food Industry Cluster/High St. Warehouse Wedge/Tidewater South). The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards. D-CE-6 Central Estuary District Industrial Zone – 6 (Con Agra/Owens Brockway/Tidewater North). The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts, such as noise, light/glare, odor, and traffic. This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.
Lake Merritt Station Area District	D-LM-1 – D-LM-5	D-LM-1 Lake Merritt Station Area District Mixed Residential - 1 Zone. The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities. D-LM-2 Lake Merritt Station Area District Pedestrian Commercial - 2 Zone. The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. OAKLAND Oakland, California, Planning Code Page 533 Upper story spaces are intended to be available for a wide range of Office and Residential Activities. D-LM-3 Lake Merritt Station Area District General Commercial - 3 Zone. The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities. D-LM-4 Lake Merritt Station Area District Mixed Commercial - 4 Zone. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. D-LM-5 Lake Merritt Station Area District Institutional - 5 Zone. The intent of the DLM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses

Coliseum Area District	D-CO-1 – D-CO-6	D-CO-1 Coliseum Area Transit Oriented Development District Zone-1 (Coliseum BART/ San Leandro Street). The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. D-CO-2 Coliseum Area Commercial District Zone-2 (Coliseum District). The DCO-2 Zone is intended to create, maintain and enhance areas that allow a broad mixture of residential, retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business activities. D-CO-3 Coliseum Area Commercial District Zone-3 (Oakport South / Hegenberger Road). The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of commercial, and light industrial activities. D-CO-4 Coliseum Area Commercial District Zone-4 (Edgewater North / Waterfront). The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of commercial and industrial activities. D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5 (Edgewater South / Pardee Drive). The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities. D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6 (Oakport North). The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher intensity commercial and light industrial land uses and development types.
Oak Knoll District	D-OK-1 – D-OK-7	D-OK-1 Oak Knoll District Residential Zone - 1. The D-OK-1 Zone is intended to create, maintain, and enhance areas suitable for low-density single-family home development that responds to the site's topography and includes appropriate landscaping. D-OK-2 Oak Knoll District Residential Zone - 2. The D-OK-2 Zone is intended to create, maintain, and enhance areas suitable for medium-low density single-family homes. 3. D-OK-3 Oak Knoll District Residential Zone – The D-OK-3 Zone is intended to create, maintain, and enhance areas suitable for medium-density residential units, such as townhomes. D-OK-4 Oak Knoll District Commercial Zone - 4. The D-OK-4 Zone is intended to create, maintain, and enhance areas that provide neighborhood-serving retail, such as supermarkets, banks, cafes, and dry-cleaners. Ground floor commercial uses and upper story office uses are encouraged in this zone.

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA; and
- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included at the end of this appendix (see Table C-~~25~~26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region's housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.
- Above-moderate-income - greater than 120 percent of the county median income.

[1] More information on the Bay Area RHNA process is available on ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Oakland's RHNA is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region's total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens, overcrowding, and vacancy. The increase in Oakland's RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology's emphasis on proximity to jobs and higher resource areas,[2] as well as the share of future growth projected by Plan Bay Area.[3] To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet "no net loss" requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning period to accommodate the remaining RHNA by income category. To ensure that sufficient

[2] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

[3] The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region's official long-range plan. More information on Plan Bay Area 2050 is available at the following link: https://www.planbayarea.org/finalplan2050

capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent more capacity than required or project site capacity at less than the maximum density to allow for some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

Oakland's 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland's residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-~~25~~26 at the end of the appendix and in Figure C-1 below.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,~~985~~978	~~1,936~~2,191	~~760~~776	~~9,718~~10,176	~~**14,399**~~**15,121**
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	*~~12,339~~**13,061***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development ~~Projects~~Projects[3]	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~**8,602**~~**7,357**
Vacant	*~~225~~203*	*~~874~~787*	*~~27~~23*	*1,~~832~~201*	***2,~~958~~213***
Non-Vacant	*~~161~~211*	*~~606~~545*	*~~184~~171*	*4,~~693~~217*	***5,~~644~~144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~361~~498	~~980~~999	~~1,735~~2,456	**8,~~076~~953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~219~~356*	*~~780~~799*	*~~1,735~~2,456*	*~~7,734~~**8,611***
Total Capacity		~~**11,862**~~**12,127**	**5,~~746~~764**	**18,~~666~~737**	**36,~~274~~628**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,~~601~~866**	**1,~~289~~307**	**7,~~133~~204**	**10,~~023~~377**
		~~**(115.6%)**~~**118.2%**	~~**(128.9%)**~~**129.3%**	~~**(161.8%)**~~**162.5%**	~~**(138.2%)**~~**139.5%**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-1: City of Oakland 2023-2031 Housing Sites Inventory

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter ~~3~~2, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City's AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city's 6th[th] Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	*~~12,339~~13,061*
Projected ADUs	*692*	*692*	*394*	*0*	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	1,~~985~~978	**~~1,936~~**2,191	**~~760~~**776	**~~9,718~~**10,176	**~~14,399~~15,121**
Remaining Housing Need	**4,~~526~~533**	**1,~~814~~559**	**~~3697~~3,681**	**1,~~815~~357**	**11,~~852~~130**

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit~~,~~ that have not yet applied for a building permit~~,~~; are currently seeking a building permit~~,~~; or have already received an approved building permit~~,~~ and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately ~~21.5~~20.9 percent of pipeline capacity is affordable for lower-income households, while ~~1~~5.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-~~4~~5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-~~5~~5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-~~25~~26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. "Approved" and "Approved-Pending Appeal" have received entitlement and approval from City Council. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain ~~consistent with the City's records.~~ consistency with the City's records. While there are various planning approval statuses, as shown in Table C-4, this sites inventory only includes projects that are Approved and Approved-Pending Appeal for maximum likelihood of development. For building permits, all projects are considered highly likely to be completed within the planning period, especially as expired permits can be reinstated up to three years after issuance. A survey of projects approved in 2015 shows that 98.6 percent of these projects were built in eight years. Thus, realistic capacity for pipeline projects is taken directly from provided from building permit applications. Other pre-application and early-stage projects with planning permits are described in 'Potential Development Projects.'

Expected completion dates are estimates provided by Planning staff based on typical project timelines~~.~~ ; all pipeline projects are estimated to be available within the Housing Element planning period (completed by 2031). Pipeline projects with lower income units (including extremely-low, very-low, low-, and moderate-income units) have either been entitled as a density bonus project, which requires lower-income unit affordability as part of development approval and construction concurrently with market rate units; or have deed restriction agreements either in progress or in place. Housing Action Plan 3.3.19 establishes a coordination system to coordinate tracking units with Development Services staff to ensure that as projects are developed, there is adequate capacity available citywide to meet RHNA targets and no net loss requirements.

Type of Permit	Permit Status	Description
Planning Permit	Approved	Planning entitlement was approved by Planning Commission and/or City Council.
	Approved - Pending Appeal	Project was approved by Planning Commission and/or City Council. The City's appeal period is only 10-days following issuance of planning approval. Projects with this status that are over 10 days past the approval status date should be considered approved. This status is maintained to retain consistency with the City's record keeping.
	Assigned	Project application was submitted and assigned to a Planner for review.
	Complete	Project or application is complete and moving forward for review by Planning Commission and/or City Council.
	Extended	Project application received planning approval from Planning Commission or zoning entitlements, but permit expired and applicant requested an extension.
	Filed	Project application was submitted to the City by applicant and fees are paid.
	Incomplete	Project was assigned to a Planner, but application lacked sufficient information to process or partial fees were paid and application status was changed from "Under Review" to "Incomplete."
	Under Review	Planner is reviewing the project application.
Building Permit	Permit Reinstated, Reinstated	After building permits are issued, the permit will become inactive if no inspection activity initiated by the applicant occurs for 180 days and the permit will expire after 730 days of inactivity as per California Building Code. Permits may become inactive or expire due to factors such as construction delays, labor or supply shortages, and/or the scale of the project itself. Once the applicant pays a fee to the City, the City will reinstate an active building permit.
	Permit Issued, Issued	The permit is approved and active. The applicant can begin construction and schedule inspection anytime they are ready.
	Permit Expired	The building permit is expired. Building permits expire if no inspection activity initiated by the applicant occurs for 730 days, as per California Building Code. Issued permits may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	Application Inactive	The building permit application is considered inactive after 180 days of no activity from the applicant, due to issues such as insufficient documentation, payment of fees, etc. Permit applications may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	On Hold - Fee Due	The issuance of the permit is on hold, requiring applicant action to address payment of fees. Once fees are paid and the applicant meets all the documentation requirements, the building permit will be issued.
	Permit on Hold	The issuance of the permit is on hold requiring applicant action to address issues such as insufficient documentation, payment of fees, or missing required submittals from applicant including regulatory agreements, Construction Management Plans, recycling requirement, etc.
	Plan Review in Progress	The application has been referred to Building Bureau Engineers for review. This is one of the required reviews that occurs during the standard building permit application review process, prior to approving the application and issuing the building permit.
	Final Check - On Hold	The last step prior to building permit issuance is Final Check by the City and it is on hold due to incomplete status for one or more of the following: verification of stamped plans, required standard reviews by City, fees paid, required submittals from applicant, etc.

Source: City of Oakland, Building & Planning, October 2022

Table C-5a: Pipeline Projects Capacity, Planning Permits

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses - Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus Regulatory Agreement Recorded	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant - Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses - Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550902000	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN15378-PUDF03; PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN VIEW, OAKLAND	043A467500323	Not Available	Vacant	163.59923	RH-4-NA	1 per lot	1	100%	12/31/2025	0	0	0	0	112
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.36522615	CBD-P-2	217.8	460	211%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved-Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16
												Total:	**131**	**707**	**992**	**102**	**6,154**
												Percent of RHNA:		**17.8%**		**2.3%**	**53.4%**

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

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Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, *2022*

Table C-5b: Pipeline Projects Capacity, Building Permits

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82
B2200158	On Hold - Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.51238222	D-BV-1-NA	348.5	644	185%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106; B2100107; B2100108	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15
B2003769	Permit Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A3166201O0	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Regulatory Agreement Recorded: Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.88661658	CN-3-60	116.2	87	75%	12/31/2025	0	22	54	1	0
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	911	628%	12/31/2025	0	0	0	0	157
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Vacant	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	6	0	0	51
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses - Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72
B1703245; B1704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Vacant	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses - Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses - Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47
	On Hold-Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6
												TOTAL:	**194**	**449**	**504**	**80**	**4255**

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
															11.2%	1.8%	36.9%

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. Please see Table C-4 for Planning Permit Status Description
2. "Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain thos affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.

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Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	Number of Projects	Unit Count
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

Source: City of Oakland, Building & Planning, November 2022; Dyett & Bhatia, 2022

Table C-4: Pipeline Projects Capacity, Planning Permits

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	12/31/2022	0	15	44	1	0
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	12/31/2022	0	0	0	0	25
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	12/31/2022	0	49	0	1	0
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	12/31/2022	0	0	0	0	3
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	12/31/2022	0	0	0	0	4
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	12/31/2022	0	0	0	0	4
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	12/31/2022	0	0	0	0	3
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	12/31/2022	0	0	0	0	3
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	12/31/2022	0	0	0	0	3

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041-415301302	12/31/2023	0	58	0	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012-096400700, 012-096400400, 012-096400500, 012-096400600	12/31/2023	0	38	38	1	0
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025-071900701	12/31/2023	0	47	28	1	0
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012-100001500	12/31/2023	0	0	0	0	21
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007-059400504	12/31/2023	0	0	0	0	3
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028-090902400	12/31/2023	0	0	0	0	3
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038-317708400, 038-317708500	12/31/2023	0	0	0	0	3
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009-068904001	12/31/2023	0	0	0	0	4
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008-062403500, 008-062403600	12/31/2023	0	7	0	0	161
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005-043301805, 005-043301806	12/31/2023	0	0	12	0	75
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047-550904400	12/31/2024	0	0	69	0	0

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	12/31/2024	0	0	0	0	395
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	12/31/2024	0	0	0	0	223
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	12/31/2024	0	0	0	11	97
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	12/31/2024	0	3	0	0	35
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	12/31/2024	0	0	60	0	0
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	12/31/2024	0	0	0	0	12
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	12/31/2024	0	0	0	0	8
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	12/31/2024	0	30	44	0	1
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	12/31/2024	0	0	0	0	9
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	12/31/2024	0	1	0	0	10

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	12/31/2024	0	0	4	0	36
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	12/31/2024	0	0	1	0	10
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	12/31/2025	0	12	0	0	263
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	12/31/2025	0	0	0	0	20
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	12/31/2025	0	3	0	0	51
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	12/31/2025	1	0	0	0	15
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	12/31/2025	0	0	0	0	10
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	12/31/2025	0	0	5	0	23
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	12/31/2025	0	0	0	1	9
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	12/31/2025	0	0	3	0	24
PLN15378-PUDF03	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	74

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	38
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	12/31/2025	0	0	1	0	8
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	12/31/2025	0	85	0	0	947
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	12/31/2025	0	0	0	0	12
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	12/31/2025	0	0	0	0	10
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	12/31/2026	0	0	0	0	307
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	12/31/2026	0	0	0	0	380
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	12/31/2026	79	11	148	2	522
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500,	12/31/2026	0	108	1	0	0

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
				032-210802900, 032-210802801						
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008-062503200, 008-062503401	12/31/2026	0	0	35	0	187
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009-068401100, 009-068401201, 008-064700200	12/31/2026	0	15	0	0	210
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008-064500400, 008-064500500	12/31/2026	0	0	0	0	114
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008-065101801	12/31/2027	0	20	0	0	337
PLN18252-R01	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006-004700101	12/31/2027	0	0	101	0	215
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001-018900700, 001-018900800, 001-018900900, 001-018901300, 001-018901401, 001-018900300, 001-018900400, 001-018900600, 001-018900500	12/31/2027	0	0	0	0	380
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044-508018000, 044-508017900	12/31/2027	0	0	0	0	399
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001-016900100, 001-017100200	12/31/2027	51	72	74	36	324

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
					Total	131	576	668	71	6,114
					Percent of RHNA	4.0%	17.7%	17.8%	1.6%	53.0%

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Table C-5: Pipeline Projects Capacity, Building Permits

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	12/31/2022	0	0	0	0	4
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	12/31/2022	0	0	0	0	3
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	12/31/2022	0	0	0	0	4
B2100090	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100106	Permit Issued	7/19/2021	823 6TH AVE, OAKLAND, CA	019 000900202	12/31/2022	0	0	0	0	3
B2100107	Permit Issued	7/19/2021	825 6TH AVE, BLDG 3, Oakland, CA 94606	019 000900202	12/31/2022	0	0	0	0	3
B1901911	Permit Issued	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	12/31/2022	0	0	0	0	88

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602501, 012 098602800	12/31/2022	0	6	0	0	51
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	12/31/2023	0	0	0	0	39
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	12/31/2023	0	0	0	0	6
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	12/31/2023	0	0	0	0	13
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	12/31/2023	0	0	0	1	7
B2003445	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003446	Permit Issued	5/6/2021	9883 MACARTHUR BLVD, #BLDG 2, Oakland, CA 94605	046 549101301	12/31/2023	0	0	0	0	6
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	12/31/2023	14	40	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
B2100108	Permit Issued	7/19/2021	827 6TH AVE, OAKLAND, CA	019 000900202	12/31/2023	0	0	0	0	6
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	12/31/2023	0	0	0	0	6
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	12/31/2023	0	0	0	0	68
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	12/31/2023	0	0	0	0	232
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	12/31/2023	0	0	0	0	13
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	12/31/2023	0	0	0	0	6
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	12/31/2023	0	0	0	0	13
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	12/31/2023	0	0	0	0	4
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	12/31/2023	0	0	0	0	47
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	12/31/2023	0	0	0	0	72
B2003447	Permit Inactive	11/5/2021	9877 MACARTHUR BLVD, #BLDG 3, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	8
B2003448	Permit Inactive	11/5/2021	9887 MACARTHUR BLVD, #BLDG 4, Oakland, CA 94605	046 549101301	12/31/2024	0	0	0	0	9

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	12/31/2024	46	29	104	0	2
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	12/31/2024	0	5	0	0	42
B2105280	On Hold - Fee Due	12/29/2021	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	12/31/2024	0	97	0	0	0
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	12/31/2024	0	0	0	0	115
B1905546	Construction Recycling Review Completed	9/24/2021	389 9th Ave, Oakland, CA -	018 046501200	12/31/2025	47	18	58	0	1
B2104072	Zoning Inspection Review In Progress	2/9/2022	2201 Brush Street, Oakland, CA -	003 002501100, 003 002501000	12/31/2025	33	17	8	0	1
B2104424	On Hold	3/3/2022	316 12TH ST, Oakland, CA	002 006300700	12/31/2025	0	0	3	0	24
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	12/31/2025	0	0	0	0	378
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	12/31/2025	0	0	0	15	142
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900,	12/31/2025	0	19	59	1	0

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
				006 001702000, 006 001702100, 006 001702200						
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	12/31/2025	0	0	0	0	356
B2104693	On Hold	1/19/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	12/31/2025	0	0	0	0	18
B2201034	Created	3/24/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	12/31/2025	0	0	0	0	29
B2200158	On Hold - Fee Due	1/9/2022	520 31ST ST, Oakland, CA 94609	009 071500800	12/31/2025	0	0	0	0	7
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	12/31/2025	1	10	7	3	0
B2200335	On Hold - Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	12/31/2025	0	0	0	0	9
B1905536	Plan Review In Progress	1/7/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	12/31/2025	0	22	54	1	0
B2102751	Final Check - On Hold	3/25/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	12/31/2025	0	0	5	0	52
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	12/31/2025	0	0	0	0	223

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
B1703245; B1704331	Permit Issued	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	12/31/2025	0	27	0	0	409
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	12/31/2026	0	0	0	0	103
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	12/31/2026	0	0	0	0	405
B2200276	Routed	3/2/2022	685 9TH ST, Oakland, CA 94607	001 021704800	12/31/2026	0	0	0	35	82
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	12/31/2026	53	0	52	0	0
B2104948	Plan Review In Progress	3/24/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	12/31/2026	0	0	0	0	235
B2100632	Permit issued	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	12/31/2026	0	15	0	0	315

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
B2103682	On Hold	4/12/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	12/31/2026	0	0	154	39	0
					Total	194	205	504	95	3,669
					Percent of RHNA	6.0%	9.4%	13.4%	2.1%	31.8%

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	Number of Projects	Unit Count
Extremely Low Income	0	0
Very Low Income	0	0
Low Income	3	3
Moderate Income	0	0
Above Moderate Income	154	167

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects

PROJECTED ~~ADUS~~ACCESSORY DWELLING UNITS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of Accessory Dwelling Units (ADUs) and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

Year	*ADU Building Permits Issued*
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	**989**
Annual Average	**247.25**
Projected ADU Development (2023-2031)	**1,978**

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[4] According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period. Housing Action Plan actions also seek to implement

[4] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income homeowners to legalize ADUs (Action 3.2.4); reduce constraints to development of ADUs (Action 3.2.5); and monitor affordability of permitted ADUs (Action 3.2.6).

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	35.0%	**692**
Low-Income	45.9%	30.0%	35.0%	**692**
Moderate-Income	8.1%	30.0%	30.0%	**593**
Above-Moderate-Income	0.0%	10.0%	0.0%	**0**
Total Units	**100.0%**	**100.0%**	**100.0%**	**1,978**

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[5] These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;
- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; ~~and~~or
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the

[5] Further specific conditions that sites included under this option must meet are provided by State HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

2023-2031 planning period. Table C-9a below presents ~~these~~ projects in which the City has committed assistance through a legally enforceable agreement such that the projects can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the "Funding Sources" column. Both properties represent conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. ~~Table C-9b includes information demonstrating these projects meet requirements for adequate sites.~~

The City anticipates that additional units will be created through the 2023-2031 planning period through further opportunities for preservation and rehabilitation Notices of Funding Availability, Acquisition and Conversion to Affordable Housing (ACAH) Program Notices of Funding Availability, and future Project Homekey grants. However, only projects that already have committed assistance at the time of this Housing Element's adoption can be utilized under the Adequate Sites Alternative requirements.

Table C-9a: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 0813008000	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 2295016005	Acquisition/ Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.

2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.

3. Above-moderate-income units include manager's units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

Table C-9b. Adequate Sites Alternative Requirements

Project Name	Homekey Project Status	Developer/ Owner; Property Manager; Service Provider	Project Address	Project Type	Target Population	Total Units	# Homeless Units	Chronically Homeless Units	# Homeless Youth Units	Homekey Capital Award	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1.89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

Table C-9b. Adequate Sites Alternative Requirements

Project Name	Homekey Project Status	Developer/ Owner; Property Manager; Service	Project Address	Project Type	Target Population	Total Units	# Homeless Units	Chronically Homeless	# Homeless	Homekey Capital	Homekey Operating	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1,89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid-late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or "greenfield" sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory's residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-~~25~~26 at the end of the appendix and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	4,~~526~~533	1,~~814~~559	~~3697~~3,681	1,~~815~~357	11,~~852~~130
Potential Development Projects	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~8,602~~**7,357**
Vacant	~~*225*~~*203*	~~*874*~~*787*	~~*27*~~*23*	*1,~~832~~201*	***2,~~958~~213***
Non-Vacant	~~*161*~~*211*	~~*606*~~*545*	~~*184*~~*171*	*4,~~693~~217*	***5,~~644~~144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~425~~498	~~*980*~~999	~~*1,735*~~2,456	**8,~~096~~953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~283~~356*	~~*780*~~*799*	~~*1,735*~~*2,456*	~~*7,734*~~***8,611***
Total Capacity		~~**7,941**~~**12,127**	~~**3,697**~~**5,764**	~~**1,815**~~**18,737**	~~**21,875**~~**36,628**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,~~601~~866**	**+1,~~289~~307**	**+7,~~133~~204**	**+10,~~023~~377**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).
2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.
3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022; Dyett & Bhatia, 2022

SITE DEVELOPMENT CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-~~11~~11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the survey (including completed projects) is shown in Exhibit 1 of this appendix. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

Realistic capacities provided in Table C-~~11~~11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, ~~requested densities and affordability for the project are used. Further,~~or where ~~additional capacity information is available for a site, such as~~ there is expressed developer interest or preliminary discussions, ~~these assumptions are used to~~ a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

As described in Appendix F: Constraints, Oakland permits housing in almost all zones, with the exception of some industrial zones. Within some commercial zones, such as CN-1, CN-2, CN-3, CC-1, CC-2, CC-3, and some D-BV zones, 100 percent residential projects may be limited to maintain ground floor commercial in commercial districts. Despite this conditioning, several projects in commercial zones have developed from 2018 to 2021, and realistic capacity assumptions reflect the densities of completed and approved projects in each Oakland neighborhood. Of all pipeline development sites, approximately 25 percent of all project units are within these commercial zones, with many projects far exceeding the maximum capacity, as shown in Table C-11. In addition, future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use,and will not allow a 100% non-residential use in this overlay.

Figure C-3: Recently Completed and Approved Residential Projects, 2018-2021

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Table C-~~11~~11a: Realistic Capacity Assumptions

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	35	No	79.2	50.9%	40.3
	35*	No	-[1]	-[1]	-[1]
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	1,050.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	19.4%	7.7[2]
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
			Coliseum/Airport		
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot^2	140.6%	1 per lot/2 per lot^2
RM-4		No	1 per lot/39.6^2	85.3%	1 per lot/33.8^2
			Downtown		
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
CBD-P	1	Yes	145.2	98.7%	143.3
	2	Yes	217.8	48.3%	105.2
	6	Yes	484.0	84.3%	407.8
	7	Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-LM-3	LM-275	Yes	396.0	58.8%	232.9
	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
D-LM-4	LM-45	Yes	96.8	28.3%	27.4
	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
D-LM-5	LM-85	No	193.6	51.9%	100.6
	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
CN-3	35	No	79.2	33.1%	26.3
	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot[2]	127.6%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	250.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	5.1%	None/2.0[2]
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CC-1	60	No	116.2	95.2%	110.5
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	-[1]	-[1]	-[1]
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot[2]	98.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	89.6%	1 per lot/35.5[2]
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	60	No	116.2	85.7%	99.6
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
CN-1	35	No	79.2	219.1%	79.2
	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
CN-3	35	No	79.2	219.1%	79.2
	35*	No	-[1]	-[1]	-[1]
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	75.0%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	253.8%	1 per lot/2 per lot^2
RM-4		No	1 per lot/39.6^2	134.6%	1 per lot/39.6^2
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-[1]	-[1]	-[1]
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-1		No	1 per lot	100.7%	1 per lot
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-3		No	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-BV-2	45	No	96.8	253.7%	96.8
	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
D-BV-3	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
D-BV-4	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	74.1%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	107.7%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
RU-5	45	Yes	96.8	12.6%	12.2
	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	Yes	193.6	91.1%	176.4
			West Oakland		
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	246.9%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	131.8%	1 per lot/39.6^2
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	Yes	158.4	108.7%	158.4
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted ~~in base zones RM-2 and RM-3~~ by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-~~12~~12a for a summary of parcels that converted from existing non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.[6] The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period. ~~Add note about pipeline %. Approximately x units in the pipeline (table x) are on sites that result from conversion to nonresidential to residential units.~~

6. Assessors data does not provide information on what affordability level these uses were converted to.

Appendix C: Sites Inventory

Table C-~~12~~12a: Summary of Non-Residential to Residential Conversion, 2014-2021

Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328
~~TOTAL~~		

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, which provides a list of completed and approved[7] projects from 2018 to 2021, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

A sample of projects that converted from an existing commercial or industrial use to a residential use are shown below in table C-16a.

[7] Includes one pre-application project

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	Year	APN	Address	Current Base Zone	Prior Base Zone	Existing Land Use	Prior AV Ratio	Prior FAR	Acres	Allowable Density	Percentage of Allowable Density	Density	Area	VLI	LI	MI	AMI
Completed	2020	041 4166054 00	805 71ST AVE, 94621	D-CO-1	D-CO-1	Exempt Public Agency	0	0	1.36	335.1	24%	80.8	Central East Oakland	55	0	0	55
Completed	2018	046 5423025 00	9400 INTERNATIONAL BLVD	RM-2	RM-2	Exempt Public Agency	0	0	0.08	1 per lot	726%	726.4	Central East Oakland	0	0	0	59
Pre-Application	2022	001 0139001 00	430 Broadway, 94607	C-45	C-45	Public	N/A	N/A	1.38	145.2	136%	197.3	Downtown	0	100	0	172
Approved	2022	001 0139015 00	419 4th ST, 94607	C-45	C-45	General Industrial	0.76	0.99	0.32	145.2	148%	214.9	Downtown	0	0	0	69
Approved	2020	008 0647001 00	2125 TELEGRAPH AVE, Oakland, CA 94612	CBD-C	CBD-C	Parking Lot	N/A	N/A	0.17	484	115%	555.9	Downtown	97	0	0	0
Approved	2017	008 0624034 00	1433 WEBSTER ST	CBD-P	CBD-P	Office	N/A	1	0.14	484	713%	3450.5	Downtown	7	0	0	161
Approved	2022	008 0664006 00	2301 Telegraph Ave, 94612	CC-2	CC-2	General Commercial	1.23	0.61	0.19	98.6	311%	306.9	Downtown	0	58	0	0
Approved	2021	001 0169001 00	51 9TH ST, 94607	D-LM-2	D-LM-2	Parking Lot	N/A	N/A	1.38	98.6	408%	402.6	Downtown	123	74	36	324
Approved	2019	025 0719007 01	3050 INTERNATIONAL BLVD, 94601	CC-2	CC-2	Parking Lot	N/A	N/A	0.75	158.4	64%	101.9	Eastlake-Fruitvale	47	28	1	0

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Completed	2020	033 2177021 02	3611 E 12TH, CA 94601	S-15	S-15	Exempt Public Agency	0	0	1.26	193.6	39%	74.9	Eastlake-Fruitvale	72	20	0	2
Completed	2020	037 2544035 00	4690 TOMPKINS AVE, OAKLAND, CA	RM-3	RM-3	Residential Care/Assisted Living/Nursing Facility	0.85	0.62	0.85	29.04	162%	47.1	Glenview/Redwood Heights	0	0	0	40
Completed	2020	009 0688001 01	411 29TH ST, Oakland, CA 94609	CC-2	CC-2	Office	0.1	0.81	0.74	158.4	71%	112.8	North Oakland/Adams Point	0	0	0	83
Completed	2018	009 0699023 01	445 30TH ST, Oakland, CA 94609	S-1	S-1	Office	0.04	0.27	0.26	NA	NA	224.6	North Oakland/Adams Point	0	57	1	0
Completed	2018	005 0437014 04	2506 Magnolia Street	HBX-4	HBX-4	General Industrial	4.49	0.79	1.47	43.6	17%	7.5	West Oakland	0	0	0	11
Approved	2019	005 0406030 00	1842 ADELINE ST, Oakland, CA 94607	RM-4	RM-4	Religious/Institutional	N/A	N/A	0.10	39.6	1248%	494.0	West Oakland	49	0	1	0
Approved	2018	005 0479003 01	3419 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	General Commercial	N/A	0.1	0.16	158.4	237%	375.1	West Oakland	15	44	1	0
Completed	2020	008 0663006 00	674 23RD ST, Oakland, CA 94612	RU-5	RU-5	General Industrial	0.46	2.14	0.29	96.8	85%	82.6	West Oakland	0	0	0	24
Completed	2019	009 0722007 00	3268 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	Religious/Institutional	0.03	0.25	0.26	116.2	171%	198.3	West Oakland	13	38	0	0
Approved	2020	004 0071003 00	1451 7TH STREET, OAKLAND, CA 94607	S-15W	S-15W	Utilities	N/A	N/A	2.75	158.4	175%	277.4	West Oakland	90	148	2	522

Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022

Figure C-4: Non-Residential to Residential Conversion Locations

~~*Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022*~~

Development Capacity Modifiers

As noted previously, Oakland's RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.[8] However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland's development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. This means that other opportunity sites are subject to both realistic capacity modifiers (Table C-11) as well as development capacity modifiers (Table C-13). Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Sites with pre-applications Table C-13 below summarizes the percentage modifiers applied to opportunity sites. ~~These modifiers are not applied to sites with ongoing pre-application or planning permit applications, or have other~~

[8] Kapur et al., "What Gets Built on Sites that Cities 'Make Available' for Housing." *UCLA Lewis Center for Regional Policy Studies.* August 2021. Available at https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/.

~~indications of capacity, as these sites have a very high likelihood of development during the planning period.~~

Table C-13: Development Capacity Modifiers

Existing Use/Site Type	*AV Ratio*	*FAR*	*Capacity Modifier*
Pre-Application/Early-Stage Planning Application[1]			90%
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

1. This modifier is applied to "Potential Project" totals in Table C-1, as the capacity likelihood would not be site-specific

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the

entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further, environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4 and Appendix D.

Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and near the Rockridge Bay Area Rapid Transit (BART~~),~~) station, in lower Dimond, and along

Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites, 2022

Source: Dyett & Bhatia, 2022

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the "default density." In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity~~.~~ (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent

affordable housing, and City-owned parcels have either been declared "surplus" or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. ~~Such projects are considered likely to develop, and the actual project densities and affordability provided in those applications are assumed here. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.~~ As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). As noted above, 98.6 percent of planning projects approved in 2015 developed as housing over an eight-year period. While there is no available data on how many pre-application or early-phase planning application projects receive an 'approved' status, the total inventory applies a modifier of 0.9 to densities and affordability drawn from the pre-application or planning permit application to approximate realistic capacity. This capacity modifier is applied to the "Potential Projects" total as shown in Table C-1, as it would not apply to any one site.

Distribution of unit affordability is taken from applications. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.

These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below. Actions in the Housing Action Plan support development of these potential sites through streamlining the permitting process (Action 3.6.1); expanding by-right approvals and implementation of entitlement reform (Action 3.6.3); continuing online permitting (Action 3.6.5); providing access to low-cost financing for development (Action 3.3.6); adjusting or waiving City fees and payment timing for affordable housing developments (Action 3.3.9); and expanding the availability of predevelopment finding and low-debt products for affordable housing development (Action 3.3.13).

Table C-14: Potential Development Projects, 2023-2031

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Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A2755012 00	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	0	0	0	4
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E7322015 00	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	0	0	0	1
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	0	17	16	0
PLN16053	Assigned	7/19/2021	2 EVERGREEN LN OAKLAND 94705	048H7663035 00	Vacant	0.03	RH-4-NA	1 per lot	1534.2	440%	12/31/2026	0	0	0	44
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	0	0	0	1
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	0	3	0	10
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	0	0	0	4
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST OAKLAND 94612	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	0	10	0	92
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001	General Commercial	0.17	CC-2-45	96.8	735.1	759%	12/31/2026	0	6	0	121
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	0	0	38	338

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD OAKLAND 94603	048G743302600	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD OAKLAND 94601	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	0	0	0	2
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E732202300	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307	General Commercial	0.44	D-BV-3-85	158.4	450.8	285%	12/31/2025	0	0	17	181
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM-175	396	662.5	167%	12/31/2027	0	0	0	253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	0	0	0	3
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	0	0	0	2
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G742602900	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	0	0	0	1
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A346700500	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	0	0	0	1
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H760602200	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN20027	Incomplete	5/18/2020	1601 39TH AVE OAKLAND 94601	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	0	0	0	2
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	0	0	0	3
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F740001400	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	0	0	0	1
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	0	16	0	206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F737806600	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F737806500	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	0	0	0	1
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	0	26	0	289
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	0	0	0	69
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	0	0	51	459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A315600900	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN20147	Assigned	10/8/2020	310 BROADWAY OAKLAND 94607	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	0	0	0	12
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	0	0	539	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	0	2	0	1
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A131805000	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	0	0	0	1
PLN21010	Filed-Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	5	0	0	0
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A342604300	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A467604900	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	0	0	0	1
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	0	0	0	21
PLN21027	Incomplete	3/26/2021	IVANHOE RD	048A706001600	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94618												
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001701	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	0	0	0	1
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	0	0	0	1
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	0	42	0	0
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502	General Commercial	0.05	D-BV-3-85	158.4	1449.4	915%	12/31/2025	0	7	0	69
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE OAKLAND 94609	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	0	0	0	14
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	0	1	0	8
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G742701106	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F737405502	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	0	4	0	28
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	0	0	0	1
PLN21065	Assigned	4/5/2021	SKYLINE BLVD	048E732203000	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	0	0	0	1
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029 106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009 071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21079	Incomplete	5/9/2021	RUTHLAND RD OAKLAND 94603	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	0	0	0	1
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	0	0	0	1
PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	0	0	0	1
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014 121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	0	2	0	18
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022 030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	0	2	2	16
PLN21090	Assigned	5/12/2021	2218 82ND AVE	043 457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94605												
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D730300501	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	0	0	0	1
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H770000501	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	0	0	0	1
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H756300202	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C719302500	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	0	0	0	1
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E732004800	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	0	0	0	1
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D730405703	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21108	Assigned	6/16/2021	MASTLANDS DR OAKLAND 94603	048D726800263	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	0	0	0	1
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	0	0	0	2
PLN21112	Assigned	6/16/2021	HUNTINGTON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	0	0	0	1
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST OAKLAND 94605	048 6262011 00	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	0	0	0	1
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D7274010 04	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE OAKLAND 94601	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	0	0	0	4
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	0	5	0	39
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	0	0	0	2
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G7432014 00	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G7432015 00	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	0	0	0	1
PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	0	3	0	25

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94605												
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902600	Vacant	0.12	RD-1-NA	1 per lot	8.1	100%	12/31/2024	0	0	0	1
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902700	Vacant	0.12	RD-1-NA	1 per lot	8.2	100%	12/31/2024	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	0	0	0	2
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	0	0	0	3
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702100	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	0	0	0	1
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702703	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	0	0	0	1
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	0	0	0	6
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD OAKLAND 94605	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	0	1	0	10
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H760600903	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	0	0	0	1
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A131600400	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	0	0	0	1
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G745002800	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	0	0	0	1
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	0	0	0	2
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A710705000	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	0	0	0	3
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	0	0	0	5
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600	General Commercial	0.09	C-45-NA	145.2	2381.3	1640%	12/31/2028	0	0	62	143
PLN21187	Incomplete	12/3/2021	8816 BURR ST	043A464102700	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94605												
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	0	0	0	1
PLN21193	Assigned	10/19/2021	LONDON RD OAKLAND 94608	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	0	0	0	276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	0	0	0	1
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A130205100	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	0	9	1	29
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	0	0	0	1
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	0	0	0	6
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A464204900	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD	043A464205000	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94605												
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 1387001 00	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	0	0	3	20
PLN21215	Assigned	12/3/2021	248 GRAVATT DR OAKLAND 94603	048H7606054 00	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	0	0	0	1
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D7302052 00	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	0	0	0	1
PLN21222	Assigned	12/22/2021	THORNDAL E DR OAKLAND 94603	048G7444010 00	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D7282050 00	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	0	0	0	3
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E7319020 00	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	0	0	0	2
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21231	Filed	11/22/2021	GOULDIN RD OAKLAND 94603	048F737204500	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	0	2	0	16
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	0	0	0	5
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	0	0	0	2
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A314908002	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	0	0	2	18
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A314204800	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	0	0	0	1
PLN21247	Accepted	12/17/2021	HARRINGTON AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	0	0	0	2
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D730306900	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101200	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101300	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	0	0	0	1
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101400	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	0	0	0	1
PLN21254	Accepted	12/20/2021	WESTOVER DR	048D730307200	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1

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			OAKLAND 94603												
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D730303000	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	0	28	0	0
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	0	0	0	3
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	0	58	0	0
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	0	0	0	2
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	0	0	13	117
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	0	0	0	5
ZP200010	Pre-Application (Under Review)	3/9/2020	2359 HARRISON ST OAKLAND 94612	008 067000400	General Commercial	0.26	D-BV-1-NA	348.48	1272.3	365%	12/31/2025	0	0	0	325
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	0	0	0	91
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	0	4	0	13
PLN21041	Under Review	9/16/2021	2901 BROADWAY	009 070100800	General Commercial	0.12	D-BV-3-85	158.4	1866.4	1178%	12/31/2027	0	23	0	197

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94611												
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD OAKLAND 94601	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	0	106	0	0
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	0	0	2	0
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	0	0	0	15
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	623.9	537%	12/31/2026	0	58	15	0
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	0	0	0	8
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	0	0	0	4
ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	0	0	0	0
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	0	0	0	1
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	0	67	0	1
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702	Vacant	0.03	S-15-90	193.6	1135.1	586%	12/31/2025	0	0	0	38

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE OAKLAND 94602	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	0	0	0	4
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	0	0	0	3
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	0	0	0	54
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501	Mixed Uses - Residential	0.36	CN-2-75	158.4	509.1	321%	12/31/2028	90	90	3	0
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	0	19	2	59
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	0	2	0	6
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	0	0	0	12
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	0	0	0	5
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	0	100	0	172
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	0	0	0	1
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD OAKLAND 94611	048H752400101	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	0	31	3	164
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	0	0	0	600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	0	0	2	12
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	0	0	0	1
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H752401100	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	0	0	0	2
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	0	3	0	12
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H761803400	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	0	0	0	1
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON ST OAKLAND 94607	001 020302000	Vacant	0.17	CBD-P-1	145.2	294.4	203%	12/31/2027	0	0	0	50
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	0	0	0	2
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A342201700	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	5/4/2022	0	40	0	0

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A467500323	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	0	0	0	267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	0	0	0	196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLEN LN OAKLAND 94611	048E732403300	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	0	0	0	5
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	0	0	0	1
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	0	0	0	32
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	0	0	0	4
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	0	0	0	3
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST OAKLAND 94608	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	0	0	0	2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E732104802	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	0	0	0	1
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	0	0	0	9
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	0	200	200	0
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A344301103	Vacant	0.17	RD-1-NA	1 per lot	6.0	100%	12/31/2022	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H767201300	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	0	0	0	2
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-1-NA	1 per lot	22.9	200%	12/31/2024	0	0	0	2
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G744502800	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	0	0	0	1
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A315201500	Vacant	28.37	RH-1-NA	1 per lot	0.9	1019%	12/31/2026	0	0	0	26
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	0	0	0	289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D731002200	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F737701800	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	0	0	0	4
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-1-NA	1 per lot	65.8	900%	12/31/2026	0	0	0	9

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	0	0	0	14
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	0	0	0	2
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A315100205	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	0	0	0	20
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H752300900	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	0	0	0	0
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDALE DR OAKLAND 94603	048G744703904	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	0	0	0	1
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	0	26	0	150
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D730301214	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	0	0	0	1
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	1247.8	126%	12/31/2026	0	58	15	0
											Total:	168	1,013	971	6,022
											Percent of RHNA:		12%	22%	52%

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-14: Potential Development Projects, 2023-2031

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A34220210 0040A342201700	5/04/2022	0	0	40	0	0
ZP220029	Pre-Application (Complete)	2/22/2022	1715 Foothill BLVD, OAKLAND, CA	020 016500200	6/02/2022	0	0	28	0	0
ZP220003	Under Review	1/5/2022	3751 INTERNATIONAL BLVD, Oakland, CA 94601	033 215800501	1/20/2022	0	90	90	3	0
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	6/10/2022	0	0	58	0	0
PLN19284	Under Review	1/2/2020	0 FIELD ST, Oakland, CA 94608	040A344301103	12/31/2022	0	0	0	0	1
PLN19317	Assigned	1/13/2020	20 TAURUS AVE, Oakland, CA 94611	048G742602900	12/31/2022	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN19286	Incomplete	2/3/2020	0 COOLIDGE AVE, Oakland, CA 94602	029 098901303	12/31/2022	0	0	0	0	3
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH	048H760600903	12/31/2022	0	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR, Oakland, CA 94603	048H760602200	12/31/2022	0	0	0	0	1
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST, Oakland, CA 94601	026 078500800	12/31/2022	0	0	0	0	3
PLN20027	Incomplete	5/18/2020	1601 39TH AVE, Oakland, CA 94601	033 213804000	12/31/2022	0	0	0	0	2
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST, Oakland, CA 94609	016 142400101	12/31/2023	0	0	0	0	1
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND	034 227302700	12/31/2023	0	0	0	0	4
ZP200033	Pre-Application (Complete)	7/1/2020	6735 Sims	048C-7193-025	12/31/2023	0	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR,	048F737806500	12/31/2023	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
			Oakland, CA 94611							
ZP200025	Pre-Application (Complete)	7/15/2020	0 OAKWOOD	048F737701800	12/31/2023	0	0	0	0	4
PLN20013	Assigned	9/22/2020	5776 VICENTE ST, Oakland, CA 94609	014 127402800	12/31/2023	0	0	0	0	1
PLN19245	Assigned	9/23/2020	0 SKYLINE BLVD, Oakland, CA 94603	048E732202300	12/31/2023	0	0	0	0	1
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR, Oakland, CA 94611	048F740001400	12/31/2023	0	0	0	0	1
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE, Oakland, CA 94601	032 211600300	12/31/2023	0	0	0	0	1
PLN20104	Incomplete	11/18/2020	0 THORNHILL DR, Oakland, CA 94603	048F737806600	12/31/2023	0	0	0	0	1
DRX210029	Filed	1/14/2021	3425 68TH AVE, Oakland, CA 94605	037A275501200	12/31/2023	0	0	0	0	4
ZP210003	Pre-Application (Under Review)	2/1/2021	0 HOMEGLEN	048E732403300	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21001	Assigned	2/2/2021	2773 E 23RD ST, Oakland, CA 94601	026 075100400	12/31/2023	0	0	2	0	1
ZP200094	Pre-Application (Complete)	2/19/2021	0 JEWELL	048G744502800	12/31/2023	0	0	0	0	1
PLN18266	Under Review	2/19/2021	3712 39TH AVE, Oakland, CA 94619	030 192500700	12/31/2023	0	0	0	0	3
PLN21021	Assigned	2/23/2021	0 HILLMONT DR, Oakland, CA 94608	040A342604300	12/31/2023	0	0	0	0	1
PLN21008	Incomplete	2/24/2021	0 TIFFIN RD, Oakland, CA 94602	029A131805000	12/31/2023	0	0	0	0	1
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD, Oakland, CA 94601	035 240000100	12/31/2023	0	0	0	0	2
PLN21031	Assigned	3/9/2021	3700 WEST ST, Oakland, CA 94608	012 096502101	12/31/2023	0	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD, Oakland, CA 94605	043A467604900	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN20146	Under Review	3/19/2021	933 PINE ST, Oakland, CA 94607	006 004901600	12/31/2023	0	0	0	0	1
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER, OAKLAND, CA 94611	048G742701106	12/31/2023	0	0	0	0	1
PLN21027	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001600	12/31/2023	0	0	0	0	1
PLN21028	Incomplete	3/26/2021	0 IVANHOE RD, Oakland, CA 94618	048A706001701	12/31/2023	0	0	0	0	1
PLN21065	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203000	12/31/2023	0	0	0	0	1
PLN21066	Assigned	4/5/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732203100	12/31/2023	0	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST, Oakland, CA 94609	009 071600900	12/31/2023	0	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE, Oakland, CA 94618	048B716500202	12/31/2023	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21061	Assigned	4/26/2021	6701 Snake RD, Oakland, CA 94611	048F737405502	12/31/2023	0	0	0	0	1
PLN21082	Assigned	5/4/2021	0 GRAVATT DR, OAKLAND, CA 94603	048H760606400	12/31/2023	0	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE, Oakland, CA 94618	048A712004403	12/31/2023	0	0	0	0	1
PLN21079	Incomplete	5/9/2021	0 RUTHLAND RD, Oakland, CA 94603	048G741503200	12/31/2023	0	0	0	0	1
PLN21090	Assigned	5/12/2021	2218 82ND AVE, Oakland, CA 94605	043 457301700	12/31/2023	0	0	0	0	4
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR, Oakland, CA 94611	048H756300202	12/31/2023	0	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR, Oakland, CA 94611	048C719302500	12/31/2023	0	0	0	0	1
PLN21091	Assigned	5/24/2021	0 AITKEN DR, Oakland, CA 94611	048D730300501	12/31/2023	0	0	0	0	1
PLN21106	Assigned	6/9/2021	0 SHEPHERD CANYON RD,	048D730405703	12/31/2023	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
			Oakland, CA 94603							
PLN21108	Assigned	6/16/2021	0 MASTLANDS DR, Oakland, CA 94603	048D726800263	12/31/2023	0	0	0	0	1
PLN21112	Assigned	6/16/2021	0 HUNTINGTON ST, Oakland, CA 94608	030 196500700	12/31/2023	0	0	0	0	1
PLN15192-R01	Accepted	6/17/2021	0 ARROWHEAD DR, Oakland, CA 94611	048E732201500	12/31/2023	0	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD ST, Oakland, CA 94605	048 626201100	12/31/2023	0	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE, Oakland, CA 94601	033 212800300	12/31/2023	0	0	0	0	4
PLN18407	Under Review	6/12/2019	0 Campus (west of 13187 Campus Dr DR, OAKLAND, CA 94619	037A315100205	12/31/2024	0	0	0	0	20
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH	035 236000700	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM	048H761803400	12/31/2024	0	0	0	0	1
ZP210025	Pre-Application (Complete)	6/28/2021	0 PINE	006-003104600	12/31/2024	0	0	0	0	2
PLN21110	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022-035108200	12/31/2024	0	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE, Oakland, CA 94601	022-035108300	12/31/2024	0	0	0	0	2
PLN21121	Assigned	7/13/2021	0 HOLYROOD DR, Oakland, CA 94603	048D727401004	12/31/2024	0	0	0	0	1
PLN21138	Assigned	7/28/2021	0 BALSAM WY, Oakland, CA 94603	048G743201400	12/31/2024	0	0	0	0	1
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST, Oakland, CA 94621	041-413303400	12/31/2024	0	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WY, Oakland, CA 94611	048G743201500	12/31/2024	0	0	0	0	1
PLN21143	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902600	12/31/2024	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21144	Assigned	8/10/2021	0 SHERIDAN RD, Oakland, CA 94603	048B713902700	12/31/2024	0	0	0	0	1
PLN21149	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702100	12/31/2024	0	0	0	0	1
PLN21150	Assigned	8/10/2021	0 WOODROW DR, Oakland, CA 94603	048E732702703	12/31/2024	0	0	0	0	1
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON	010 079300100	12/31/2024	0	0	0	0	4
PLN21073	Incomplete	8/11/2021	0 RETTIG AVE, Oakland, CA 94608	029 106903900	12/31/2024	0	0	0	0	1
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT	005 046601900	12/31/2024	0	0	0	2	0
ZP210055	Pre-Application (Under Review)	8/16/2021	0 ELBERT	024 060806001	12/31/2024	0	0	0	0	2
PLN21151	Assigned	8/17/2021	2130 35TH AVE, Oakland, CA 94601	032 211200500	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
PLN21152	Assigned	8/17/2021	2134 35th AVE, OAKLAND, CA 94601	032 211200600	12/31/2024	0	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST, Oakland, CA 94610	023 041700101	12/31/2024	0	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST, Oakland, CA 94608	012 094801502	12/31/2024	0	0	0	0	2
PLN19080	Incomplete	8/31/2021	0 PINEHAVEN RD, Oakland, CA 94603	048G743302600	12/31/2024	0	0	0	0	1
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT	005 041300700	12/31/2024	0	0	0	0	1
PLN21164	Assigned	9/2/2021	0 WRENN ST, Oakland, CA 94608	029A131600400	12/31/2024	0	0	0	0	1
PLN21101	Assigned	9/10/2021	0 SKYLINE BLVD, Oakland, CA 94603	048E732004800	12/31/2024	0	0	0	0	1
PLN21171	Assigned	9/10/2021	605 ALCATRAZ AVE, Oakland, CA 94609	015 137803900	12/31/2024	0	0	0	0	2
PLN21120	Under Review	9/16/2021	9430 MACARTHUR	048 559905200	12/31/2024	0	0	0	0	3

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
			BLVD, Oakland, CA 94605							
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE, Oakland, CA 94611	012 093202600	12/31/2024	0	0	0	0	3
PLN21156	Incomplete	9/22/2021	1506 3RD ST, Oakland, CA 94607	004 010301600	12/31/2024	0	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	0 CLAREMONT	048H767201300	12/31/2024	0	0	0	0	2
PLN21176	Assigned	9/27/2021	0 POTTER ST, Oakland, CA 94601	036 242702200	12/31/2024	0	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER, OAKLAND, CA 94618	048A710705000	12/31/2024	0	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST, Oakland, CA 94607	005 040602700	12/31/2024	0	0	0	0	3
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN	048H752401100	12/31/2024	0	0	0	0	2
PLN21192	Assigned	10/4/2021	2621 MARKET ST, Oakland, CA 94607	005 045101200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH	009 074001400	12/31/2024	0	0	0	0	2
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD, Oakland, CA 94611	048G744801303	12/31/2024	0	0	0	0	1
PLN21195	Assigned	10/13/2021	1437 48TH AVE, Oakland, CA 94601	035 236003300	12/31/2024	0	0	0	0	1
PLN21196	Assigned	10/13/2021	0 48TH AVE, Oakland, CA 94601	035 236003400	12/31/2024	0	0	0	0	1
ZP210071	Pre-Application (Under Review)	10/19/2021	0 MOORE	048D731002200	12/31/2024	0	0	0	0	1
PLN21147	Assigned	10/19/2021	6225 HARMON AVE, Oakland, CA 94621	038 321300900	12/31/2024	0	0	0	0	3
PLN21193	Assigned	10/19/2021	0 LONDON RD, Oakland, CA 94608	029 107500100	12/31/2024	0	0	0	0	1
PLN16165-R01	Accepted	10/22/2021	696 29TH ST, Oakland, CA 94609	009 069607200	12/31/2024	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21168	Assigned	10/28/2021	0 SKYLINE BLVD, Oakland, CA 94603	048G745002800	12/31/2024	0	0	0	0	1
PLN21114	Under Review	11/1/2021	2304 9TH AVE, Oakland, CA 94606	022 031800806	12/31/2024	0	0	0	0	2
PLN19293	Incomplete	11/15/2021	1942 48TH AVE, Oakland, CA 94601	035 238301700	12/31/2024	0	0	0	0	2
PLN21133	Incomplete	11/16/2021	2119 34TH AVE, Oakland, CA 94601	027 088103508	12/31/2024	0	0	0	0	2
PLN19051	Under Review	11/21/2021	1636 13TH AVE, Oakland, CA 94607	020 019401600	12/31/2024	0	0	0	0	1
PLN21231	Filed	11/22/2021	0 GOULDIN RD, Oakland, CA 94603	048F737204500	12/31/2024	0	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 Golf Links RD, OAKLAND, CA 94605	043A464204900	12/31/2024	0	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD, Oakland, CA 94605	043A464205000	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
PLN21187	Incomplete	12/3/2021	8816 BURR ST, Oakland, CA 94605	043A464102700	12/31/2024	0	0	0	0	1
PLN21215	Assigned	12/3/2021	248 GRAVATT DR, Oakland, CA 94603	048H760605400	12/31/2024	0	0	0	0	1
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST, Oakland, CA 94607	006 001701300	12/31/2024	0	0	0	0	2
PLN21093	Incomplete	12/8/2021	3527 DWIGHT WY, Oakland, CA 94704	048H770000501	12/31/2024	0	0	0	0	1
PLN21218	Incomplete	12/9/2021	0 TRESTLE GLEN RD, Oakland, CA 94608	023 043902400	12/31/2024	0	0	0	0	1
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD, Oakland, CA 94605	048 686300604	12/31/2024	0	0	0	0	2
ZP210095	Pre-Application (Accepted)	12/13/2021	0 THORNDALE	048G744703904	12/31/2024	0	0	0	0	1
PLN21210	Assigned	12/13/2021	4452 MATTIS CT, OAKLAND, CA 94619	037 253003100	12/31/2024	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21243	Accepted	12/15/2021	13193 SKYLINE BLVD, OAKLAND, CA	037A314204800	12/31/2024	0	0	0	0	1
PLN21197	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003500	12/31/2024	0	0	0	0	1
PLN21198	Under Review	12/17/2021	0 48TH AVE, Oakland, CA 94601	035 236003600	12/31/2024	0	0	0	0	1
PLN21247	Accepted	12/17/2021	0 HARRINGTON AVE, Oakland, CA 94601	032 210006000	12/31/2024	0	0	0	0	2
PLN21248	Filed	12/17/2021	0 WESTOVER DR, Oakland, CA 94603	048D730306900	12/31/2024	0	0	0	0	1
ZP210099	Pre-Application (Incomplete)	12/20/2021	0 WESTOVER	048D730301214	12/31/2024	0	0	0	0	1
PLN21254	Accepted	12/20/2021	0 WESTOVER DR, Oakland, CA 94603	048D730307200	12/31/2024	0	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST, Oakland, CA 94601	025 069300400	12/31/2024	0	0	0	0	2
PLN21221	Assigned	12/22/2021	0 GIRVIN DR, Oakland, CA 94611	048D730205200	12/31/2024	0	0	0	0	1

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
PLN21222	Assigned	12/22/2021	0 THORNDALE DR, OAKLAND, CA 94603	048G744401000	12/31/2024	0	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE, Oakland, CA 94601	035 239001000	12/31/2024	0	0	0	0	3
PLN21226	Assigned	12/22/2021	0 MANZANITA DR, Oakland, CA 94603	048E731902000	12/31/2024	0	0	0	0	1
PLN21251	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101200	12/31/2024	0	0	0	0	1
PLN21252	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101300	12/31/2024	0	0	0	0	1
PLN21253	Accepted	12/22/2021	0 SCOUT RD, Oakland, CA 94603	048D725101400	12/31/2024	0	0	0	0	1
PLN21224	Assigned	12/22/2021	0 BAGSHOTTE DR, Oakland, CA 94603	048D728205000	12/31/2024	0	0	0	0	1
PLN21256	Accepted	12/23/2021	NA	048D730303000	12/31/2024	0	0	0	0	1
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD, Oakland, CA 94619	029 109001401	12/31/2024	0	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21161	Under Review	1/7/2022	3600 LAGUNA AVE, Oakland, CA 94602	029 099005500	12/31/2024	0	0	0	0	4
PLN21064	Under Review	1/7/2022	942 PINE ST, Oakland, CA 94607	006 003300100	12/31/2024	0	0	0	0	4
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE	040A346700500	12/31/2024	0	0	0	0	1
ZP210089	Pre-Application (Under Review)	1/25/2022	0 ARROWHEAD	048E732104802	12/31/2024	0	0	0	0	1
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR	023 049600700	12/31/2024	0	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS	037A315600900	12/31/2024	0	0	0	0	1
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON	010 081002000	12/31/2024	0	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST, Oakland, CA 94612	010 079800307	12/31/2025	0	0	17	0	181

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY	001 013500700	12/31/2025	0	0	3	3	7
ZP200003	Pre-Application (Filed)	1/28/2020	1223 33RD	033 219401702	12/31/2025	0	0	0	0	38
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET	005 043201203	12/31/2025	0	0	0	0	5
ZP200020	Pre-Application (Complete)	4/28/2020	1365 Willow	006 002700700	12/31/2025	0	0	0	0	21
PLN18088	Under Review	6/5/2020	2715 ADELINE ST, Oakland, CA 94607	005 044600102	12/31/2025	0	0	0	0	91
PLN15378-PUDF05	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	18
PLN15378-PUDF06	Under Review	9/21/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	22
PLN15378-PUDF07	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	35

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN15378-PUDF08	Under Review	9/22/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	23
PLN20147	Assigned	10/8/2020	322 BROADWAY, Oakland, CA 94607	001 013901200	12/31/2025	0	0	0	0	12
PLN20137	Incomplete	10/15/2020	419 4TH ST, Oakland, CA 94607	001 013901500	12/31/2025	0	0	0	0	69
PLN15378-PUDF010	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	26
PLN15378-PUDF09	Under Review	10/23/2020	8750 MOUNTAIN BLVD, Oakland, CA 94605	043A467500323	12/31/2025	0	0	0	0	31
PLN21010	Assigned	2/1/2021	616 14TH ST, Oakland, CA 94612	003 007102100	12/31/2025	5	0	0	0	0
PLN21047	Assigned	3/24/2021	4609 SHATTUCK AVE, OAKLAND, CA 94609	013 116000300	12/31/2025	0	0	0	0	14
PLN18522	Assigned	9/23/2020	4207 BROADWAY, Oakland, CA 94611	012 100201001	12/31/2026	0	6	0	0	121

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
PUD06010-PUDF013	Under Review	10/20/2020	0 8th, OAKLAND, CA	018 046501600	12/31/2026	0	0	0	0	196
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN	029 125502200	12/31/2026	0	0	4	1	13
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET	012 095602500	12/31/2026	0	0	2	2	4
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK	015 136400100	12/31/2026	0	0	0	2	12
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH	032 203216600	12/31/2026	0	0	0	0	8
PLN21062	Assigned	4/5/2021	469 40TH ST, Oakland, CA 94609	012 097200100	12/31/2026	0	4	0	0	28
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH	002 005701100	12/31/2026	0	0	0	0	54
PLN21084	Assigned	5/24/2021	5616 M L KING JR WY, Oakland, CA 94609	014 121001801	12/31/2026	0	2	0	0	18
PLN19247	Under Review	5/24/2021	820 W MACARTHUR	012 095900903	12/31/2026	0	0	0	0	21

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
			BLVD, Oakland, CA 94608							
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE, Oakland, CA 94606	022 030800200	12/31/2026	0	2	2	0	16
ZP210045	Pre-Application (Under Review)	7/13/2021	0 PARK	024 055300402	12/31/2026	0	0	0	0	0
PLN16053	Assigned	7/19/2021	41 TUNNEL RD, Oakland, CA 94705	048H766303500	12/31/2026	0	0	0	0	44
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH	012 096700501	12/31/2026	0	0	20	20	40
ZP210043	Pre-Application (Under Review)	7/22/2021	0 KELLER	037A315201500	12/31/2026	0	0	0	0	26
PLN21140	Assigned	7/26/2021	2211 WEST ST, Oakland, CA 94612	003 002701100	12/31/2026	0	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE, Oakland, CA 94605	038 317503300	12/31/2026	0	3	0	0	25

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD, Oakland, CA 94602	028 093900802	12/31/2026	0	0	0	0	15
PLN21053	Incomplete	8/9/2021	1031 62ND ST, Oakland, CA 94608	016 144205000	12/31/2026	0	1	0	0	8
PLN21153	Assigned	8/10/2021	856 34TH AVE, Oakland, CA 94601	033 220001400	12/31/2026	0	0	0	0	6
ZP210056	Pre-Application (Under Review)	8/16/2021	0 CARROLL	022 030501600	12/31/2026	0	0	0	0	9
PLN21158	Assigned	8/23/2021	7521 MACARTHUR BLVD, Oakland, CA 94605	040 339600400	12/31/2026	0	1	0	0	10
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE, Oakland, CA 94611	010 079202000	12/31/2026	0	0	0	0	5
CMDV13321-R01-R01	Accepted	9/28/2021	2805 PARK BLVD, Oakland, CA	023 040403100	12/31/2026	0	0	0	4	16
PLN21042	Incomplete	10/5/2021	3403 PIEDMONT AVE, Oakland, CA 94611	009 073200502	12/31/2026	0	0	7	0	69

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL	037 254700900	12/31/2026	0	0	0	0	5
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO	005 046700201	12/31/2026	0	0	58	15	0
PLN21209	Assigned	11/15/2021	5527 VICENTE WY, Oakland, CA 94609	014 122401305	12/31/2026	0	0	0	0	6
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR	029A130205100	12/31/2026	0	0	9	1	29
PLN21214	Assigned	12/3/2021	5976 TELEGRAPH AVE, Oakland, CA 94609	016 138700100	12/31/2026	0	0	0	3	20
PLN21238	Accepted	12/7/2021	608 21ST ST, Oakland, CA 94606	008 064701500	12/31/2026	0	0	0	0	5
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD, Oakland, CA 94619	037A314908002	12/31/2026	0	0	0	2	18
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE, Oakland, CA 94612	003 002101000	12/31/2026	0	5	0	0	39

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST, Oakland, CA 94607	005 043701100	12/31/2026	0	2	0	0	16
ZP200040	Pre-Application (Complete)	7/8/2020	1357 5TH	018 039001007	12/31/2027	0	0	0	0	600
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST, Oakland, CA 94612	008 062100807	12/31/2027	0	26	0	0	289
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON	002 007900500	12/31/2027	0	0	0	0	253
ZP200075	Pre-Application (Complete)	10/29/2020	200 Victory	018 044000903	12/31/2027	0	0	0	0	276
PLN20141	Incomplete	11/5/2020	5200 BROADWAY, Oakland, CA 94618	014 124300101	12/31/2027	0	0	0	57	510
PLN22082	Assigned	4/26/2022	1003 E 15TH	020 013901702	12/31/2027	0	0	67	0	1
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL	025 072000702	12/31/2027	0	0	106	0	0

Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Unit Count				
						Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
PLN20101	Appealed	3/12/2021	1396 5TH ST, Oakland, CA 94607	004 006900400	12/31/2027	0	16	0	0	206
ZP210022	Pre-Application (Complete)	6/14/2021	2305 WEBSTER	008 066700503	12/31/2027	0	0	26	0	150
PLN21041	Under Review	9/16/2021	2901 BROADWAY, Oakland, CA 94611	009 070100800	12/31/2027	0	23	0	0	197
PLN21216	Assigned	11/2/2021	10550 INTERNATIONAL BLVD, Oakland, CA 94603	047 550904400	12/31/2027	0	0	164	41	2
PLN21194	Under Review	12/10/2021	233 BROADWAY, Oakland, CA 94607	001 013500100	12/31/2027	0	0	0	13	117
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH	009 068103801	12/31/2027	0	0	3	0	12
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON	001 020302000	12/31/2027	0	0	0	0	50
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH	020 014000500	12/31/2027	0	0	42	0	0

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH	020 012001200	12/31/2027	0	0	0	0	5
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH	009 074002800	12/31/2027	0	0	0	0	32
ZP210092	Pre-Application (Under Review)	1/20/2022	0 MacArthur	036 250212400	12/31/2027	0	0	0	0	14
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR	047 559502206	12/31/2027	0	0	17	16	0
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL	032 208702401	12/31/2027	0	0	0	0	12
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH	004 010800700	12/31/2028	0	0	0	38	338
ZP210001	Pre-Application (Complete)	7/22/2021	0 CASTRO	001 022101402	12/31/2028	0	200	200	0	0
ZP210073	Pre-Application	10/22/2021	1261 HARRISON	002 006300200	12/31/2028	0	0	10	0	92

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
	(Under Review)									
PLN20158	Incomplete	10/28/2021	6733 FOOTHILL BLVD, Oakland, CA 94605	039 327100505, 039 327400505, 039 327401700, 039 327401900, 039 327401608	12/31/2028	0	0	538	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE	048H752400101, 048H752300500, 048H752300400, 048H752300600, 048H752300200, 048H752300300, 048H752300900	12/31/2028	0	0	32	33	133
ZP210098	Pre-Application (Accepted)	12/15/2021	220 ALICE	001 015700600	12/31/2028	0	0	0	62	143
ZP220002	Pre-Application (Under Review)	1/5/2022	533 Kirkham	004 006900201	12/31/2028	0	0	0	0	289
ZP220004	Pre-Application	1/7/2022	430 BROADWAY	001 013900100	12/31/2028	0	0	100	0	172

						Unit Count				
Record ID	Status	Status Date	Project Address	APN(s)	Expected Completion Date	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate Income
	(Under Review)									
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL	033 215800501	12/31/2028	0	90	90	3	0
					Total	5	471	1,735	321	5,619
					Percent of RHNA	0.2%	7.2%	46.3%	7.2%	48.7%

Source: City of Oakland, Building & Planning, March 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 Housing Element period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous ~~housing element~~Housing Element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous ~~housing element~~Housing Element cycles. There are six vacant parcels that were included in both the 4th and 5th ~~housing element~~Housing Element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001, 032 208405100). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, ~~two~~three parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. ~~An additional parcel (APN 032 208405100) is part of a different City-owned surplus site currently subject to a Homekey proposal at City Council direction for 124-unit affordable modular development.~~ The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing~~.~~ (Action 3.4.10).

There are 27 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). Twelve of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 008 062403700) and an additional four parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority

for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous ~~housing element~~Housing Element cycles. Realistic capacity and development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th ~~housing element~~Housing Element cycles are noted in Table C-~~25~~26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	~~174~~0	~~755~~754	~~90~~
Coliseum/Airport	124	0	0
Downtown	~~440~~183	~~1,412~~1360	~~2,006~~306
East Oakland Hills	4	10	0
Eastlake/Fruitvale	~~440~~146	~~683~~682	~~51~~
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	~~132~~83	~~568~~531	~~784~~0
West Oakland	120	458	~~1,270~~381
Total Units	**~~1,375~~714**	**~~3,886~~3795**	**~~4,074~~688**

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous ~~housing element~~Housing Element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. ~~These sites, along with the rest of the Inventory, can be found in Table C-25 at the end of this appendix.~~As most of these sites have lower FAR and AV ratios, appropriate capacity modifiers as described in Table C-13 are also applied to these sites, including vacant sites

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.[9,10]

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[11] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may "tier" off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[12] LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-~~16~~16a below.

~~**Table C-16: Development Capacity of New Opportunity Sites, 2022**~~

	~~*Total Residential Capacity (units)*~~[1]		
~~*Site Type*~~[1]	~~*Lower-Income*~~	~~*Moderate-Income*~~	~~*Above-Moderate-Income*~~
~~Vacant~~	~~1,241~~	~~227~~	~~1,832~~

[9] The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF

[10] As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one project or geographic location. Further, although City Council provided direction to prioritize 100% affordable development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

[11] These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to appropriate to accommodate lower-income development.

[12] Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

Site Type[1]	Total Residential Capacity (units)[1] Lower-Income	Moderate-Income	Above-Moderate-Income
City-Owned	1,949	361	1,151
BART-Owned	633	0	0
WOSP	31	157	0
LMSAP	54	0	0
BVSP[2]	-	-	-
DOSP	768	201	420
LISC Faith-Based Projects	252	56	19
Potential Development Projects	1,866	211	6,525
Total Development Capacity (units)	**7,227**	**1,191**	**8,260**

1. Sites may be contained in multiple categories, therefore unit counts should not be summed. Does not include the capacity of 5th cycle RHNA sites or pipeline projects. Potential development projects are included in the totals.

2. Opportunity sites located in the BVSP were all included in the 5th cycle RHNA.

*Source: City of Oakland, 2022; Dyett & Bhatia, 2022*Sites owned by the City are shown in Table C-16b. Action 3.3.1 in the Housing Action Plan notes will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units.

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
014 126800901		1.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	1	50	
001 013700101	401 BROADWAY OAKLAND 94607	0.6	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	79	0	0	
001 013700102	499 5TH ST OAKLAND 94607	0.8	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	600	0	0	GGG
001 016700300	69 7TH ST OAKLAND 94607	0.4	D-LM-4-LM-85	193.6	Public	NA	Agency Owned (BART)	0	0	0	0	GGG
001 019900100	620 WASHINGTON ST OAKLAND 94607	1.4	CBD-X-4	484	Public	NA	Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable	0	34	0	0	
002 011200700	1013 HARRISON ST OAKLAND 94607	0.2	D-LM-2-LM-85	193.6	Mixed Uses - Residential	NA	Property Owner Interest (LISC/Faith-based)	0	180	0	420	
003 006700400	1414 CLAY ST OAKLAND 94612	0.7	CBD-C-7	484	Public	1912	Agency Owned (City; surplus property; seismically unfit parking garage)	0	0	16	16	
004 007300900	349 MANDELA PKWY OAKLAND 94607	0.3	S-15W-60	116.16	Public	NA	Agency Owned (BART)	0	255	0	0	
005 038301800	1420 MYRTLE ST OAKLAND 94607	0.2	RM-4-NA	1 per lot	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	31	0	0	
006 001702801	728 WILLOW ST OAKLAND 94607	0.2	RM-3-NA	1 per lot	Religious/ Institutional	1910	Property Owner Interest (LISC/Faith-based)	0	0	24	0	
006 002702402	1203 WILLOW ST OAKLAND 94607	1.6	RM-2-NA	1 per lot	Religious/ Institutional	1915	Property Owner Interest (LISC/Faith-based)	0	0	0	0	
008 062601600	1443 ALICE ST OAKLAND 94612	0.3	CBD-C-2	217.8	Parking Garage	1922	Specific Plan Site (parking lot)	0	0	0	0	
008 062602300	1434 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	53	0	
008 062602600	1500 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	71	0	
008 062604100	1520 HARRISON ST OAKLAND 94612	0.1	CBD-R-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	59	0	
008 064201800	1800 SAN PABLO AVE OAKLAND 94612	1.0	CBD-X-6	484	Parking Lot	1954	Agency Owned (City; surplus property)	0	0	18	0	
008 064500901	548 THOMAS L BERKLEY WA OAKLAND 94612	0.3	CBD-X-4	484	Religious/Institutional	1912	Property Owner Interest (faith-based); lot consolidation incentive	0	225	0	0	
008 064502805	556 THOMAS L BERKLEY WA OAKLAND 94612	0.4	CBD-X-4	484	Mixed Uses - Residential	1966	lot consolidation incentive	0	29	0	0	JJJ
008 064503301	525 21ST ST OAKLAND 94612	0.6	CBD-X-6	484	Office	NA	lot consolidation incentive	0	40	0	0	JJJ

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Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
008 065001604	2001 FRANKLIN ST OAKLAND 94612	0.7	CBD-C-7	484	General Commercial	NA	Specific Plan Site (parking lot)	0	68	0	0	JJJ
008 065002300	2044 BROADWAY OAKLAND 94612	0.7	CBD-C-7	484	Office	NA	Specific Plan Site	0	130	0	0	CCC
008 066005203	W GRAND AVE OAKLAND 94612	0.9	CBD-X-4	484	Parking Lot	NA	Agency Owned (BART)	0	268	0	0	CCC
008 067200500	2433 VALDEZ ST OAKLAND 94612	0.1	D-BV-1-NA	348.48	General Commercial	1928	Specific Plan Site	0	190	0	0	
008 071605800	1911 TELEGRAPH AVE OAKLAND 94612	1.0	CBD-R-6	484	Public	NA	Agency Owned (City; surplus property)	0	0	37	0	
010 080001006	111 FAIRMOUNT AVE OAKLAND 94611	1.3	RM-3-NA	1 per lot	Religious/ Institutional	1986	Property Owner Interest (LISC/Faith-based)	0	149	0	0	
012 096600500	534 37TH ST OAKLAND 94609	0.1	RU-3-NA	96.8	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	25	0	0	0	
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	S-15-75	158.4	Office	NA	High AFFH potential; adjacent to other multifamily development	0	1	0	0	PP
012 098201000	3815 BROADWAY OAKLAND 94611	0.2	CC-2-60	116.16	Mixed Uses - Residential	NA	Use not likely to continue; property boarded	0	35	0	0	
012 098201600	3822 MANILA AVE OAKLAND 94609	0.4	CC-2-60	116.16	General Industrial	NA	Use not likely to continue; property boarded	0	0	7	0	
012 099300500	4016 HOWE ST OAKLAND 94611	0.3	CN-1-35	79.2	Parking Lot	NA	Property Owner Interest (100-unit affordable housing)	0	0	26	0	
012 099300601	41ST ST OAKLAND 94611	0.6	CN-1-35	79.2	Parking Lot	1974	Property Owner Interest (100-unit affordable housing)	0	0	0	0	NN
012 100200601	4299 BROADWAY OAKLAND 94611	0.5	CC-2-45	96.8	General Commercial	1925		0	100	0	0	NN
012 100200900	4225 BROADWAY OAKLAND 94611	0.1	CC-2-45	96.8	General Commercial	1929	Project with prior residential application	0	16	0	0	
013 109902501	4432 TELEGRAPH AVE OAKLAND 94609	0.1	CN-2-45	96.8	General Commercial	1964	High AFFH potential; lot consolidation incentive	0	8	0	0	
013 109902600	4400 TELEGRAPH AVE OAKLAND 94609	0.2	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	4	0	0	KKK
013 109902800	4444 TELEGRAPH AVE OAKLAND 94609	0.3	CN-2-60	116.16	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	6	0	0	KKK
013 110902001	4200 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	1991	High AFFH potential; lot consolidation incentive	0	14	0	0	KKK
013 110902200	4220 BROADWAY OAKLAND 94611	0.2	CC-2-45	96.8	General Commercial	1997	High AFFH potential; lot consolidation incentive	0	15	0	0	III
013 110902501	4224 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	2016	High AFFH potential; lot consolidation incentive	0	12	0	0	III

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	20	0	0	III
014 124200600	5050 BROADWAY OAKLAND 94611	15.5	CC-2-60		General Commercial	NA	Strong public and decisionmaker support. Upzoning candidate	0	182	0	0	
014 126503806	5609 SHAFTER AVE OAKLAND 94618	0.4	RM-1-NA	1 per lot	Public	1910	Agency Owned (BART)	0	189	16	583	
014 126504000	5655 COLLEGE AVE OAKLAND 94618	1.2	CN-1-35	79.2	Public	NA	Agency Owned (BART)	0	10	0	0	
014 126803501	6028 CLAREMONT AVE OAKLAND 94618	0.5	CN-1-35	79.2	Office	NA	High AFFH potential	0	92	0	0	
018 044501202	510 FALLON ST OAKLAND 94607	4.6	D-LM-4-LM-275	396	School/ College/ Educational Facility	NA	Agency Owned (Laney College parking lot)	0	23	0	0	
019 002701400	BELLEVUE AVE OAKLAND 94609	0.9	D-LM-1-LM-85	193.6	Parks, Recreation & Open Space	NA	Project with prior residential application	0	266	178	444	
020 011700300	1235 INTERNATIONAL BLVD OAKLAND 94606	0.2	CN-3-35	79.2	Public	NA	Agency owned, relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)	0	54	0	0	
020 015300600	1449 MILLER AVE OAKLAND 94601	0.3	RM-2-NA	1 per lot	Mobile Homes	NA	Agency Owned (City surplus site)	0	0	10	0	
025 069200600	E 12TH ST OAKLAND 94611	1.4	CN-3-75	158.4	Public	NA	Agency Owned (BART site)	0	0	0	0	
030 198105800	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	182	0	0	
030 198105901	3925 MACARTHUR BLVD OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	5	0	0	HHH
030 198105902	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
033 219102100	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	7	0	0	HHH
033 219102300	35TH AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	15	0	0	TT
033 219201900	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	21	0	0	TT
033 219202300	34TH AV OAKLAND 94601	0.7	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	16	0	0	TT
033 219302300	33RD AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	52	0	0	TT

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
035 236402202	5216 INTERNATIONAL BLVD OAKLAND 94601	0.1	RU-5-75	158.4	Parking Lot	1924	Use not likely to continue; existing nonconforming use	0	22	0	0	
035 236402300	5228 INTERNATIONAL BLVD OAKLAND 94601	0.4	RU-5-75	158.4	Parking Lot	NA	Use not likely to continue; existing nonconforming use	0	0	0	0	
035 236402601	5300 INTERNATIONAL BLVD OAKLAND 94601	0.6	RU-5-75	158.4	General Commercial	NA	Use not likely to continue; existing nonconforming use	0	0	8	0	
037 255200100	4655 STEELE ST OAKLAND 94619	6.9	RD-1-NA	1 per lot	School/College/Educational Facility	1915	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.)	0	0	10	0	
038 317701100	5782 FOOTHILL BLVD OAKLAND 94605	0.5	CN-3-45	96.8	Religious/Institutional	NA	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	0	20	0	0	
038 321001300	5940 HAYES ST OAKLAND 94621	0.2	RM-3-NA	1 per lot	Single Family Residential	NA	Property Owner Interest (LISC/Faith-based)	100	0	0	0	
039 327203600	68TH AV OAKLAND 94608	0.3	CC-2-45	96.8	School/College/Educational Facility	NA	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	
039 327301400	2511 CHURCH ST OAKLAND 94605	0.1	CC-2-45	96.8	School/College/Educational Facility	1973	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 327302103	CHURCH ST OAKLAND 94605	0.8	CC-2-45	96.8	School/College/Educational Facility	2005	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 329102200	7200 BANCROFT AVE OAKLAND 94605	4.2	CC-1-60	116.16	General Commercial	1989	Underutilized commercial center	0	68	0	0	DDD
039 329900102	7000 BANCROFT AVE OAKLAND 94605	5.7	CC-1-60	116.16	General Commercial	1920	Underutilized commercial center	0	58	5	180	EEE
039 329900300	7000 BANCROFT AVE OAKLAND 94605	0.4	CC-1-60	116.16	General Commercial	NA	Underutilized commercial center	0	106	9	326	EEE
041 390100400	796 66TH AVE OAKLAND 94621	4.6	D-CO-2-NA	335.077	Parking Lot	NA	Agency Owned (city surplus site)	0	32	0	0	EEE
041 390101000	66TH AVE OAKLAND 94621	2.2	D-CO-2-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	296	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
041 4062O1200	1016 66TH AVE OAKLAND 94621	0.2	RD-1-NA	1 per lot	Public	NA	Property Owner Interest (faith-based)	0	140	0	0	
041 416402403	71ST AV OAKLAND 94621	2.7	D-CO-1-NA	335.077	Parking Lot	NA	Agency Owned (BART)	0	0	0	1	
041 417000504	7001 SNELL ST OAKLAND 94621	0.6	D-CO-1-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	174	0	0	
041 418900202	7317 INTERNATIONAL BLVD OAKLAND 94621	0.4	CC-2-75	158.4	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	40	0	0	
041 418901602	73RD AV OAKLAND 94621	2.0	RM-3-NA	1 per lot	Road Right of Way	1980	Property Owner Interest (faith-based); lot consolidation incentive	0	0	40	0	
042 432800116	633 HEGENBERGER RD OAKLAND 94621	12.2	D-CO-2-NA	335.077	Public	1961	Agency Owned (city surplus site)	0	0	0	0	
042 432800124	8000 S COLISEUM WAY OAKLAND 94621	8.9	D-CO-2-NA	335.077	Public	NA	Agency Owned (city surplus site)	0	236	0	0	
043A4675002 32	8800 FONTAINE ST OAKLAND 94605	3.1	RD-1-NA	1 per lot	Religious/Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	173	115	288	
045 519600101	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	50	0	3	
045 519600201	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	7	0	0	UU
045 519600400	1360 107TH AVE OAKLAND 94603	0.2	RD-1-NA	1 per lot	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	9	0	0	UU
048 687000200	BARCELONA ST OAKLAND 94621	4.7	RH-3-NA	1 per lot	Public	NA	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	0	0	0	0	UU
048F7361011 00	6226 MORAGA AVE OAKLAND 94611	0.5	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	27	19	47	
048F7361012 00	6226 MORAGA AVE OAKLAND 94611	0.4	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	0	0	0	VV
014 126801200		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	0	0	0	VV
014 126803600		0.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	1	0	0	
014 126801101		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

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APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
620 WASHINGTON ST OAKLAND 94607	001 019900100	-	CBD-X	484	1.37	Public	Available	180	-	420	PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
1260 M L KING JR WAY OAKLAND 94612	002 002700609	-	CBD-C	484	1.79	Parking Garage	Available	183	122	306	-
1414 CLAY ST OAKLAND 94612	003 006700400	-	CBD-C	484	0.66	Public	Available	255	0	0	unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1606 CHESTNUT ST OAKLAND 94607	005 038701400	-	RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	-
1608 CHESTNUT ST OAKLAND 94607	005 038701500	-	RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	-
1664 7TH ST OAKLAND 94606	006 001701900	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	-
1666 7TH ST OAKLAND 94607	006 001702000	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	-
1672 7TH ST OAKLAND 94607	006 001702100	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	-
1676 7TH ST OAKLAND 94607	006 001702200	I	CC-2	96.8	0.11	Public	Pending Project	0	0	0	-
1440 HARRISON ST OAKLAND 94612	008 062602400	-	CBD-C	484	0.29	Parking Lot	Available	0	100	0	DOSP site; LMSAP site
1450 HARRISON ST OAKLAND 94612	008 062602500	-	CBD-C	484	0.24	Parking Lot	Available	0	81	0	DOSP site; LMSAP site
1500 HARRISON ST OAKLAND 94612	008 062602600	-	CBD-C	484	0.17	Parking Lot	Available	0	59	0	DOSP site
1800 SAN PABLO AVE OAKLAND 94612	008 064201800	-	CBD-X	484	1.02	Parking Lot	Available	225	0	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
2100 TELEGRAPH AVE OAKLAND 94612	008 064801603	I	CBD-P	484	1.65	Parking Garage	Pending Project	0	0	0	-
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800	-	CBD-R	484	1.04	Public	Available	149	0	0	City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
3829 M L KING JR WAY OAKLAND 94609	012 096400400	CC	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	-
3823 M L KING JR WAY OAKLAND 94609	012 096400500	CC	CN-3	116.16	0.14	Vacant - Public	Pending Project	0	0	0	-
4000 HOWE ST OAKLAND 94611	012 099300400	NN	CN-1	79.2	0.17	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
4016 HOWE ST OAKLAND 94611	012 099300500	NN	CN-1	79.2	0.27	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
41ST ST OAKLAND 94611	012 099300601	NN	CN-1	79.2	0.56	Parking Lot	Available	100	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
1707 WOOD ST OAKLAND 94607	018 031000707		D-WS-7	64.15316642	0.25	Vacant - Public	Available	0	3	0	WOSP site. The City has an exclusive negotiating agreement to develop 140 units restricted to low, very low, extremely low, and moderate income households.
WOOD ST OAKLAND 94607	018 031001400		D-WS-7	64.15316642	3.15	Vacant - Public	Available	0	46	0	WOSP site
389 9TH AVE OAKLAND 94607	018 046501200		D-OTN	#N/A	2.31	Multi Family Residential	Pipeline Project	123	0	1	
BELLEVUE AVE OAKLAND 94609	019 002701400		D-LM-1	193.6	0.92	Parks, Recreation & Open Space	Available	54	0	0	Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
1235 INTERNATIONAL BLVD OAKLAND 94606	020 011700300		CN-3	79.2	0.16	Public	Available	0	10	0	Planning is underway to relocate the existing ES 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3050 INTERNATIONAL BLVD OAKLAND 94601	025 071900701		CC-2	158.4	0.75	Parking Lot	Pending Project	75	1	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3301 SAN LEANDRO ST OAKLAND 94601	033 218700302	-	HBX-1	43.56	0.57	Parking Lot	Available	0	19	-	-
35TH AV OAKLAND 94601	033 219701901	-	S-15	193.6	2.16	Parking Lot	Pending Project	179	0	2	-
FOOTHILL BLVD OAKLAND 94605	039 329102000	-	CC-1	116.16	1.22	Vacant - Public	Available	0	95	0	City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200	-	CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2500 76TH AVE OAKLAND 94605	040 333900603	-	RM-4	39.6	0.67	Vacant - Public	Available	0	4	0	Larger site that OHA hasn't received funding for to develop yet
7526 MACARTHUR BLVD OAKLAND 94605	040A340900113	-	RM-3	2 per lot	1.08	Vacant - Public	Available	0	2	0	-
796 66TH AVE OAKLAND 94621	041 390100400	-	D-CO-2	335.0769231	4.59	Parking Lot	Available	296	0	0	City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
66TH AVE OAKLAND 94621	041 390101000	-	D-CO-2	335.0769231	2.17	Open Space	Available	140	0	0	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											negotiations w/ African American Sports and Entertainment Group.
1016 66TH AVE OAKLAND 94621	041 406201200		RD-1	1 per lot	0.21	Public	Available	0	0	1	
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.0769231	0.62	Open Space	Available	40	0	0	City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.0769231	0.32	Vacant - Public	Available	20	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.0769231	0.35	Vacant - Public	Available	22	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.0769231	0.50	Vacant - Public	Available	32	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 418901602	OO	RM-3	2 per lot	1.98	Road Right of Way	Available	0	0	0	Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
633 HEGENBERGER RD OAKLAND 94621	042 432800116		D-CO-2	335.0769231	12.23	Public	Available	236	4	10	City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
8000 S COLISEUM WAY OAKLAND 94621	042 432800124		D-CO-2	335.0769231	8.93	Public	Available	173	115	288	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
2824 82ND AVE OAKLAND 94605	043A464400202		RU-4	96.8	0.07	Vacant - Public	Available	0	1	0	City owned site (HCD)
8327 GOLF LINKS RD OAKLAND 94605	043A464400902		RD-1	1 per lot	0.49	Vacant - Public	Available	0	1	0	City owned site (HCD)
GOLF LINKS RD OAKLAND 94605	043A464402509		RD-1	1 per lot	0.09	Vacant - Public	Available	0	1	0	City owned site (HCD)
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											development by EWDD, with priority for affordable housing production.
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8329 GOLF LINKS RD OAKLAND 94605	043A465100915		RD-1	1 per lot	0.16	Vacant - Public	Available	0	1	0	City owned site (HCD)
9409 INTERNATIONAL BLVD OAKLAND 94603	044 496700200	E	CN-3	116.16	0.15	Vacant - Public	Pending Project	0	0	0	
9415 INTERNATIONAL BLVD OAKLAND 94603	044 496700300	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
1361 95TH AVE OAKLAND 94603	044 496700402	E	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
9423 INTERNATIONAL BLVD OAKLAND 94603	044 496700403	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
9431 INTERNATIONAL BLVD OAKLAND 94603	044 496700500	E	CN-3	116.16	0.06	Vacant - Public	Pending Project	0	0	0	
9437 INTERNATIONAL BLVD OAKLAND 94603	044 496700701	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
95TH AV OAKLAND 94621	044 496700900	E	CN-3	116.16	0.04	Vacant - Public	Pending Project	0	0	0	
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant - Public	Pipeline Project	124	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant - Public	Available	0	5	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be

Table C-16b: City-Owned Sites

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Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
GIRVIN DR OAKLAND 94603	048D728105001		RH-4	1 per lot	0.65	Parks, Recreation & Open Space	Pending Project	0	0	1	
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they made lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4
Sites in High/Highest Resource TCAC Areas							
013 110802401		4366 Broadway	0.29	Zoning	Lot Size	Current Max Density	
023 047602101		3600 Park Blvd	0.37	CC-2	0.29	28 du	
026 083402201		2120 Montana Street	0.41	CN-4	0.37	14 du	
014 124000901		5211 Broadway	0.42	CN-3	0.41	32 du	
010 077202001		Lenox Avenue	0.35	CC-2	0.42	40 du	
011 083600101		3374 Grand Ave	0.35	RU-2	0.35	19 du	
026 083500601		2055 MacArthur Blvd	0.30	CN-2	0.35	33 du	
016 142402205		6407 Telegraph	0.31	CN-1	0.30	29 du	

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and

provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[13] This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. ~~Just over 50~~Over 52 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

[13] Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,~~711~~705
ADU Capacity[1]	1,~~324~~384
Adequate Sites Alternative	~~80~~82
Capacity on Vacant Sites	1,~~264~~154
Total Capacity[2]	**5,~~185~~325**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,~~185~~ = 5,~~076~~578 = 4,936**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**~~5,076~~4,936/10,261 = ~~49.5~~48.1%**

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace "protected units" subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[14] ~~communities~~Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory

[14] SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as "disadvantaged communities," the City of Oakland has opted to use the term "environmental justice communities," in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at http://www.caleja.org/sb1000-toolkit.

against AFFH criteria and ongoing environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category. Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered "high resource."

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process





ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified

underutilized sites without known environmental constraints and near amenities like transit. These "earmarked" housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified (using the methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	~~3,921~~4,169	~~760~~776	~~9,718~~10,176	~~14,399~~**15,121**
RHNA 5 Sites	714	3,795	688	5,197
Potential Projects/New Opportunity Sites	7,~~227~~244	1,~~191~~193	~~8,260~~7,873	16,~~686~~310
Percent of Capacity in Moderate to Highest Resource Tracts[2]	~~34.7~~37%	~~29.9~~25%	~~60~~39%	~~63.0~~36.3%

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in "lower resource" neighborhoods, including through affordable housing projects, should not be discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel

with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies[15] for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

[15] Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. "Promoting Place-Based Strategies to Address Poverty: Exploring the Governor's Role." *National Governors Association*, 2017. Available at https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf.

Figure C-6: Map of constraints considered

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[16] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Three parcels in the Rockridge area will be upzoned and encourage to develop with residential Uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96	Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47	High Resource	Grouped strip of underutilized commercial and office sites
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8	Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and adjacent to a potential residential project.

[16] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	Address	Acres	Lower-Income Capacity	TCAC Opportunity Area	Justification for Inclusion
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17	Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park - temporarily used by Kaiser, and has high housing potential
14122902103	5354 CLAREMONT AVE	1.70		High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
14126604701	5727 COLLEGE AVE	1.7		Highest Resource	Larger parcel, medium FAR , proximity to BART
048A706901000	6209 COLLEGE AVE	0.5		High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189	Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites – AFFH Sites

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels in located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods.

~~An~~As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as ~~outline~~outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the ~~difficultly~~difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call ~~that neighborhood~~those neighborhoods home.

Table C--21: Residential Capacity by Fair Housing Issues

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001400100	Panoramic Hill	1,293	-	-	63	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	239	29	89	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	409	104	1,103	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	21	3	22	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	-	2	16	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	-	1	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	2	-	28	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	1	69	25	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	-	45	-	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001402600	Jack London Gateway	631	-	-	5	86%	High Segregation & Poverty	82%	50%	4%	At Risk of Gentrification
06001402700	Bunche/ MLK Jr	693	1	-	13	77%	Moderate Resource	60%	38%	5%	Advanced Gentrification
06001402800	Uptown/ Downtown	2,389	10	-	-	72%	Moderate Resource	82%	42%	3%	At Risk of Gentrification
06001402900	Downtown	949	4	42	36	78%	Moderate Resource	79%	45%	0%	At Risk of Gentrification
06001403000	Chinatown	1,469	23	-	-	94%	High Segregation & Poverty	80%	54%	7%	At Risk of Gentrification
06001403100	Downtown/ Old Oakland	898	-	21	1	72%	High Segregation & Poverty	61%	51%	10%	Early/Ongoing Gentrification
06001403300	Chinatown/ Laney	2,143	100	-	3	74%	Low Resource	54%	50%	8%	Low-Income/Susceptible to Displacement
06001403400	Lake Merritt	2,838	-	-	-	61%	Moderate Resource (Rapidly Changing)	60%	42%	3%	Early/Ongoing Gentrification
06001403501	Oakland/ Harrison West	2,655	-	-	-	63%	Moderate Resource	77%	52%	6%	Early/Ongoing Gentrification
06001403502	Oakland/ Harrison East	1,158	-	-	3	58%	Moderate Resource	35%	41%	6%	Early/Ongoing Gentrification

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001403600	Adams Point North	2,643	-	-	5	71%	High Resource	39%	42%	2%	At Risk of Becoming Exclusive
06001403701	Adams Point West	1,738	31	3	186	57%	High Resource	47%	38%	2%	Advanced Gentrification
06001403702	Adams Point East	1,102	-	-	2	48%	Moderate Resource	56%	27%	0%	Advanced Gentrification
06001403800	Lakeshore	1,814	-	2	26	32%	Highest Resource	33%	33%	4%	Becoming Exclusive
06001403900	Grand Lake	2,059	4	-	35	43%	High Resource	29%	38%	1%	Advanced Gentrification
06001404000	Piedmont Ave South	1,638	-	-	3	45%	Moderate Resource	41%	41%	2%	Stable Moderate/Mixed Income
06001404101	Piedmont Ave North	1,660	31	33	29	38%	High Resource	31%	35%	0%	Becoming Exclusive
06001404102	Piedmont Ave Central	1,657	19	-	14	34%	Moderate Resource	54%	42%	1%	Stable Moderate/Mixed Income
06001404200	Upper Piedmont Ave	1,286	13	-	6	38%	Highest Resource	13%	25%	0%	Stable/Advanced Exclusive
06001404300	Upper Rockridge	1,284	-	-	-	35%	Highest Resource	12%	49%	0%	Stable/Advanced Exclusive
06001404400	Glen Highlands	2,315	1	4	56	33%	Highest Resource	14%	27%	0%	Stable/Advanced Exclusive
06001404501	Montclair South	659	7	-	51	34%	Highest Resource	6%	0%	0%	Stable/Advanced Exclusive
06001404502	Montclair North	2,483	-	148	-	25%	Highest Resource	12%	42%	0%	Stable/Advanced Exclusive
06001404600	Piedmont Pines	1,783	-	-	1	30%	High Resource	6%	20%	1%	Stable/Advanced Exclusive
06001404700	Oakmore North	805	109	10	2	30%	High Resource	10%	36%	0%	Stable/Advanced Exclusive
06001404800	Oakmore South	1,159	-	-	14	51%	Moderate Resource	28%	58%	3%	Becoming Exclusive
06001404900	Glenview	1,860	-	-	2	44%	High Resource	45%	29%	1%	Becoming Exclusive
06001405000	Trestle Glen	1,446	-	-	-	38%	High Resource	19%	43%	0%	Stable/Advanced Exclusive
06001405100	Crocker Highland	1,608	-	-	7	35%	Highest Resource	12%	19%	0%	Stable/Advanced Exclusive
06001405200	Cleveland Heights North	2,414	78	3	9	62%	Moderate Resource	48%	42%	0%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity			AFFH Indicators					
			Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001405301	Cleveland Heights South	1,572	29	-	-	47%	Moderate Resource	53%	40%	2%	Early/Ongoing Gentrification
06001405302	Eastlake	1,377	195	79	1,813	69%	Low Resource	80%	42%	7%	At Risk of Gentrification
06001405401	Eastlake Clinton West	1,657	876	203	74	80%	Low Resource	78%	51%	14%	At Risk of Gentrification
06001405402	Eastlake Clinton East	1,180	2	2	4	83%	Low Resource	57%	45%	7%	At Risk of Gentrification
06001405500	Ivy Hill	1,572	128	13	1	79%	Moderate Resource	64%	44%	11%	At Risk of Gentrification
06001405600	Bella Vista	1,386	-	-	5	74%	Moderate Resource	60%	50%	6%	Early/Ongoing Gentrification
06001405700	Upper San Antonio/ Highland Park	1,368	-	-	1	86%	Low Resource	47%	46%	8%	At Risk of Gentrification
06001405800	San Antonio/ Highland Terrace	1,338	-	-	5	85%	Low Resource	76%	60%	12%	At Risk of Gentrification
06001405901	Lower San Antonio East	1,100	8	-	15	96%	High Segregation & Poverty	85%	57%	19%	At Risk of Gentrification
06001405902	Lower San Antonio West	925	-	-	3	91%	Low Resource	62%	67%	16%	At Risk of Gentrification
06001406000	Oakland Estuary	1,551	-	-	16	82%	High Segregation & Poverty	74%	43%	10%	At Risk of Gentrification
06001406100	Jingletown/ Kennedy	1,475	-	-	1	85%	Low Resource	59%	63%	4%	Low-Income/Susceptible to Displacement
06001406201	Reservoir Hill/ Meadow Brook	1,485	161	39	8	95%	Low Resource	76%	59%	31%	At Risk of Gentrification
06001406202	Fruitvale/ Hawthorne	1,337	12	2	8	91%	High Segregation & Poverty	81%	46%	30%	At Risk of Gentrification
06001406300	San Antonio/ Sausal Creek	1,255	233	14	7	87%	Low Resource	79%	42%	11%	At Risk of Gentrification
06001406400	Reservoir Hill/ Manzanita	748	-	104	13	69%	Low Resource	59%	63%	8%	Low-Income/Susceptible to Displacement
06001406500	Peralta/ Hacienda	1,948	-	38	2	88%	Low Resource	71%	65%	12%	At Risk of Gentrification
06001406601	Laurel/ Upper Peralta Creek	1,746	472	125	5	85%	Low Resource	63%	61%	4%	Low-Income/Susceptible to Displacement
06001406602	Lower Dimond School	941	97	36	10	87%	Low Resource	67%	63%	0%	Low-Income/Susceptible to Displacement
06001406700	Lincoln Highlands	2,178	100	9	6	55%	Moderate Resource	29%	52%	1%	Stable Moderate/Mixed Income

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001406800	Redwood Heights West	1,360	-	-	7	67%	Moderate Resource (Rapidly Changing)	45%	45%	3%	Becoming Exclusive
06001406900	Redwood Heights Central	1,551	3	-	25	53%	Moderate Resource	43%	43%	5%	Stable Moderate/Mixed Income
06001407000	Lower Laurel/ Allendale	1,991	-	-	16	87%	Low Resource	69%	61%	11%	Low-Income/Susceptible to Displacement
06001407101	Harrington/ Fruitvale	1,056	20	-	6	95%	High Segregation & Poverty	63%	48%	21%	At Risk of Gentrification
06001407102	Jefferson/ Fruitvale	1,355	-	2	19	90%	Low Resource	72%	49%	13%	At Risk of Gentrification
06001407200	Fruitvale	1,927	-	-	329	91%	High Segregation & Poverty	79%	59%	25%	At Risk of Gentrification
06001407300	Melrose	730	-	-	4	88%	Low Resource	69%	54%	17%	Low-Income/Susceptible to Displacement
06001407400	Fremont District	1,127	41	28	29	98%	Low Resource	81%	44%	19%	At Risk of Gentrification
06001407500	Seminary	1,358	192	134	510	96%	High Segregation & Poverty	81%	54%	7%	At Risk of Gentrification
06001407600	Fairfax/ Lower Maxwell Park	2,123	-	64	-	83%	Low Resource	69%	68%	7%	Ongoing Displacement
06001407700	Maxwell Park	1,651	639	50	1	70%	Low Resource	38%	53%	3%	Stable Moderate/Mixed Income
06001407800	Mills College	748	-	10	4	69%	Low Resource	46%	58%	1%	High Student Population
06001407900	Redwood Heights East	1,126	347	285	5	50%	Moderate Resource (Rapidly Changing)	30%	63%	3%	Becoming Exclusive
06001408000	Woodminster	1,037	-	-	1	45%	Moderate Resource	7%	24%	2%	Stable/Advanced Exclusive
06001408100	Caballo Hills	2,717	533	119	298	60%	Moderate Resource	17%	56%	1%	At Risk of Becoming Exclusive
06001408200	Millsmont	1,961	-	-	2	82%	Low Resource	47%	62%	3%	Low-Income/Susceptible to Displacement
06001408300	Eastmont Hills	1,828	-	-	-	78%	Low Resource	61%	53%	3%	Becoming Exclusive
06001408400	Eastmont	1,157	340	38	401	93%	Low Resource	71%	65%	7%	Low-Income/Susceptible to Displacement
06001408500	Arroyo Viejo	1,611	54	45	3	98%	Low Resource	76%	62%	21%	Low-Income/Susceptible to Displacement
06001408600	Bancroft/ Havenscourt East	1,811	-	15	-	97%	Low Resource	73%	76%	16%	Low-Income/Susceptible to Displacement

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001408700	Bancroft/ Havenscourt West	2,455	-	-	-	92%	Low Resource	79%	58%	13%	Low-Income/Susceptible to Displacement
06001408800	Lockwood/ Coliseum/ Rudsdale	2,225	9	1	23	95%	High Segregation & Poverty	87%	60%	12%	Low-Income/Susceptible to Displacement
06001408900	Fitchburg	1,016	50	4	6	95%	High Segregation & Poverty	85%	51%	13%	Low-Income/Susceptible to Displacement
06001409000	Brookfield Village/ Hegenberger	1,135	27	19	51	98%	Low Resource	84%	60%	20%	Low-Income/Susceptible to Displacement
06001409100	Brookfield Village	675	-	-	4	98%	Low Resource	65%	55%	10%	At Risk of Gentrification
06001409200	Sobrante Park	982	17	26	43	98%	Low Resource	88%	73%	11%	Low-Income/Susceptible to Displacement
06001409300	Stonehurst	1,627	-	-	-	95%	Low Resource	66%	64%	18%	Low-Income/Susceptible to Displacement
06001409400	Elmhurst	1,268	-	-	-	96%	Low Resource	68%	62%	34%	Low-Income/Susceptible to Displacement
06001409500	New Highland	1,131	69	-	1	96%	High Segregation & Poverty	78%	66%	19%	Low-Income/Susceptible to Displacement
06001409600	Webster	1,484	-	46	340	97%	Low Resource	76%	52%	20%	At Risk of Gentrification
06001409700	Castlemont	1,577	-	-	-	97%	Low Resource	75%	66%	13%	Low-Income/Susceptible to Displacement
06001409800	Golf Links	1,294	-	20	-	80%	Low Resource	48%	59%	7%	Stable Moderate/Mixed Income
06001409900	Sequoyah	1,423	106	104	415	71%	Low Resource	18%	33%	0%	Stable Moderate/Mixed Income
06001410000	Chabot Park	1,227	-	-	63	71%	Moderate Resource	42%	38%	4%	Stable Moderate/Mixed Income
06001410100	Foothill Square/ Toler Heights	1,100	239	29	89	88%	Low Resource	57%	52%	4%	Low-Income/Susceptible to Displacement
06001410200	Las Palmas	1,127	409	104	1,103	99%	Low Resource	69%	62%	10%	At Risk of Gentrification
06001410300	Cox/ Elmhurst	1,023	21	3	22	98%	Low Resource	89%	67%	27%	Low-Income/Susceptible to Displacement
06001410400	Durant Manor	1,351	-	2	16	94%	Low Resource	54%	49%	15%	Low-Income/Susceptible to Displacement
06001410500	DeFremery/ Oak Center	925	-	-	1	85%	High Segregation & Poverty	87%	52%	3%	At Risk of Gentrification
06001981900	Port Lower	27	2	-	28	14%	High Resource	50%	26%	0%	Unavailable or Unreliable Data

			Inventory Capacity			AFFH Indicators					
Census Tract	Neighborhood	# Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001982000	Acorn Industrial	32	1	69	25	84%	Low Resource	64%	0%	0%	Unavailable or Unreliable Data
06001983200	Jack London Square	340	-	45	-	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001983200	Jack London Square	340	-	-	5	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.
2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Table C--21: Residential Capacity by Fair Housing Issues

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower Income	Moderate Income	Above Moderate Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001400100	1,293	0	0	63	25.7%	Highest Resource	8.0%	30.1%	0.0%	Stable/Advanced Exclusive
6001400200	847	0	26	2	26.5%	Highest Resource	25.4%	19.3%	0.0%	Stable Moderate/Mixed Income
6001400300	2,441	0	0	7	32.0%	High Resource	38.9%	35.2%	0.0%	Stable Moderate/Mixed Income
6001400400	1,802	0	3	22	36.3%	High Resource	36.9%	31.7%	0.1%	Stable Moderate/Mixed Income
6001400500	1,606	0	2	16	54.6%	High Resource	50.2%	37.9%	0.9%	Advanced Gentrification
6001400600	673	0	0	1	50.7%	High Resource	51.2%	39.4%	0.0%	Advanced Gentrification
6001400700	1,951	2	0	28	61.7%	Moderate Resource	73.0%	37.8%	1.5%	Advanced Gentrification
6001400800	1,652	1	69	25	56.5%	Moderate Resource	64.0%	43.9%	1.9%	Early/Ongoing Gentrification
6001400900	1,078	0	45	0	58.4%	Moderate Resource	66.5%	56.4%	0.0%	Advanced Gentrification
6001401000	2,470	81	67	144	66.6%	Low Resource	64.6%	49.4%	7.5%	Early/Ongoing Gentrification
6001401100	2,071	27	38	101	47.6%	Moderate Resource	67.3%	41.6%	0.3%	Advanced Gentrification
6001401200	1,230	6	75	146	39.0%	Moderate Resource (Rapidly Changing)	46.4%	39.3%	1.0%	Advanced Gentrification
6001401300	1,827	48	220	718	61.6%	Low Resource	81.7%	47.7%	9.6%	At Risk of Gentrification
6001401400	1,598	3	72	50	74.3%	Low Resource	70.3%	53.9%	5.6%	Early/Ongoing Gentrification
6001401500	1,142	190	28	3	63.1%	Low Resource	73.3%	51.0%	3.5%	Early/Ongoing Gentrification
6001401600	896	20	65	428	71.3%	Low Resource	73.4%	51.5%	4.3%	Early/Ongoing Gentrification
6001401700	1,295	101	103	523	61.1%	Low Resource	63.2%	29.4%	7.0%	Advanced Gentrification

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001401800	677	78	46	26	66.5%	Low Resource	85.9%	31.0%	11.2%	Early/Ongoing Gentrification
6001402200	871	339	240	2,585	70.1%	Low Resource	75.4%	55.4%	10.3%	Early/Ongoing Gentrification
6001402400	1,221	49	79	7	75.9%	Low Resource	84.4%	56.7%	1.8%	At Risk of Gentrification
6001402500	734	0	0	1	89.1%	High Segregation & Poverty	69.7%	48.3%	4.8%	At Risk of Gentrification
6001402600	631	400	35	82	85.6%	High Segregation & Poverty	82.0%	49.6%	4.0%	At Risk of Gentrification
6001402700	693	163	12	399	76.8%	Moderate Resource	60.2%	37.9%	4.9%	Advanced Gentrification
6001402800	2,389	102	91	827	71.8%	Moderate Resource	81.8%	42.0%	2.7%	At Risk of Gentrification
6001402900	949	493	559	1,539	78.4%	Moderate Resource	78.7%	44.7%	0.0%	At Risk of Gentrification
6001403000	1,469	40	255	975	93.5%	High Segregation & Poverty	79.9%	54.3%	6.5%	At Risk of Gentrification
6001403100	898	0	412	817	72.2%	High Segregation & Poverty	60.9%	50.5%	9.8%	Early/Ongoing Gentrification
6001403300	2,143	197	702	1,330	73.8%	Low Resource	53.9%	49.7%	8.1%	Low Income/Susceptible to Displacement
6001403400	2,838	0	68	253	60.5%	Moderate Resource (Rapidly Changing)	59.8%	42.1%	3.1%	Early/Ongoing Gentrification
6001403501	2,655	146	57	2,037	62.5%	Moderate Resource	77.1%	52.4%	5.5%	Early/Ongoing Gentrification
6001403502	1,158	0	0	10	58.0%	Moderate Resource	35.0%	40.6%	5.6%	Early/Ongoing Gentrification
6001403600	2,643	1	0	13	70.7%	High Resource	39.0%	41.9%	1.9%	At Risk of Becoming Exclusive
6001403701	1,738	0	0	0	57.0%	High Resource	46.6%	37.8%	1.8%	Advanced Gentrification
6001403702	1,102	4	14	36	48.1%	Moderate Resource	56.1%	26.7%	0.0%	Advanced Gentrification
6001403800	1,814	0	0	0	32.3%	Highest Resource	32.6%	33.2%	4.3%	Becoming Exclusive

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001403900	2,059	0	0	1	42.7%	High Resource	29.4%	38.0%	0.9%	Advanced Gentrification
6001404000	1,638	6	21	54	44.8%	Moderate Resource	40.6%	41.4%	1.7%	Stable Moderate/Mixed Income
6001404101	1,660	0	0	0	37.8%	High Resource	30.5%	35.4%	0.0%	Becoming Exclusive
6001404102	1,657	100	0	0	33.5%	Moderate Resource	54.0%	41.8%	0.8%	Stable Moderate/Mixed Income
6001404200	1,286	0	45	405	38.3%	Highest Resource	13.3%	25.0%	0.0%	Stable/Advanced Exclusive
6001404300	1,284	0	0	5	34.7%	Highest Resource	11.6%	49.0%	0.0%	Stable/Advanced Exclusive
6001404400	2,315	31	3	186	33.0%	Highest Resource	14.3%	27.1%	0.0%	Stable/Advanced Exclusive
6001404501	659	0	0	2	33.6%	Highest Resource	6.2%	0.0%	0.0%	Stable/Advanced Exclusive
6001404502	2,483	0	2	26	24.5%	Highest Resource	12.1%	41.5%	0.0%	Stable/Advanced Exclusive
6001404600	1,783	4	0	36	30.3%	High Resource	6.0%	19.7%	0.6%	Stable/Advanced Exclusive
6001404700	805	0	0	2	30.4%	High Resource	10.1%	35.8%	0.0%	Stable/Advanced Exclusive
6001404800	1,159	9	1	30	50.6%	Moderate Resource	27.8%	58.2%	3.2%	Becoming Exclusive
6001404900	1,860	0	0	13	43.9%	High Resource	44.6%	28.5%	0.7%	Becoming Exclusive
6001405000	1,446	0	0	6	38.4%	High Resource	19.1%	42.9%	0.0%	Stable/Advanced Exclusive
6001405100	1,608	0	0	1	35.0%	Highest Resource	11.6%	19.4%	0.0%	Stable/Advanced Exclusive
6001405200	2,414	1	61	52	61.7%	Moderate Resource	47.9%	41.5%	0.0%	Advanced Gentrification
6001405301	1,572	4	0	17	47.4%	Moderate Resource	53.4%	40.3%	2.0%	Early/Ongoing Gentrification
6001405302	1,377	3	0	24	69.2%	Low Resource	80.4%	42.2%	7.2%	At Risk of Gentrification
6001405401	1,657	0	0	11	79.5%	Low Resource	77.7%	51.3%	14.1%	At Risk of Gentrification
6001405402	1,180	109	0	1	82.8%	Low Resource	57.4%	44.7%	7.2%	At Risk of Gentrification
6001405500	1,572	0	0	14	78.6%	Moderate Resource	63.7%	43.9%	10.8%	At Risk of Gentrification

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001405600	1,386	0	0	2	73.5%	Moderate Resource	59.5%	49.6%	5.8%	Early/Ongoing Gentrification
6001405700	1,368	0	0	0	85.6%	Low Resource	47.1%	46.3%	8.0%	At Risk of Gentrification
6001405800	1,338	0	0	6	85.0%	Low Resource	75.8%	59.7%	11.5%	At Risk of Gentrification
6001405901	1,100	0	2	1	96.3%	High Segregation & Poverty	85.3%	56.7%	18.6%	At Risk of Gentrification
6001405902	925	1	0	1	91.2%	Low Resource	62.4%	66.8%	15.6%	At Risk of Gentrification
6001406000	1,551	471	238	1,813	81.5%	High Segregation & Poverty	74.3%	42.7%	9.7%	At Risk of Gentrification
6001406100	1,475	359	186	73	85.1%	Low Resource	59.0%	63.1%	3.9%	Low-Income/Susceptible to Displacement
6001406201	1,485	61	18	12	94.7%	Low Resource	76.1%	58.5%	31.3%	At Risk of Gentrification
6001406202	1,337	255	14	1	90.5%	High Segregation & Poverty	80.5%	46.2%	29.5%	At Risk of Gentrification
6001406300	1,255	2	0	7	87.4%	Low Resource	78.6%	41.7%	11.1%	At Risk of Gentrification
6001406400	748	0	0	1	68.5%	Low Resource	58.6%	62.8%	7.9%	Low-Income/Susceptible to Displacement
6001406500	1,948	0	0	3	88.3%	Low Resource	71.3%	65.3%	11.5%	At Risk of Gentrification
6001406601	1,746	0	0	0	85.1%	Low Resource	63.3%	60.5%	3.6%	Low-Income/Susceptible to Displacement
6001406602	941	0	32	3	87.4%	Low Resource	66.7%	62.5%	0.3%	Low-Income/Susceptible to Displacement
6001406700	2,178	0	0	31	54.9%	Moderate Resource	29.0%	51.9%	1.2%	Stable Moderate/Mixed Income
6001406800	1,360	0	0	1	66.9%	Moderate Resource (Rapidly Changing)	44.9%	45.3%	2.5%	Becoming Exclusive

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower Income	Moderate Income	Above Moderate Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001406900	1,551	0	0	8	53.0%	Moderate Resource	43.2%	42.7%	4.6%	Stable Moderate/Mixed Income
6001407000	1,991	0	2	0	86.9%	Low Resource	69.0%	60.7%	11.1%	Low-Income/Susceptible to Displacement
6001407101	1,056	233	0	5	95.1%	High Segregation & Poverty	62.6%	47.9%	21.4%	At Risk of Gentrification
6001407102	1,355	0	39	12	90.1%	Low Resource	72.4%	49.0%	12.8%	At Risk of Gentrification
6001407200	1,927	0	117	6	90.5%	High Segregation & Poverty	78.7%	58.7%	24.7%	At Risk of Gentrification
6001407300	730	36	0	5	88.2%	Low Resource	69.2%	54.3%	16.5%	Low-Income/Susceptible to Displacement
6001407400	1,127	0	127	10	98.2%	Low Resource	80.7%	43.9%	18.8%	At Risk of Gentrification
6001407500	1,358	0	34	3	95.8%	High Segregation & Poverty	80.8%	54.4%	6.8%	At Risk of Gentrification
6001407600	2,123	0	9	8	83.2%	Low Resource	69.3%	68.4%	6.6%	Ongoing Displacement
6001407700	1,651	103	0	28	70.0%	Low Resource	38.3%	52.9%	2.6%	Stable Moderate/Mixed Income
6001407800	748	0	0	24	68.8%	Low Resource	46.0%	57.5%	1.3%	High Student Population
6001407900	1,126	174	39	6	50.3%	Moderate Resource (Rapidly Changing)	30.1%	62.9%	3.2%	Becoming Exclusive
6001408000	1,037	0	2	19	45.3%	Moderate Resource	7.3%	23.7%	2.0%	Stable/Advanced Exclusive
6001408100	2,717	0	0	62	60.0%	Moderate Resource	17.4%	55.8%	1.1%	At Risk of Becoming Exclusive
6001408200	1,961	0	0	4	81.8%	Low Resource	47.1%	62.4%	2.6%	Low-Income/Susceptible to Displacement
6001408300	1,828	0	13	10	77.5%	Low Resource	61.0%	53.0%	3.4%	Becoming Exclusive

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001408400	1,157	1	12	10	92.6%	Low Resource	71.2%	64.7%	7.4%	Low-Income/Susceptible to Displacement
6001408500	1,611	0	37	0	97.6%	Low Resource	75.9%	62.1%	21.3%	Low-Income/Susceptible to Displacement
6001408600	1,811	607	156	507	96.7%	Low Resource	73.1%	75.9%	15.7%	Low-Income/Susceptible to Displacement
6001408700	2,455	0	7	4	91.6%	Low Resource	78.6%	58.3%	13.3%	Low-Income/Susceptible to Displacement
6001408800	2,225	59	291	5	94.6%	High Segregation & Poverty	87.4%	59.8%	11.7%	Low-Income/Susceptible to Displacement
6001408900	1,016	0	48	1	95.1%	High Segregation & Poverty	85.2%	51.4%	12.6%	Low-Income/Susceptible to Displacement
6001409000	1,135	124	273	683	98.0%	Low Resource	83.5%	59.5%	19.8%	Low-Income/Susceptible to Displacement
6001409100	675	0	0	2	98.0%	Low Resource	64.6%	54.8%	10.3%	At Risk of Gentrification
6001409200	982	0	0	0	97.5%	Low Resource	87.8%	72.9%	11.3%	Low-Income/Susceptible to Displacement
6001409300	1,627	0	21	1	95.2%	Low Resource	66.0%	63.5%	17.9%	Low-Income/Susceptible to Displacement
6001409400	1,268	54	32	402	95.5%	Low Resource	67.9%	61.9%	33.9%	Low-Income/Susceptible to Displacement
6001409500	1,131	0	0	0	95.8%	High Segregation & Poverty	77.8%	65.6%	19.4%	Low-Income/Susceptible to Displacement
6001409600	1,484	0	28	0	96.8%	Low Resource	76.0%	52.0%	20.0%	At Risk of Gentrification
6001409700	1,577	5	6	36	96.5%	Low Resource	74.5%	66.4%	12.7%	Low-Income/Susceptible to Displacement

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001409800	1,294	50	4	6	79.6%	Low Resource	47.7%	58.6%	6.8%	Stable Moderate/Mixed Income
6001409900	1,423	0	19	318	71.3%	Low Resource	17.8%	32.5%	0.0%	Stable Moderate/Mixed Income
6001410000	1,227	0	0	4	71.2%	Moderate Resource	41.7%	37.8%	3.7%	Stable Moderate/Mixed Income
6001410100	1,100	17	18	6	87.6%	Low Resource	56.6%	52.2%	3.7%	Low Income/Susceptible to Displacement
6001410200	1,127	0	10	37	98.5%	Low Resource	69.0%	61.8%	9.7%	At Risk of Gentrification
6001410300	1,023	0	0	0	97.8%	Low Resource	89.3%	66.8%	27.1%	Low Income/Susceptible to Displacement
6001410400	1,351	138	18	1	93.6%	Low Resource	54.2%	48.8%	14.6%	Low-Income/Susceptible to Displacement
6001410500	925	0	48	345	85.1%	High Segregation & Poverty	86.6%	52.1%	2.8%	At Risk of Gentrification
6001421600	1,537	0	0	0	26.5%	High Resource	29.2%	32.8%	0.8%	Stable Moderate/Mixed Income
6001422000	928	0	0	0	35.7%	Moderate Resource	49.0%	41.5%	0.4%	Stable Moderate/Mixed Income
6001422600	26	0	0	0	61.4%	Highest Resource	46.1%	NA	0.0%	High Student Population
6001422700	1,053	0	0	0	54.6%	Moderate Resource	78.9%	69.9%	7.9%	High Student Population
6001423700	1,305	0	0	0	38.6%	Moderate Resource	41.8%	48.4%	0.0%	High Student Population
6001423800	1,306	0	0	0	20.6%	Highest Resource	14.6%	36.1%	1.0%	Stable Moderate/Mixed Income
6001423901	818	0	0	0	37.2%	High Resource	44.2%	51.2%	0.0%	Advanced Gentrification

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001423902	712	0	0	0	29.3%	Highest Resource	30.6%	36.4%	2.6%	Advanced Gentrification
6001424001	1,426	0	0	0	53.2%	High Resource	62.4%	58.4%	5.6%	Advanced Gentrification
6001424002	934	0	0	0	72.6%	Moderate Resource (Rapidly Changing)	64.4%	46.5%	3.3%	Advanced Gentrification
6001425101	1,159	0	0	0	41.6%	Moderate Resource	41.0%	35.6%	4.3%	Advanced Gentrification
6001425102	2,022	0	0	0	66.0%	Moderate Resource	36.8%	44.1%	1.1%	Advanced Gentrification
6001425103	1,429	0	0	0	56.4%	Moderate Resource	41.6%	42.3%	0.0%	Advanced Gentrification
6001425104	1,958	0	0	0	63.9%	Low Resource	61.5%	51.2%	1.9%	Low Income/Susceptible to Displacement
6001426100	2,178	0	0	0	26.7%	Highest Resource	8.7%	16.4%	0.8%	Stable/Advanced Exclusive
6001426200	1,660	0	0	0	32.4%	Highest Resource	10.6%	25.4%	0.3%	Stable/Advanced Exclusive
6001427100	1,420	0	0	0	35.8%	Moderate Resource	18.4%	18.6%	1.2%	Stable Moderate/Mixed Income
6001427200	1,597	254	0	0	60.0%	Moderate Resource	52.2%	44.2%	4.8%	Becoming Exclusive
6001427300	2,058	254	0	0	62.7%	Moderate Resource (Rapidly Changing)	43.8%	55.3%	5.2%	Advanced Gentrification
6001428301	2,492	0	0	0	68.3%	Highest Resource	22.1%	31.9%	0.6%	Becoming Exclusive
6001428700	1,380	0	0	0	72.6%	Low Resource	46.4%	30.6%	7.9%	Advanced Gentrification
6001430102	900	0	0	0	42.2%	Highest Resource	26.7%	23.3%	0.0%	Stable Moderate/Mixed Income
6001430400	716	0	0	0	41.0%	High Resource	16.8%	0.0%	0.0%	Stable Moderate/Mixed Income
6001432100	1,458	0	0	0	54.9%	Moderate Resource	21.4%	44.9%	0.1%	Stable Moderate/Mixed Income

		Inventory Capacity			AFFH Indicators					
Census Tract	Number of Households	Lower-Income	Moderate-Income	Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
6001432200	1,680	0	0	0	65.4%	Moderate Resource	45.7%	55.0%	2.6%	Low-Income/Susceptible to Displacement
6001432300	1,655	0	0	0	80.9%	Low Resource	35.0%	40.4%	5.0%	Stable Moderate/Mixed Income
6001432400	1,832	0	0	0	83.0%	Low Resource	55.1%	52.7%	8.5%	Low-Income/Susceptible to Displacement
6001432502	1,536	0	0	0	86.2%	Low Resource	53.1%	56.7%	12.8%	Stable Moderate/Mixed Income
6001432700	1,035	0	0	0	56.0%	Moderate Resource	21.3%	71.6%	0.1%	At Risk of Becoming Exclusive
6001432800	1,442	0	0	0	70.6%	Moderate Resource	30.9%	48.3%	0.4%	Stable Moderate/Mixed Income
6001981900	27	0	0	0	13.8%	High Resource	50.0%	25.9%	0.0%	Unavailable or Unreliable Data
6001982000	32	0	20	0	84.1%	Low Resource	63.6%	NA	0.0%	Unavailable or Unreliable Data
6001983200	340	706	104	415	47.2%	Moderate Resource	25.9%	33.3%	4.4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.
2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ~~)~~), and is therefore not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the City's highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	**4.1%**	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC ~~area~~are a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

Site & Service Amenities	*Points*	*Criteria*
Transit	3	The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.
	4	The site is within 0.33 miles of the above.
	5	The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	2	The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	1	The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.
	2	The site is within 0.5 miles of the above.
	3	• The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	4	• The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	5	The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
Public Elementary	2	The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.

Site & Service Amenities	*Points*	*Criteria*
Middle, or High School	3	The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.
Medical Clinic or Hospital	2	The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, Nine Percent Application, 2022

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23
012 099300601	NN	0	7	3	3	3	5	3	24

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15
038 317701100		0	7	2	2	2	5	3	21

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21
011 083600101		8	7	3	3	3	5	3	32

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC's 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland's Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers' markets match TCAC definitions exactly. "Neighborhood markets" and "Supermarkets" were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for "Grocery" or "Fruits & Veggies" was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.
- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

ISOLATION OF THE RHNA

While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*
Central East Oakland	**2,064319**	**836373**	**1,084085**
High Segregation & Poverty	347	373	9 9
Low Resource	1,717972	463 462	1,075076
Coliseum/Airport	**533**	**119**	**298**
Low Resource	533	119	298
Downtown	**2,967** 3,222	**1,957 2,176**	**6,156010**
High Segregation & Poverty	403	667	1,792
Low Resource	497	468 687	1,330345
Moderate Resource	2,067322	754	2,781620
Moderate Resource (Rapidly Changing)	- -	68	253
East Oakland Hills	**138**	**56**	**429 430**
Low Resource	138	54	344 345
Moderate Resource	- -	2 2	85
Eastlake/Fruitvale	**1,677984**	**709**	**2,069072**
High Segregation & Poverty	782 1,036	371	1,826

Low Resource	~~890~~ 943	277	~~154~~ 156
Moderate Resource	~~5~~ 5	61	~~89~~ 90
Glenview/ Redwood Heights	237	**40**	~~98~~ 99
High Resource	54	~~-~~ -	21
Highest Resource	~~-~~ -	~~-~~	~~1~~ 1
Moderate Resource	~~9~~ 9	~~1~~ 1	69
Moderate Resource (Rapidly Changing)	174	39	~~7~~ 8
North Oakland Hills	~~35~~ 224	~~50~~ 72	~~717~~ 1,359
High Resource	~~4~~ 4	~~-~~ -	36
Highest Resource	~~31~~ 220	~~50~~ 72	~~681~~ 1,323
North Oakland/Adams Point	**1,~~333~~360**	**~~637~~ 641**	**3,~~366~~515**
High Resource	~~118~~ 162	~~5~~ 9	~~60~~ 199
Highest Resource	248	26	~~7~~ 8
Low Resource	393	287	862
Moderate Resource	527	244	2,~~291~~300
Moderate Resource (Rapidly Changing)	~~47~~ 30	75	146
West Oakland	**1,494**	**748**	**4,~~449~~454**
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,~~622~~627
Moderate Resource	283	12	399

Source: *City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022*

Figure C-8: Housing Sites Access to Opportunity, 2022

The full Sites Inventory is provided in Table C-26. Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,700 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.

Table C-26: City of Oakland 2023-2031 Housing Sites Inventory

Source: Dyett & Bhatia, 2022

Appendix D: Assessment of Fair Housing

This chapter contains an assessment of factors contributing to fair housing in Oakland and a program of goals and actions to further address fair housing needs. Among the topics covered are:

- Fair housing enforcement and outreach
- Segregation and integration
- Racially and ethnically concentrated areas of poverty and affluence
- Disparities in access to opportunity; and
- Disproportionate housing needs and displacement risk

Oakland is well-served by fair housing providers~~, but the City~~ and ~~Alameda County are limited by insufficient funding related~~is well-equipped to provide fair housing enforcement and outreach capacity. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes[1], access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly Black, Indigenous, and people of color (BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased ~~47~~83 percent between 2017 and ~~2019 (the last time a point-in-time count was conducted)~~2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

[1] Fair housing laws aim to ensure that people have access to housing and the resources attached to place of residence regardless of their race, national origin, family status, religion, sex, or disability, often referred to as protected classes.

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The purpose of this assessment is to identify fair housing issues and segregated living patterns in the City of Oakland and replace them with integrated, equitable living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. While Oakland is an incredibly diverse city centrally located within a region rich in opportunities and cultural, education, and natural resources, its residents do not enjoy equal access to these opportunities and resources. Recent research shows that the Oakland is the 14th most racially segregated major city in the United States.[2] Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable to all due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are not concentrated in areas of high segregation and poverty requires jurisdictions to invest in communities experiencing limited access to opportunity and plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

In recognition of the importance of addressing fair housing issues, California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for BIPOC individuals, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix chapter relies on data from the U.S. Census American Community Survey (ACS) five-year Estimates, the California Department of Housing and Community Development (State HCD) AFFH Data and Mapping Tool, and the County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI) for fiscal years 2020/21-2024-25.

While in the past Oakland has produced its own AI, it joined the rest of the Alameda County starting in 2020. The 2020 Alameda County AI identified impediments to fair housing using a combination of data and community engagement. Community engagement consisted of three meetings and a seven-page survey, translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include Black, Indigenous, and People of Color (BIPOC), people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses.

[2] Menendian, Stephen. Samir Gambhir, and Arthur Gailes. "The Roots of Structural Racism Project." *UC Berkeley, Othering and Belonging Institute.* Published June 21, 2021 and updated June 30 2021. Available at: https://belonging.berkeley.edu/roots-structural-racism and https://belonging.berkeley.edu/most-least-segregated-cities.

D.1 Fair Housing Enforcement and Capacity

FAIR HOUSING SERVICES

Fair housing services are essential to the AFFH mission. They ensure that housing options are accessible to protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services help Oakland residents understand and protect their right to access housing.

Oakland is well-equipped to provide fair housing enforcement and outreach capacity. The City allocates approximately $260,000 annually in CDBG funds to fair housing providers to support housing discrimination testing, housing counseling, information/referral services, legal representation, tenant/landlord mediation, counseling, and other services. A summary of the numerous local, regional, and statewide organizations that provide fair housing-related services in Oakland is provided below.

Local and Regional Fair Housing Providers

Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. They serve seven counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara. While they offer assistance for a variety of issues, their housing assistance includes landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, enforcement of fair housing laws, and issues surrounding homelessness.

Centro Legal de la Raza assists Alameda County residents with issues surrounding immigrants' rights, tenant's rights, and workers' rights. Their tenants' rights services include eviction defense representation, "Know Your Rights" trainings for buildings, and affirmative housing litigation.

The East Bay Community Law Center (EBCLC) focuses on resolving legal challenges in the East Bay caused by poverty and racial injustice. Housing is one dimension of their work, with a focus on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. Their attorneys and advocates can assist with:

- Defense of Eviction/Unlawful Detainer cases
- Section 8/Housing Authority termination hearings
- Rent board hearings
- General counseling on tenants' rights
- Assistance to individuals to represent themselves
- Public outreach/education trainings
- Rental Assistance program consultations and referrals

EBCLC additionally conducts one to three fair housing tests per year.

The Eden Council for Hope and Opportunity (ECHO) Housing provides fair housing services to residents of several cities in Alameda County, including Oakland. They also serve Contra Costa County and

Monterey County. ECHO Housing provides counseling, investigation, mediation, enforcement, and education through their Fair Housing Program. They also conduct fair housing tests. They provide services and education in Spanish and have a live "language line" to assist users who speak languages other than English. They have also conducted outreach and advertised in Spanish. Instances of housing discrimination can be reported to any of ECHO's program offices or filed directly with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO) or California Department of Fair Employment and Housing (DFEH).

The Eviction Defense Center provides free and low-cost legal services to low-income Alameda County residents facing eviction.

The Family Violence Law Center (FVLC) provides free legal assistance to survivors in Alameda County with services including eviction prevention and defense, assistance with landlord/tenant disputes, fair housing advocacy, and information on tenants' rights.

Statewide Fair Housing Providers

Housing and Economic Rights Advocates (HERA) is a statewide non-profit legal service and advocacy organization that provides financial counseling to individuals and community education workshops, and trains service providers and other professionals. Issues they specialize in include abusive mortgage servicing, problems with homeowner associations, foreclosure, escrow, predatory lending, and discriminatory financial services and consumer transactions.

DFEH is the statewide agency charged with enforcing California's civil rights laws. In particular, DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate because of a protected characteristic in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction. Discrimination complaints are referred from the City to DFEH. DFEH then dual-files fair housing cases with FHEO, as part of the Fair Housing Assistance Program.

Oakland Housing Authority

The Oakland Housing Authority (OHA) has a series of policies and processes in place for both public housing developments as well as in its Section 8 program to affirmatively further fair housing and civil rights through all of its programs, including educating its residents on how to file a discrimination complaint, how to request for reasonable accommodations, and ensuring residents with limited English proficiency can access the help they need.

Through its orientation process, OHA ensures that all residents are fully aware of all applicable civil rights laws. If a resident believes they have suffered any form of discrimination, OHA will provide the resident with all necessary paperwork, offer to assist the resident in completing the form and refer the resident to both HUD FHEO and DFEH.

OHA actively encourages any resident to make a request for an exception, change or adjustment to a rule, policy, practice or service because of a disability. OHA will treat any such request as a request for a reasonable accommodation. OHA will provide forms and/or guidance to the requestor on the information necessary to make the request. OHA will review and assess requests for reasonable accommodations on a case-by-case basis, taking into all available factors.

OHA follows HUD's December 19, 2003 guidance designed to assist housing authorities comply with Title VI of the Civil Rights Act of 1964. OHA recognizes that for many applicants and residents, English is not

their primary language and they have a limited ability to read, write, speak or understand English. Language for LEP Persons can be a barrier to accessing important benefits. OHA's automated phone service provides menu options in English, Cantonese, Spanish, and Vietnamese. To assist walk-in clients, OHA uses a telephone interpretation service enabling them to serve clients in over 150 languages. All vital documents (such as waitlist application and opening notices) are translated from English into Cantonese, Spanish and Vietnamese. Oral translation, where reasonable, will be provided for other LEP clients.

FAIR HOUSING LAWS AND REGULATIONS

Oakland complies with federal and State fair housing laws, and its City-specific rental housing laws help protect residents from being displaced or suffer from unfair rent increases. The City also allocates funding to fair housing service providers to assist residents with legal issues related to fair housing. OHA complies with these laws in their provision of subsidized housing by educating residents about and assisting them with discrimination issues, supporting requests for reasonable accommodation for persons with disabilities, and making efforts to assist those with limited English proficiency. Key federal, State, and local fair housing laws are summarized below.

Federal Fair Housing Act of 1968

The Fair Housing Act of 1968 prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex. The Act was subsequently amended to additionally prohibit such discrimination on the basis of familial status and disability. In 2015, HUD issued a rule to Affirmatively Further Fair Housing. While that rule was subsequently rescinded, California Assembly Bill 686 (2018) ensured that California jurisdictions would maintain an obligation to Affirmatively Further Fair Housing.

California Fair Employment and Housing Act (FEHA)

FEHA prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. It also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

Americans with Disabilities Act (ADA)

The ADA requires all new or altered facilities subject to the ADA to be readily accessible to and usable by people with disabilities. Covered entities must comply with the Department's ADA regulations, including the ADA Standards for Accessible Design.

Oakland Rental Housing Laws

In 1980, the Oakland City Council passed its first rent control ordinance, which established the Housing, Residential Rent Arbitration and Relocation Board and the Rent Adjustment Program. Since then, the program has amended many times. The current ordinance, Oakland Municipal Code Section 8.22.010 *et seq.*, regulates most residential rent increases in Oakland. Additionally, in 2002, the Oakland voters passed the Just Cause for Eviction Ordinance, requiring a property owner to prove one of the eleven just causes before they could evict a tenant (See Oakland Municipal Code Section 8.22.300 *et seq.*) Together these laws are intended to maintain affordable housing, preserve community diversity, prevent illegal rent increases and evictions, and encourage investment in rental property in Oakland.

The Rent Adjustment Program Board is a quasi-judicial body, composed of seven members appointed by the Mayor and confirmed by the City Council. The Board hears appeals and enacts regulations and policies to further the administration of the Oakland Rent Ordinance and Just Cause for Eviction Ordinance.

Rent Adjustment Program staff provides information and counseling to property owners and tenants, conducts administrative hearings and mediations, collects eviction data, and administers the Ellis Act, the Tenant Protection Ordinance, and the Uniform Relocation Ordinance.

Under the Rent Adjustment Program, property owners of covered units must give every tenant a "Notice to Tenants of the Residential Rent Adjustment Program" form. When tenants move into a covered unit, the initial notice must be served in English, Spanish, and Chinese. Subsequent Rent Adjustment Program Notices must also be served with every rent increase. If a property owner fails to serve the notice at the beginning of the tenancy, they must wait at least six months after serving the notice to serve a rent increase notice. An owner can increase the rent on a covered unit only once in a 12-month period. The first increase cannot be effective any earlier than 12 months after the tenant moves into the unit. An owner may increase the rent based on the annual allowable consumer price index (CPI) without seeking approval from the Rent Adjustment Program. Every March, the Rent Adjustment Program publishes the allowable CPI increase for the next fiscal year. Any rent increase not based on the CPI, or banking increases based on the owner choosing not to increase rent in previous years, is void and unenforceable unless first approved by the Rent Adjustment Program. An owner can additionally petition to seek a rent increase based on capital improvements as a pass-through, uninsured repair costs, increased housing service costs, fair return, and additional occupants. A tenant may also file a petition to contest current and prior rent increases. The Rent Adjustment Ordinance prohibits any rent increase that would be greater than 10% in one year, or 30% over any five years of a tenancy.

The Just Cause for Eviction Ordinance imposes additional requirements beyond state law prior to the eviction of tenants. A property owner must follow state and local law to the letter to evict a tenant successfully. A property owner's failure to comply with state and local laws may entitle a tenant to substantial damages. Rent Adjustment Program staff are available to help parties understand their rights and responsibilities but do not provide legal advice to property owners or tenants.

The Just Cause for Eviction Ordinance applies to most rental units in Oakland, including single family residences, owner-occupied duplexes and triplexes, units owned and operated by another government agency, and new construction of units or buildings where a Certificate of Occupancy was issued before December 31, 1995. The Just Cause Ordinance adds the following requirement to state law procedures for evictions (Oakland Municipal Code Section 8.22.360 D):

In the Notice to Quit or Notice of Termination, and in the Summons and Complaint, the property owner must specify one or more of the just causes for eviction, and allege that the eviction is in good faith. The property owner must also send a copy of the notice to the Rent Adjustment Program. Neither the sale nor the foreclosure of property is a just cause listed in the Just Cause for Eviction Ordinance.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

The Uniform Relocation Ordinance, Oakland Municipal Code Section 8.22.800, requires owners to provide tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act, and condominium conversions with relocation payments. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amount depends on the size of the unit and adjusts for inflation annually on July 1st. The base payment amounts until June 30, ~~2022~~2023, are:

- $7,~~443.23~~669.78 per studio/one-bedroom unit
- $9,~~165.82~~439.73 per two-bedroom unit
- $11,~~314.06~~652.17 per three- or more-bedroom unit.

Tenant households in rental units that include lower income, elderly, or disabled tenants, and/or minor children are entitled to a single additional relocation payment of $2,500 per unit from the owner.

On November 5, 2014, the Oakland City Council adopted the Tenant Protection Ordinance (TPO), which prohibits various harassing behaviors against tenants by owners and their agents (for example, property managers and contractors) – thereby bolstering existing laws and leases that protect tenants. The TPO creates remedies that can be enforced by private civil right of action. Among other things, the Tenant Protection Ordinance prohibits conduct that may coerce a tenant to vacate a rental unit involuntarily.

On July 21, 2020, the TPO was further amended to strengthen the protections of the existing TPO and expand its application to non-profit owned rental housing and rental units in newly constructed residential property. The TPO prohibits property owners and their agents from engaging in bad faith in any of the following conduct.

1. Disruption of services to the rental unit.
2. Failure to perform repairs and maintenance.
3. Failure to exercise due diligence when completing repairs or follow appropriate industry protocols.
4. Abuse the owner's right of access to the rental unit.
5. Remove personal property, furnishings, or any other items without the prior written consent of the tenant, except when authorized by law.
6. Threaten to report a tenant or their known associates to law enforcement based on their perceived or actual immigration status.
7. Influence a tenant to vacate through fraud, intimidation or coercion.
8. Offer payments to a tenant to vacate more than once in six (6) months if the tenant has stated in writing that they do not want to receive such offers.
9. Try to intimidate a tenant into accepting a buyout.
10. Threaten the tenant or their guests, by word or gesture, with physical harm.
11. Interfere with a tenant's right to quiet use and enjoyment of the rental unit.
12. Refuse to accept or acknowledge receipt of a tenant's lawful rent payment.

13. Refuse to cash a rent check or money order for over thirty (30) days unless a written receipt for payment has been provided to the tenant.
14. Interfere with a tenant's right to privacy, including unnecessarily inquiring into a tenant's immigration status.
15. Unilaterally imposing new material terms of tenancy.
16. Removing a housing service for purpose of causing the tenant to vacate.
17. Commit violations of certain state laws, including discrimination prohibited under the Unruh Civil Rights Act and illegal lockouts and utility shutoffs prohibited by other laws.
18. Misrepresent to a tenant that they are required to vacate their unit.
19. Force a tenant to vacate their rental unit and reregister in order to avoid classification as a tenant.
20. Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

OAKLAND CITY ATTORNEY FAIR HOUSING ENFORCEMENT ACTIONS

Oakland City Attorney Barbara J. Parker and the members of the office recognize that housing is a human right. ~~We~~They therefore strive to protect and advance Oakland residents' right to safe, secure, and dignified housing. Within the City of Oakland government, the City Attorney is uniquely empowered to: (1) bring lawsuits to address housing rights violations on behalf of the People of the State of California and/or the City of Oakland; (2) secure court orders to improve living conditions; (3) stop harassment; and (4) craft new and amended city laws and policies for the Council's consideration to address gaps in local fair housing law and enforcement.

The Office of the City Attorney (OCA) often partners with civil society legal advocates to pursue justice for Oakland's historically and currently marginalized communities. OCA's housing enforcement actions can prevent the imminent displacement and potential homelessness of marginalized tenants and force landlords to provide the safe, secure, and dignified housing that tenants deserve and that the law requires. These tenants are disproportionately low-income Black, Latinx, Asian and Pacific Islander, and other residents of color.

Three affirmative litigation units in OCA contribute to the City's fair housing efforts: the Neighborhood Law Corps (NLC), the Community Lawyering and Civil Rights Unit (CLCR), and the Housing Justice Initiative Unit (HJI).

Since the City Attorney founded the NLC in 2002, it has engaged directly with Oakland communities to address some of the most challenging life, health, and safety problems that Oakland's neighborhoods face,

including tenant harassment, and the NLC historically spearheaded OCA's efforts to secure justice for tenants.

Launched in 2016, the CLCR works to advance rights for historically and currently marginalized communities in Oakland to achieve racial, economic, and environmental justice by enforcing, strengthening, and drafting laws that are responsive to those communities' needs.

In October 2020, the City Attorney launched HJI,[3] a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through enforcement of Oakland's Tenant Protection Ordinance (TPO) and other similar or related local and State laws.[4]

OCA prioritizes enforcing the rights of low-income communities and communities of color, especially Black and Latinx residents, who have suffered and continue to suffer disproportionate harms due to the ongoing housing crisis. OCA's housing justice goals include utilizing housing policy and enforcement as a means to further racial, economic, and environmental justice generally, and also to specifically prevent wrongful displacement of marginalized tenants from Oakland.

Community Lawyering and Civil Rights Enforcement (CLCR)

The City Attorney launched this unit to prioritize affirmative litigation and other actions and initiatives to secure justice and equity for all Oakland residents and workers, and to fight abuse, predation, and discrimination against historically or currently marginalized communities. CLCR's affirmative housing-related work has also included actions against or advocacy directed at the federal government where appropriate.

Many of CLCR's cases and initiatives have positively impacted housing justice. For instance, CLCR joined a coalition of close to a dozen other cities and counties statewide to litigate a multi-decade case against lead paint companies that had sold their harmful products for interior residential use for much of the 20th century. Interior lead paint disproportionately harmed and harms Black, Latinx, and low-income Oaklanders, who are more likely to live in older and more lead-burdened housing stock.

CLCR also joined other local governments in a case against the pharmaceutical industry for its contributions to the opioid crisis; that crisis has been a significant driver of homelessness in Oakland, a status disproportionately experienced by Black Oaklanders, and opioids are a significant barrier to unhoused people becoming housed. CLCR also submitted regulatory and administrative feedback to protect housing rights, such as by advocating that HUD refrain from promulgating any rule that separates family members in Oakland-based HUD housing on the basis of immigration status.

CLCR also has pursued other litigation to address historical, present, and future impacts of redlining, restrictive covenants, predatory mortgage lending, fair housing, and livable land issues that impact Oakland's Black, Latinx and other residents of color. For example, in 2015 the City of Oakland sued Wells Fargo for its racially discriminatory mortgage lending practices that violated the Fair Housing Act and California's Fair Employment and Housing Act and preyed upon Black and Latinx Oaklanders, contributing to widespread foreclosures, loss of tax revenue, and other harms. While the City was disappointed that the Ninth Circuit en banc reversed the initial panel's decision, hindering our ability to ensure that the letter and spirit of the Fair Housing Act was upheld in that case, our work to advance fair

[3] www.housingjusticeoakland.org

[4] The Oakland City Attorney's Office received two generous grants from the San Francisco Foundation to advance racial equity through the development of HJI and expansion of City Attorney tenant protection enforcement. (See June 30, 2020 City Council Resolution #88186. Legistar File #20-0484. Available at https://bit.ly/3yy9VoD.)

housing and hold bad actors accountable for their racially discriminatory practices is not over; indeed, it has only begun.

OCA also recognizes more broadly that housing intersects with environmental, economic, and racial justice, and so CLCR's other work focused on those areas also supports fair housing efforts. For example, CLCR is working to improve climate change adaptation and address pollution in Oakland, which disproportionately impacts residents of color and the habitability of Oakland's flatlands.

Neighborhood Law Corps (NLC) and Housing Justice Initiative (HJI)

In addition to the extreme housing affordability crisis in Oakland, marginalized tenants are frequently displaced from their homes when their landlords illegally coerce them to leave. This is especially true for low-income, long-term tenants who live in rent-controlled units and single room occupancy hotels (SROs). Prices and supply incentivize some unscrupulous landlords to harass their tenants to pressure them to leave – for example, by forcing tenants to live without heat in winter. Once a landlord forces tenants to leave, they can sell properties or raise rents to market-rate for significant profit. This is particularly true in neighborhoods that have experienced or are experiencing dramatic gentrification and displacement.

The NLC and HJI have helped to preserve some naturally occurring affordable housing units where low-income tenants of color were at imminent risk of displacement due to unlawful landlord harassment. For example, in 2015, the NLC filed its first TPO lawsuit to vindicate the rights of the very low-income tenants of a 96-unit SRO in downtown Oakland. As a result of OCA's lawsuit, the property was sold to a nonprofit developer with a court order requiring preservation of the building as affordable housing for at least 55 years.[5]

And in 2016, the NLC filed a lawsuit to prevent the new owners of a 39-unit SRO in Oakland's Chinatown from wrongfully displacing the long-term, low-income, and predominantly monolingual Chinese tenants. The owners' declared purpose was to attract a new, market-rate demographic by renovating the building and displacing the existing tenants. The owners' campaign of harassment included failing to restore four of seven communal bathrooms for nine months. The case resulted in a $1,000,000 settlement and permanent injunction against the owners, a resounding victory for the tenants who were able to stay in their homes.[6] The building is now owned by a nonprofit, and includes commercial space used by a locally-owned restaurant and incubator for immigrant and refugee food entrepreneurs.

Advancing Fair Housing During the COVID-19 Pandemic

Keeping people housed during the COVID-19 pandemic is essential to furthering fair housing. The City of Oakland recognizes that the same communities that are facing insecure housing are also disproportionately impacted by COVID-19, as evidenced by Oakland's declaration of a local health emergency for Black and Latinx residents, many of whom have not had a safe space to isolate or quarantine during the pandemic.[7]

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[5] "Federal Court Approves Sale of Notorious Oakland Residential Property to Improve Conditions and Maintain Long-Term Low-Income Housing." March 23, 2016. Available at https://www.oaklandcityattorney.org/News/Press%20releases/Empyrean%20trustee%20order.html

[6] "City Attorney Secures $1 Million Settlement in Chinatown Tenant Rights Case." May 3, 2018. Available at https://www.oaklandcityattorney.org/News/Press%20releases/8th%20St.%20Settlement.html; see also "Oakland SRO Landlord to Pay $1 Million Following Tenants Lawsuit." KPIX CBS SF Bay Area. Available at https://www.youtube.com/watch?v=RFKYN862-1Q

[7] *See* May 13, 2020 City Council Resolution #88118. Legistar File #20-0379, *available at* https://bit.ly/3sfiQqM; *See* May 27, 2020 City Council Resolution #88146. Legistar File #20-410, *available at* https://bit.ly/3sjwyZN.

Since the outbreak of COVID-19, OCA has filed multiple lawsuits and sent dozens of demand letters covering hundreds of units in response to landlords violating tenants' rights, including their rights to safe housing and to be free of harassment and discrimination. Almost all of these enforcement actions involved protecting the rights of low-income renters of color. For example, OCA successfully secured emergency restraining orders against landlords engaging in illegal self-help evictions such as lockouts that threatened their tenants' ability to safely shelter in place. The tenants in these cases included Latinx immigrants and elderly, disabled Black residents.

As another example, OCA prevailed in a lawsuit against the owners of a prominent local real estate business for systematically violating the rights of their tenants. The defendants rented units in severely substandard conditions, including units never intended or approved for residential use, to tenants who were predominantly low-income immigrants, among them tenants whose primary language is not English. This predatory business model allowed the owners to exploit tenants desperate to find affordable housing. After trial, the court ordered the defendants to pay millions of dollars in civil penalties and attorney's fees for their egregious violations of tenants' rights. The court also issued a citywide order prohibiting the owners from operating any of their Oakland residential properties in violation of local or State laws.[8] The court concluded that "there is no question that…[the judgment will deter defendants and] will likely have a broad effect in the city as whole as well as other communities. The case thus undoubtedly advanced the public interest."

FAIR HOUSING COMPLAINTS AND VIOLATIONS

Housing discrimination complaints are one source for evaluating fair housing issues in a community. FHEO and DFEH are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

In Alameda County, 20 FHEO complaints were filed in 2020, 75 percent were related to a disability bias, 10 percent were related to a racial bias, and 10 percent were related to a familial status bias (HCD AFFH Data Viewer, 2020). The number of housing discrimination complaints has decreased since 2010, when 64 complaints were filed in Alameda County. As in 2020, most complaints in 2010 were related to disability bias (47 percent) while 20 percent were related to a racial bias, and 14 percent were related to a familial status bias. A report from ECHO and East Bay Community Law Center on complaints brought to them from 2015-2019 show that the largest share of complaints (more than 40 percent) in Alameda County are from the City of Oakland, yet Oakland only makes up 26 percent of the population of Alameda County. Consistent with HCD data, most complaints are related to a disability bias. Nearly 50 percent of cases brought to these local fair housing organizations were resolved with counseling.

ISSUES RELATED TO ENFORCEMENT AND OUTREACH CAPACITY

Impediments to addressing fair housing issues in Oakland specifically (and across Alameda County) include lack of local fair housing outreach and enforcement from both private (nonprofit) and public organizations, lack of resources for fair housing agencies and organizations, and lack of federal, State and local funding for affordable housing. The 2020 Analysis of Impediments to Fair Housing (AI) reports that State and federal funding for affordable housing in Alameda County has declined by 80 percent since 2008.

[8] Orenstein, Natalie. "Oakland Landlord Hit with $3.9 Million Penalty for Hazardous Housing Conditions." *The Oaklandside.* September 13, 2021. Available at https://oaklandside.org/2021/09/13/oakland-landlord-hit-with-3-9-million-penalty-for-hazardous-housing-conditions/

D.2 Segregation and Integration

Segregation can be defined as the separation across space of one or more groups of people from each other on the basis of their group identity such as race, color, religion, sex, income, familial status, national origin, or having a disability or a particular type of disability. Segregation can occur at the neighborhood level and can also occur between cities within the larger region. It can occur in various spaces, such as within workplaces, schools, or places of worship. This analysis is focused on residential segregation.

In contrast to segregation, integration can be generally defined as a condition in which there is not a high concentration of a particular group identity. While integration in some contexts shows a breaking from prior trends of exclusion, and thus a laudatory outcome, measures of integration may also be evidence of areas formerly segregated that have now become integrated as a result of gentrification and displacement. This section analyzes these patterns of segregation, as well as patterns of integration.

Oaklanders take great pride in the city's immense diversity. Compared to the nation and the diverse Bay Area, Oakland stands out as home to people of a wide variety of backgrounds. However, recent research shows that the Oakland is the 14th most racially segregated major city in the United States. Analyzing 2020 Census data, the Othering and Belonging Institute of Berkeley found that six of the ten most segregated Black neighborhoods in the Bay Area, and four of the of the five most segregated Latino neighborhoods, are located in Oakland. Overall, Oakland is the most racially segregated city in the Bay Area in terms of segregation of people between neighborhoods within the city.

Like many other U.S. cities, segregation is Oakland has been shaped by local, county, State and federal government policies and practices that created unfair conditions for BIPOC communities. As described in the Introduction and in Appendix F: Constraints, current disparities in access to opportunity, health, and wealth building are the result of centuries of intentional policies and practices designed to uphold systems, power, and wealth undergirded by racial discrimination. In the 1930s, Oakland lenders adopted the federally sanctioned practice of refusing to insure mortgages in and near neighborhoods predominantly made up of communities of color. These areas were rated as "D", or "Hazardous," and color-coded as red on lending maps. Residents of these "redlined" neighborhoods, including West Oakland and East Oakland, were denied access to credit, resulting in a cycle of disinvestment and poverty. To prevent their own neighborhoods from being redlined, private developers, realtors, and homeowners were encouraged to write racially restrictive covenants into their deeds that further inhibited residents of color from moving into these areas. Redlined neighborhoods were further damaged by "urban renewal" projects led by ~~the~~ Oakland ~~Planning Commission~~decisionmakers in the 1960s and 1970s. Private properties, primarily in redlined areas, were deemed "blighted" and demolished to make way for freeways and new development. Communities in these areas, such as West Oakland and Chinatown, were displaced and those who remained found themselves next to freeways and other pollution-generating land uses. Zoning was used to designate some areas as residential, either with single-family homes or multi-family homes, and others as industrial.[9] This kept property values higher for white residents in more affluent areas. A segregation map published in 1960 by Sociologist Dr. Floyd Hunter showed that the three zones where Black people resided included zoning for industrial use around residential areas, while the six zones ~~were~~where they did not reside were mostly "A" or single-family zoned, with no industrial use. The racialized concentration of wealth and

[9] Fergison, P. "Head for the Hills: Race and Property Value in Oakland" (thesis, University of California at Santa Barbara, 2018), 35.

poverty in Oakland generated through these extractive, exclusionary tactics plays out spatially, with many communities of color having the least access to wealth- and health-building resources, and white communities having the most access.[10]

In the late 1990s, Oakland became an attractive target for real estate investment, spurred in part by the 10K Initiative that proposed scattered market-rate housing across downtown. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process called "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[11] These targeted practices resulted in enormous waves of foreclosures in East and West Oakland. Data from the Urban Strategies Council shows that 93 percent of foreclosed properties then acquired by investors were located in these neighborhoods.[12] At the same time, a strengthening Bay Area jobs market led to waves of residential and commercial gentrification, especially in North and West Oakland. The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities.

Despite policies aimed to eliminate racial bias and discrimination, economic and racial segregation continues to increase in the United States. According to data from the National Bureau of Economic Research, over the past 40 years, economic inequality in the United States has returned to levels last seen in the 1920s.[13] Although explicit racial discrimination or legally recognized segregation is not practiced or condoned ~~in~~by the City of Oakland today, the consequences of this history remains~~,~~ and can be traced on today's maps of racial/ethnic population concentrations and concentrations of poverty.

~~Public and private~~Private housing discrimination (that continues to this day) also contributes to patterns of segregation within a community. Although racial and ethnic segregation is perhaps the most common and well-known form, other protected classes may also experience segregation. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in Oakland. These groups are not mutually exclusive, and there may be considerable overlap across each protected class.

RACE AND ETHNICITY

Regional

Racial and ethnic patterns of segregation in Oakland should be understood within the context of both current regional segregation patterns as well as changing regional and local demographics. As shown in Table D-1, the population of Alameda County has increased by 10.2 percent between 2010 and 2020, with a projected increase of about 12.3 percent between 2020 and 2040, according to California Department of

[10] Moore, E., Montojo, N., and Mauri, N. Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area. The Othering and Beloninging Institute (formerly known as the Haas Institute for a Fair and Inclusive Society), 2019. Accessed October 31, 2022 at ~~https://belonging.berkeley.edu/rootsraceplace~~ https://belonging.berkeley.edu/rootsraceplace

[11] United States, Ninth Circuit Court (9th Cir.). City of Oakland v. Wells Fargo & Co. United States Reports, vols. 19-15169, 2020, https://www.oaklandcityattorney.org/PDFS/Newsletter/Court%20Opinion%2008262020.pdf

[12] *Who Owns Your Neighborhood? The Role of Investors in Post-Foreclosure Oakland.* Urban Strategies Council, https://urbanstrategies.org/who-owns-your-neighborhood-the-role-of-investors-in-post-foreclosure-oakland/

[13] Emmanuel Saez and Gabriel Zucman, "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," National Bureau of Economic Research, October 2014, https://www.nber.org/system/files/working_papers/w20625/w20625.pdf.

Finance. While the Hispanic group led county growth in numbers (representing an increase in 49,079 people from 2010 to 2020), non-Hispanic multiracial was the fastest-growing group. This group will continue to be the fastest-growing group through 2040, followed by American Indians and Alaska Natives. Over two-thirds of the Alameda County population is something other than non-Hispanic white; however, as of 2020, non-Hispanic whites represent the largest share of the population at about 33.5 percent, followed by non-Hispanic Asians (26.4 percent) and Hispanics of any race (23.4 percent).

Table D-1: Population Growth by Race/Ethnicity, Alameda County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	519,672	559,571	616,233	7.7%	10.1%
Black (NH)	185,710	191,801	208,955	3.3%	8.9%
American Indian or Alaska Native (NH)	4,299	4,846	6,174	12.7%	27.4%
Asian (NH)	395,859	441,271	479,809	11.5%	8.7%
Native Hawaiian or Pacific Islander (NH)	12,421	13,465	13,879	8.4%	3.1%
Multiracial (NH)	57,199	70,261	96,567	22.8%	37.4%
Hispanic/Latinx (any race)	341,561	390,640	456,149	14.4%	16.8%
Total	**1,516,721**	**1,671,855**	**1,877,766**	**10.2%**	**12.3%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Regionally, the San Francisco Bay Area experiences notable racial segregation patterns. ABAG-MTC's AFFH Segregation Report, prepared in collaboration with the UC Merced Urban Policy Lab, found that white residents in the region are significantly more segregated from other racial and income groups, though white isolation has decreased since 2010. The highest levels of racial segregation occur between Black and white populations. The Othering and Belonging Institute at UC Berkeley additionally found that seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, but also that racial residential segregation appears to have peaked around the year 2000 and has generally declined since. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups, and there is more racial segregation between Bay Area cities compared to other regions in the state.

Local

Oakland has a majority-BIPOC population (71.7 percent) according to 2019 ACS five-year estimates (Table D-2), and Oakland's share of BIPOC individuals is greater than the region at large. However, population growth between 2010 and 2019, which was 8.8 percent overall, was largely driven by an increase in the non-

Hispanic white population (with an increase of 18,917 people from 2010-2019), followed by the Hispanic/Latinx population (with an increase of 15,874 people). The fastest-growing group during that timeframe was some other race or two or more races (45.8 percent). While the non-Hispanic Black or African American population represented the largest share of the population in 2010, by 2019 it had declined 7.4 percent and was no longer the plurality. As described later in the Displacement Risk section of this chapter, this population decline was in part a result of the Black population being displaced as housing costs in the area increased. As of 2019, non-Hispanic whites were the plurality at 28.3 percent, followed by the Hispanic or Latinx population at 27 percent. Non-Hispanic Black or African Americans composed 23.2 percent of the population in 2019. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the Department of Finance, the Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) or Alameda County.

Table D-2: Population Growth by Race/Ethnicity, Oakland, 2010 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019
White	101,308	120,225	18.7%
Black or African American	106,637	98,749	-7.4%
American Indian and Alaska Native	1,214	1,455	19.9%
Asian	65,127	65,195	0.1%
Native Hawaiian/Other Pacific Islander	2,081	2,237	7.5%
Some other race/Two or more races	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%
Total	**390,724**	**425,097**	8.8%

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

Dissimilarity and Isolation Indices by Race/Ethnicity

To examine the distribution of racial and ethnic groups in a jurisdiction, HUD developed the Dissimilarity Index. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. The Dissimilarity Index uses values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity Index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Dissimilarity Index values compare racial and ethnic groups against the distribution of non-Hispanic white residents in a community and do not directly measure segregation between BIPOC groups. Chart D-1 provides the Dissimilarity Index trends from 1990 to 2020 for Oakland and the San Francisco-Oakland-Hayward Region.

Within Oakland, the dissimilarity index shows moderate or high segregation for all racial groups as compared to the non-Hispanic white population. All indices within the city are above 50 as of 2020. There is moderate segregation between the white and Asian/Pacific Islander population. Segregation between the Black and white populations is borderline moderate-high. In both comparisons, segregation decreased slightly from 2000 to 2010, then increased slightly from 2010 to 2020. Segregation between the Hispanic and white populations is high and has remained consistent for the last 20 years.

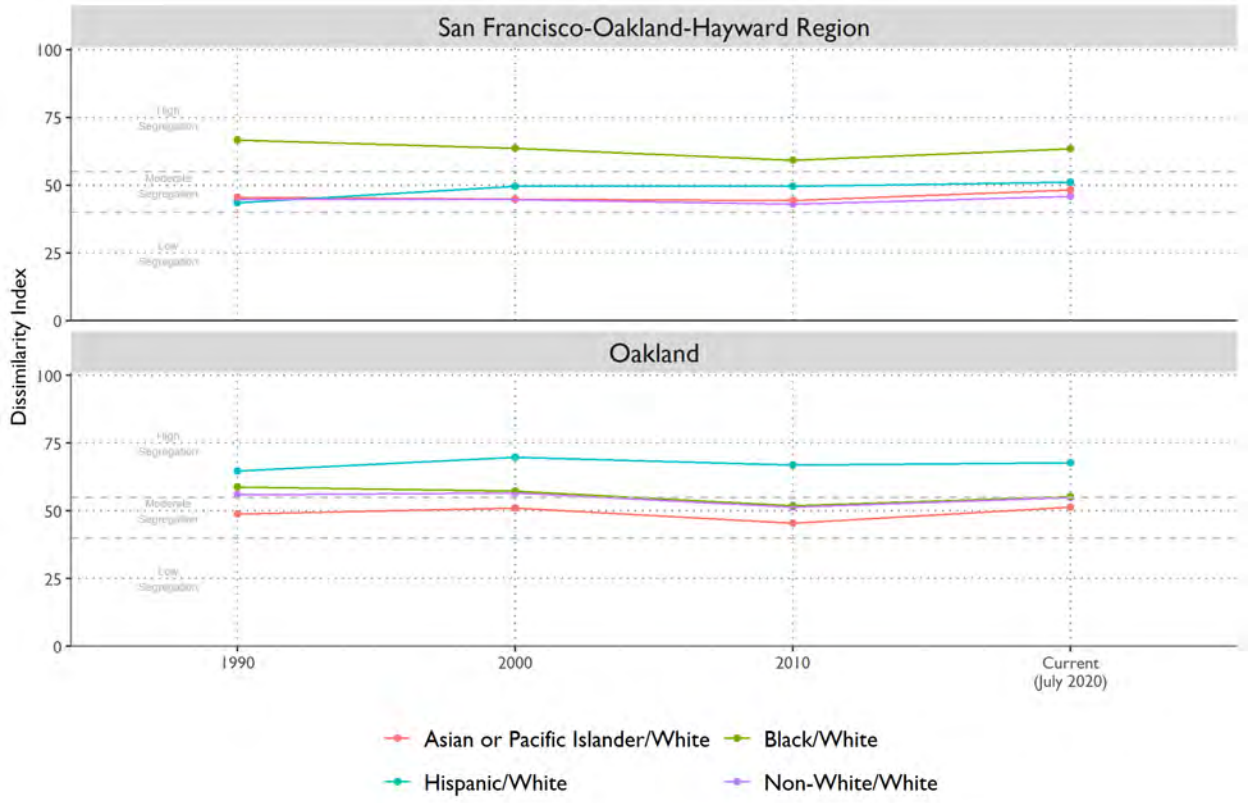
Within the San Francisco-Oakland-Hayward region, segregation between non-white and white groups is lower than within the city of Oakland, scoring less than 50 since 1990 (in Oakland, this number has remained consistently above 50). Since 1990, there has been moderate segregation between all groups in the region, except between the Black and white population, for which it has been consistently higher. Segregation between Hispanic and white groups is notably higher in Oakland than in the region at large, which typically scores 50 or lower. Within the last 10 years, segregation overall has increased slightly in Oakland and in the region, except between the white/Hispanic comparison group, for which it has remained consistent.

ABAG-MTC also produced a dissimilarity index comparing Oakland with the entire nine-county Bay Area. Segregation between white and non-white groups in the nine-county region is notably lower than in Oakland and the San Francisco-Oakland-Hayward region. Also, Oakland's dissimilarity index indicated a higher degree of segregation between Latinx and white populations than any of the 104 jurisdictions analyzed. Overall, Oakland's dissimilarity index indicated one of the highest levels of segregation between white populations and BIPOC populations in the entire Bay Area region.

The ABAG-MTC report also included an isolation index for Oakland and the nine-county Bay Area Region. An isolation index compares each neighborhood's composition to the city's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent. Latinx residents are the most isolated racial group in the City, and they are less isolated in the region. The Black/African American population is also more isolated within the City than the region, and their isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. The isolation index for white populations has fallen from 2000 to 2020 and is somewhat lower within the City than within the Bay Area.

Chart D-1: Racial Dissimilarity Index for the Region and Oakland

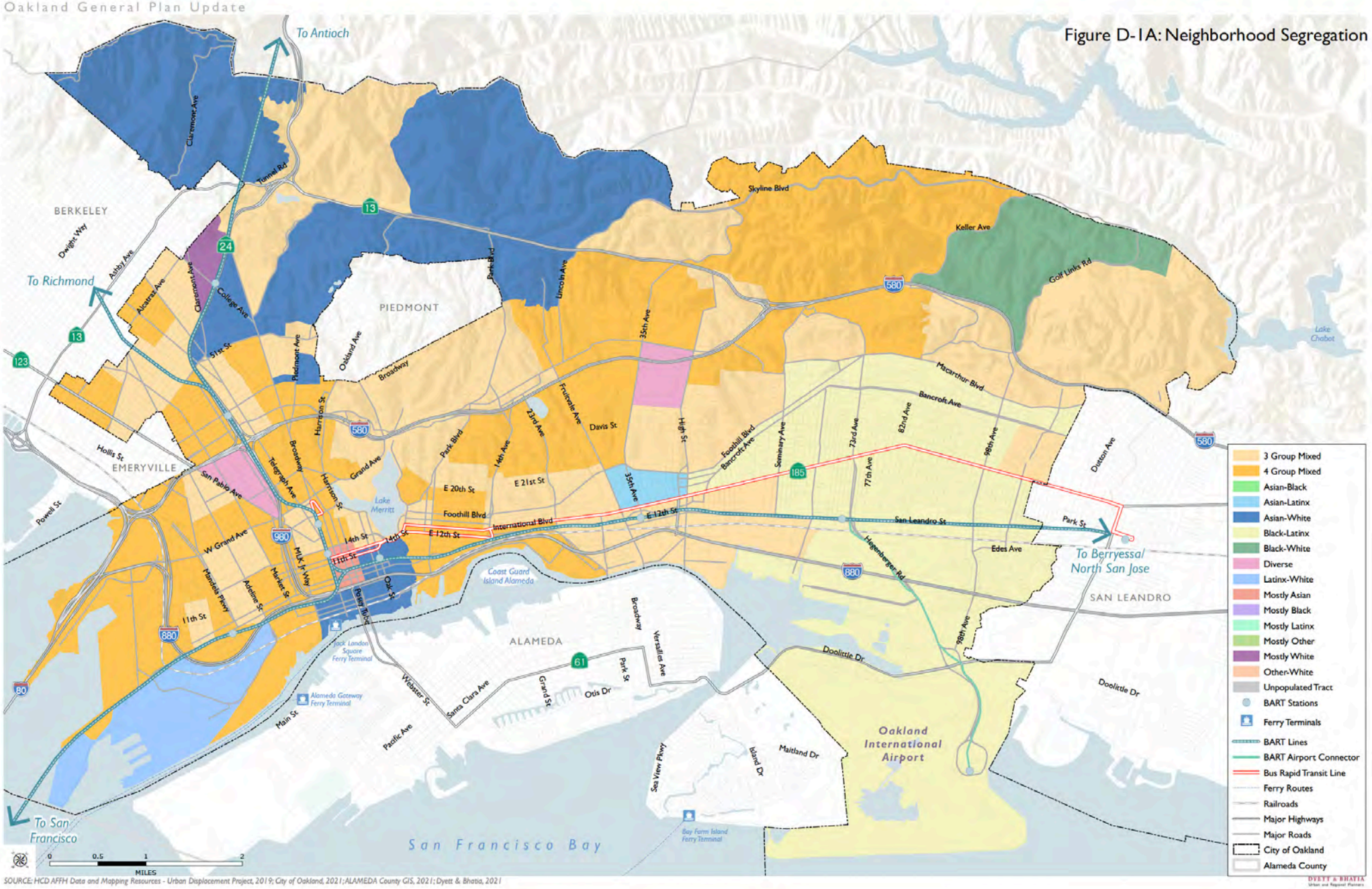


Source: HUD, AFFHT0006 Table 12, July 2020

The Dissimilarity Index may not capture the nuances in patterns of segregation between BIPOC communities. Further, the Dissimilarity Index is only available at the citywide level. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. The typologies consider five racial/ethnic groups, including Black, Latinx, White, Asian and Other. As seen in Figure D-1A, the majority of tracts in Oakland are identified as either 3 or 4 Group Mix. However, there's a cluster of tracts in the northeast section of the city are classified as Asian-white and a cluster of tracts in the southwest section classified as Black-Latinx. Across the city, only two tracts are considered Diverse according to this methodology. Figure D-1B more acutely visualizes segregation in Oakland, showing which census tracts are predominantly Asian, Hispanic, African American, and White (no tracts were predominantly Native American/American Indian). Predominant population is classified into three levels, noting where the census tract population for that group is at least 50 percent greater than the other groups (predominant), 10-50 percent greater (sizeable), and less than 10 percent greater (slim). The Asian population is predominant in the Chinatown area with decreasing margins in surrounding tracts in Downtown and east beyond Lake Merritt; the Hispanic population is predominant in Fruitvale with decreasing margins in adjacent tracts in East Oakland; the African American population is predominant in both West Oakland and the Oak Knolls area in East Oakland, with decreasing margins in surrounding tracts; and the white population is predominant in the North Oakland Hills, Rockridge, and immediately south of Piedmont with decreasing margins in surrounding tracts. Only one tract in East Oakland (Bancroft/Havenscourt) does not have a predominant population.

In contrast, the ESRI 2018 Diversity Index (Figure D-2) classifies many tracts as Higher Diversity and a handful of tracts as Lower Diversity. Most of the tracts on the higher end of the diversity index are consistent with those classified by UDP as Diverse or 3 or 4 Group Mix. Many tracts located in the northeast section of the city fall on the lower end of the diversity index, consistent with the UDP neighborhood segregation findings.

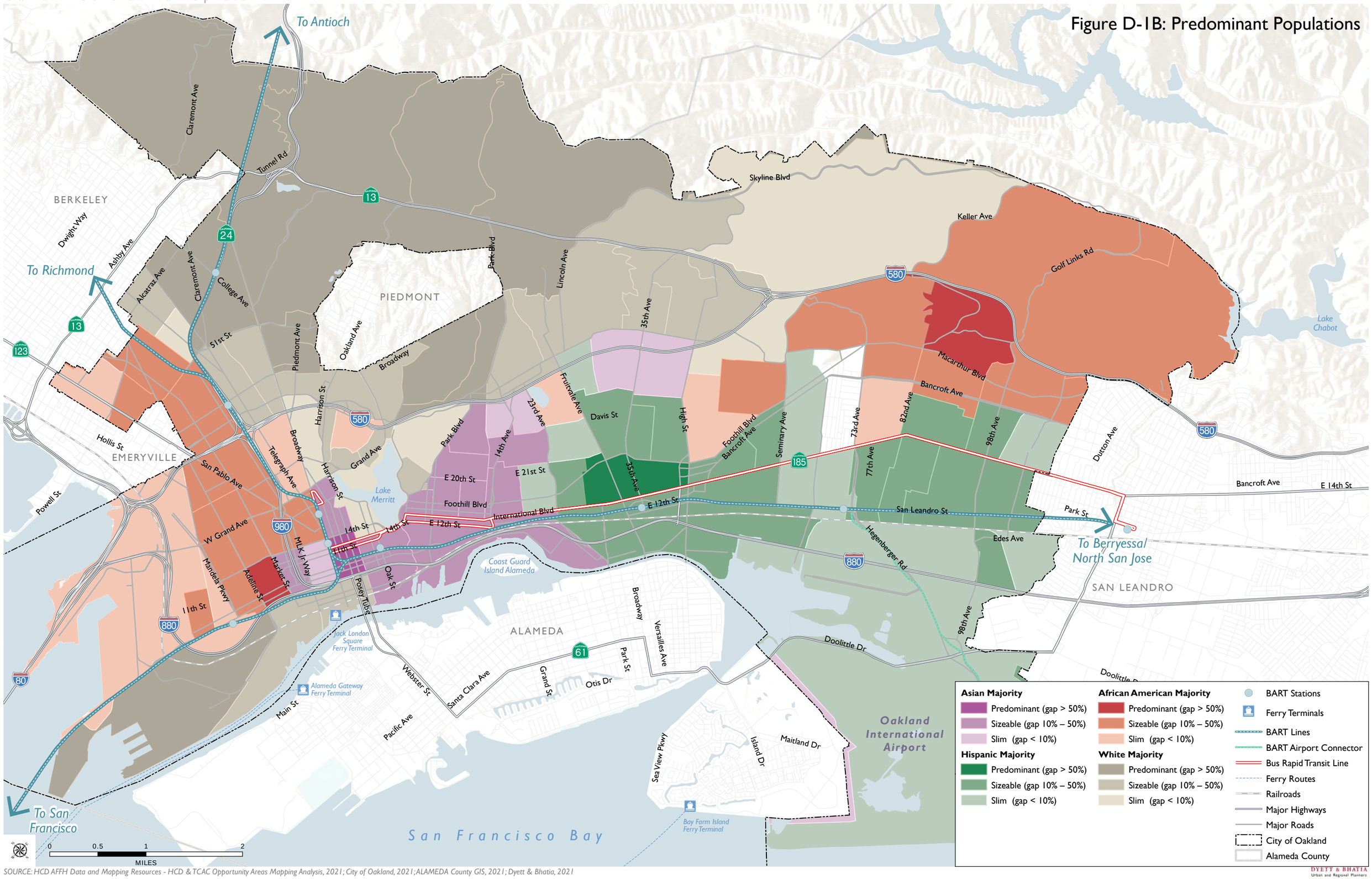
Figure D-1A: Neighborhood Segregation



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

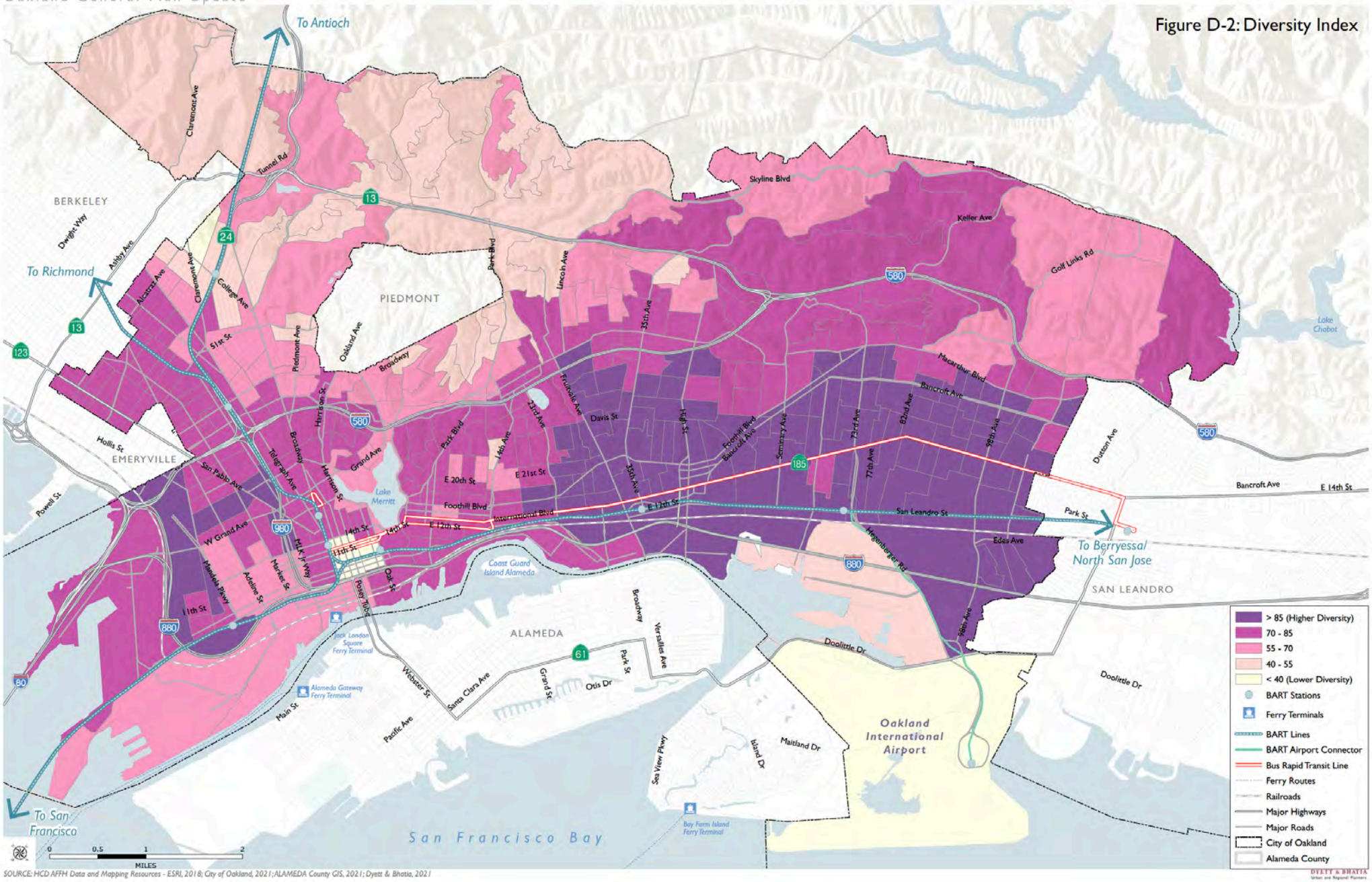
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Urban and Regional Planners

Figure D-1B: Predominant Populations



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-2: Diversity Index



SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

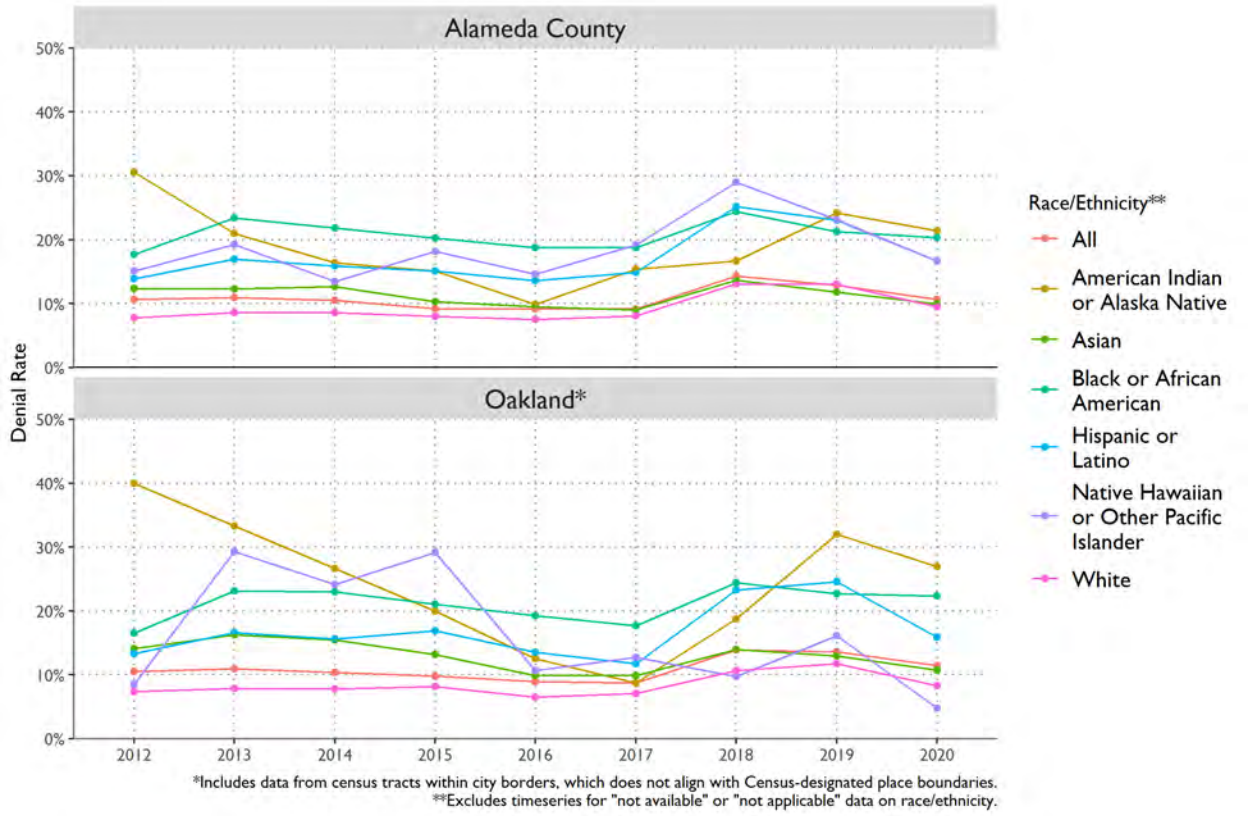
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Other Relevant Factors: Loan Denial Rates by Race/Ethnicity

Chart D-2 below traces loan denial rates for home purchase and improvement loans between 2012 to 2020 for all census tracts in Oakland and Alameda County. Denial rates have remained relatively stable and generally lower than 25 percent in the County, with Asian and white applicants consistently on the lower end, and Black applicants consistently on the higher end. In 2018, denial rates increased for all groups in the County, but have since decreased. Despite the decrease, denial rates have remained higher for the Hispanic and American Indian/Alaska Native groups. Oakland-based denial rates are similar to the County's rates on average, but with more variability for the American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander groups. Both groups comprise much smaller shares of the Oakland population than other racial/ethnic groups, which might mean fewer loan applications, and thus have a larger impact on the data. Denial rates are generally higher for the American Indian/Alaska Native population in Oakland compared to the County overall, while they are generally lower for the Native Hawaiian/Other Pacific Islander population in Oakland compared to the County overall. Denial rates are consistently lowest for the white population.

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, 2012-2020

Source: Home Mortgage Disclosure Act Data, 2012-2020



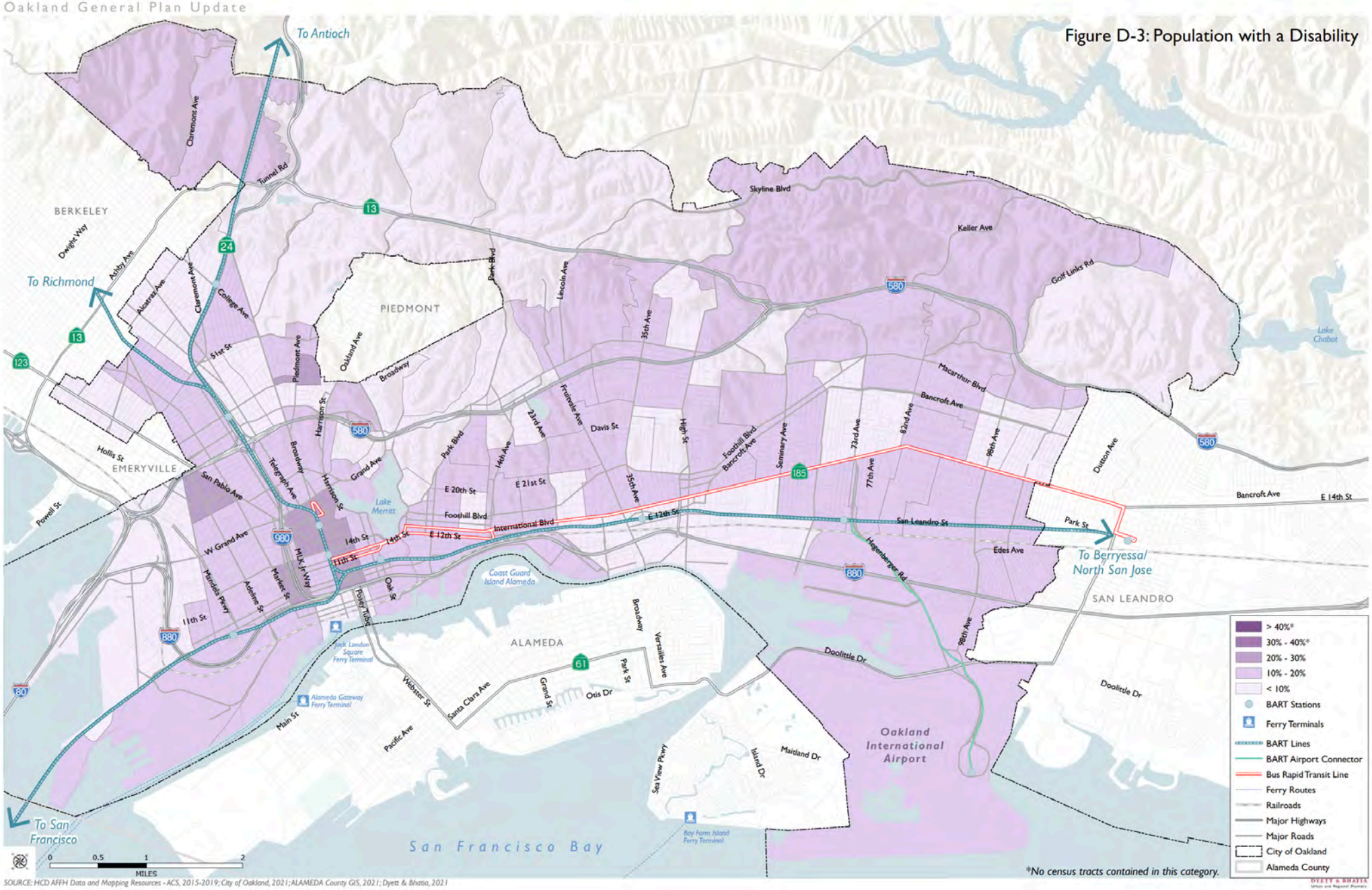
PERSONS WITH DISABILITIES

According to the 2019 ACS five-year estimates, approximately 49,362 or 11.7 percent of Oakland residents were living with a disability. This is slightly higher than in Alameda County (9.2 percent) and in the Bay Area (9.6 percent).

Per 2019 ACS five-year estimates compiled by HCD, Figure D-3 indicates that there is a moderate concentration of people living with a disability (20-30 percent) in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. Otherwise, there is a dispersal of persons with disabilities throughout the city. According to the 2020 AI, persons with disabilities are overrepresented in publicly assisted housing (which, as indicated on upcoming Figure D-20, is concentrated in Downtown Oakland.)

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals. Appendix B, Housing Needs, further addresses details about the population with disabilities in Oakland as well as their housing needs.

Figure D-3: Population with a Disability



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

FAMILIAL STATUS

Discriminatory housing practices based on familial status, including discrimination against families with children, may influence where families are able to live and lead to geographic concentrations within a jurisdiction. Female householders with children may especially be targets of discrimination. Table D-3 indicates that more than half of all children in Oakland (60.8 percent) are living in married-couple family households. There are 25,112 children (29.8 percent) living in female-headed households.

Table D-3: Children Under 18 Years in Oakland Households, 2019

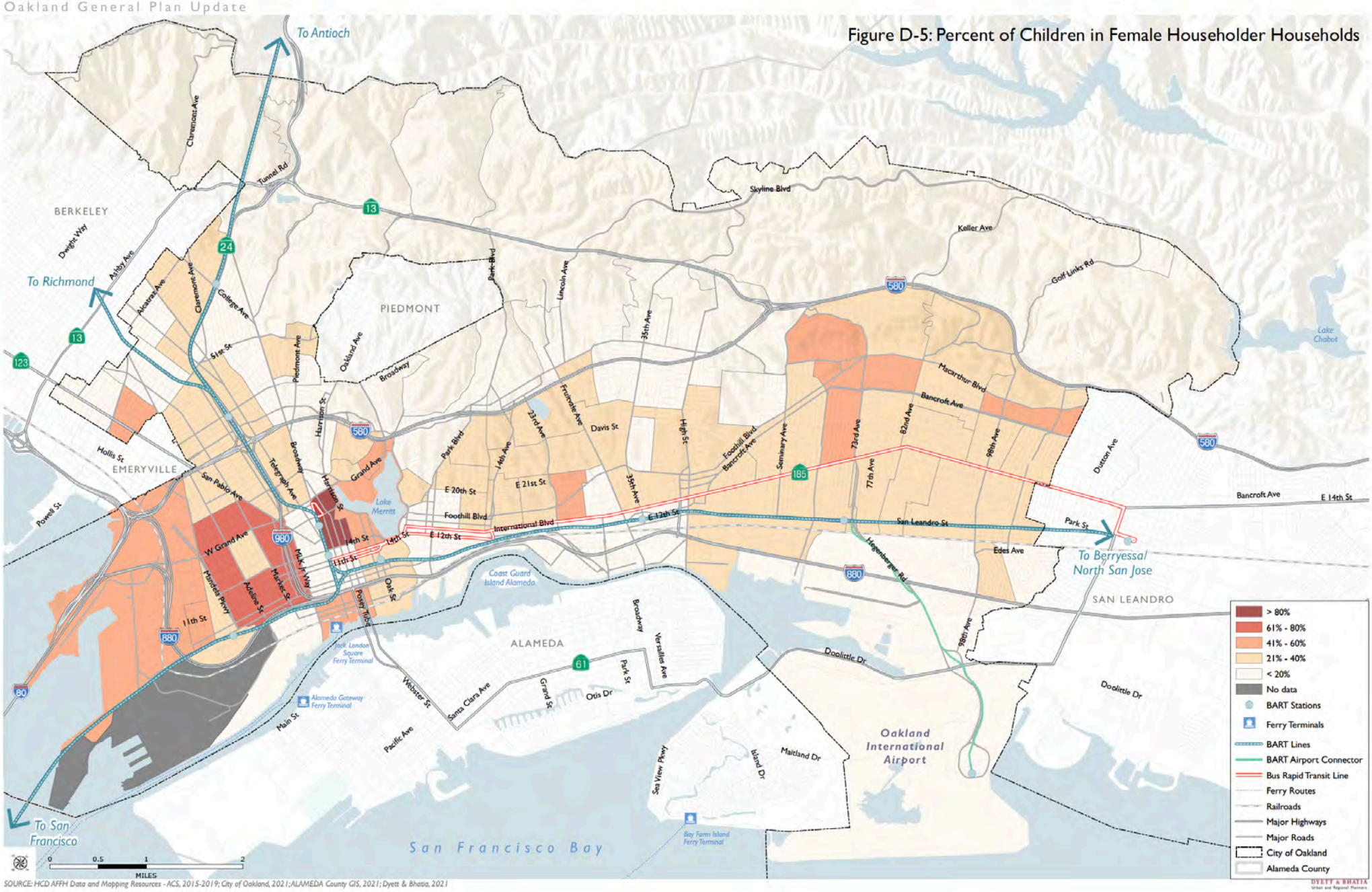
Household Type	Number	Percent
Married-Couple	51,201	60.8%
Male Householder, No Spouse Present	7,174	8.5%
Female Householder, No Spouse Present	25,112	29.8%
Other	707	0.8%
Total	**84,194**	**100.0%**

Note: All households with children are considered family households.

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S0901)

Figures D-4 through D-6 below indicate there are patterns of geographic concentration based on familial status. Figure D-4 shows that the proportion of children in married-couple families tends to be higher in the eastern part of the city, adjacent to and in the hills, plus some scattered concentrations along the western edge of the city. Figure D-5, on the other hand, indicates that there is a higher proportion of children in female householder households in West Oakland and in one specific tract in the downtown area. There is a higher percentage of adults living alone (Figure D-6) in the downtown area, as well as in other mixed-use neighborhoods north and south of downtown, and surrounding Lake Merritt. Additionally, in one tract near Mills College more than 20 percent of adults live alone.

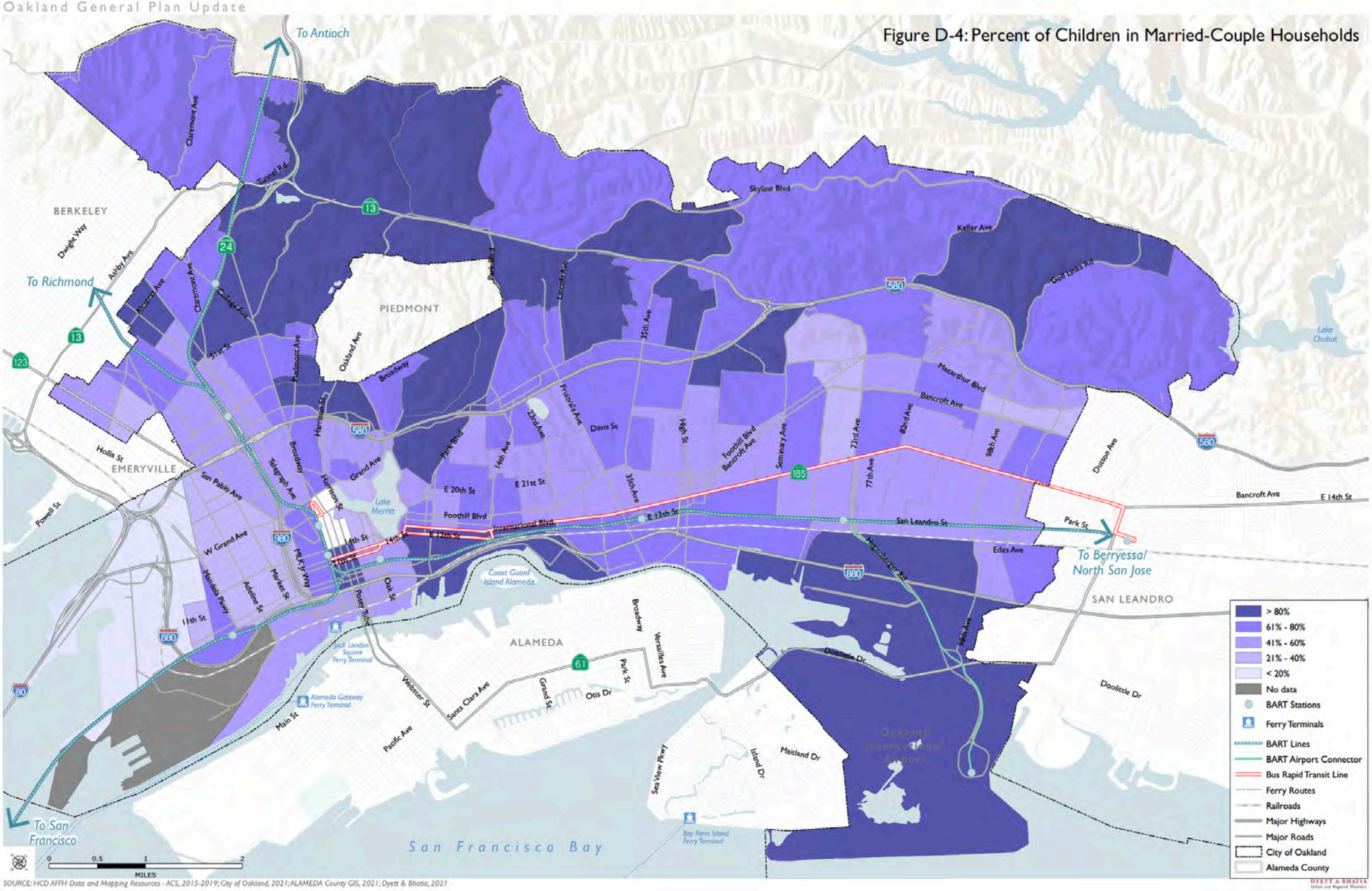
Figure D-5: Percent of Children in Female Householder Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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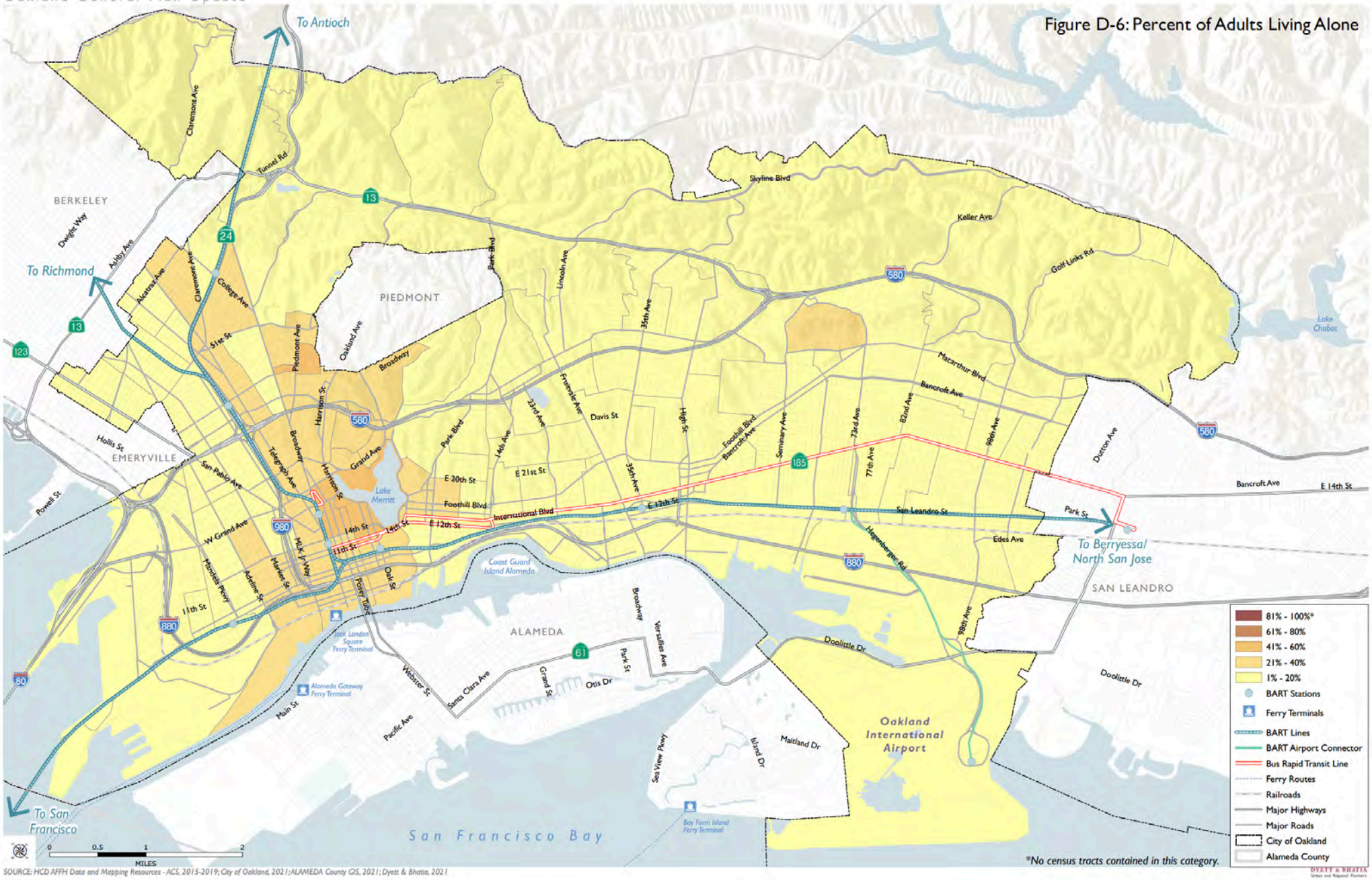
Figure D-4: Percent of Children in Married-Couple Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-6: Percent of Adults Living Alone



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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INCOME LEVEL

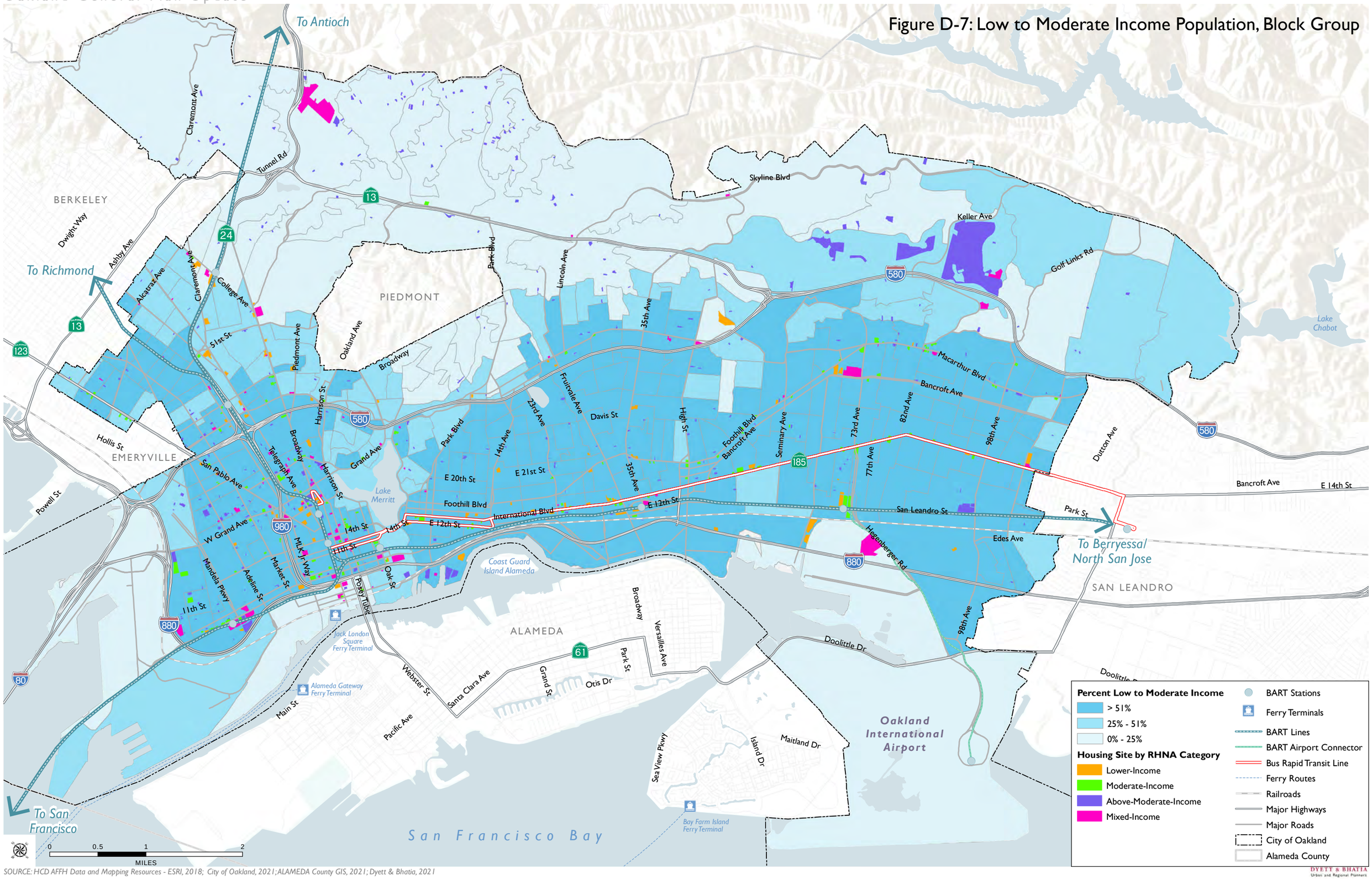
Geographic concentration by income, including concentration of poverty, is another type of segregation that exists in Oakland. HUD defines low income as 50-80 percent area median income (AMI), and moderate as 80-120 percent AMI. An LMI area (where low- or moderate-income individuals are concentrated) is a census tract or block group where over 51 percent of the population is LMI. Figure D-7 illustrates income segregation across Oakland with the distribution of LMI block groups in 2018. Except for the Port and the Laney College area, LMI block groups in Oakland formed almost a continuous spine through the flatlands. The North Hills and block groups immediately south of the City of Piedmont had the lowest concentrations of LMI individuals, and the South Hills had no tracts where over 50 percent of the population is LMI.

Compared to other Bay Area jurisdictions on average, Oakland in 2015 had a significantly higher rate of between-neighborhood segregation for very low-income individuals, while its segregation rates for other income groups (low, moderate, and above moderate) were similar compared to the region; also, when comparing lower-income individuals to higher-income individuals using a dissimilarity index, income segregation was higher in Oakland than the Bay Area region.[14]

Changing poverty rates over time can provide an insight into the economic wellbeing of households and individuals in Oakland. According to ACS five-year estimates, the poverty rate for individuals in Oakland decreased from 21 percent in 2014 to 16.7 percent in 2019. The poverty rate is higher for families with children in Oakland: 24.5 percent in 2014 and 19.9 percent in 2019. A decrease in the poverty rate during this timeframe was a trend in Alameda County, as well, with 12.9 percent living in poverty in 2014 and 9.9 percent in 2019. Figure 3-8 demonstrates the spatial decrease in poverty from 2014 to 2019, with higher poverty tracts reclassified into lower poverty categories. No tracts had more than 40 percent of the population living in poverty in 2019, while nine tracts did in 2014 (Eastmont, Fitchburg, East Peralta, one tract in San Antonio, one in Downtown, and four in West Oakland). In two cases, tracts with more than 40 percent living in poverty went down to as low as 10-20 percent living in poverty (one tract in West Oakland and the East Peralta tract), which prompts further investigation. While this might be partly a result of a rebounding economy post-Great Recession, it may also signify displacement, which is explored later in this chapter. It is also important to note that poverty disproportionately impacts Oakland residents by race and ethnicity. As shown in Table D-4, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

[14] UC Merced Urban Policy Lab and ABAG-MTC Staff, *AFFH Segregation Report: Oakland*, March 6, 2022

Figure D-7: Low to Moderate Income Population, Block Group



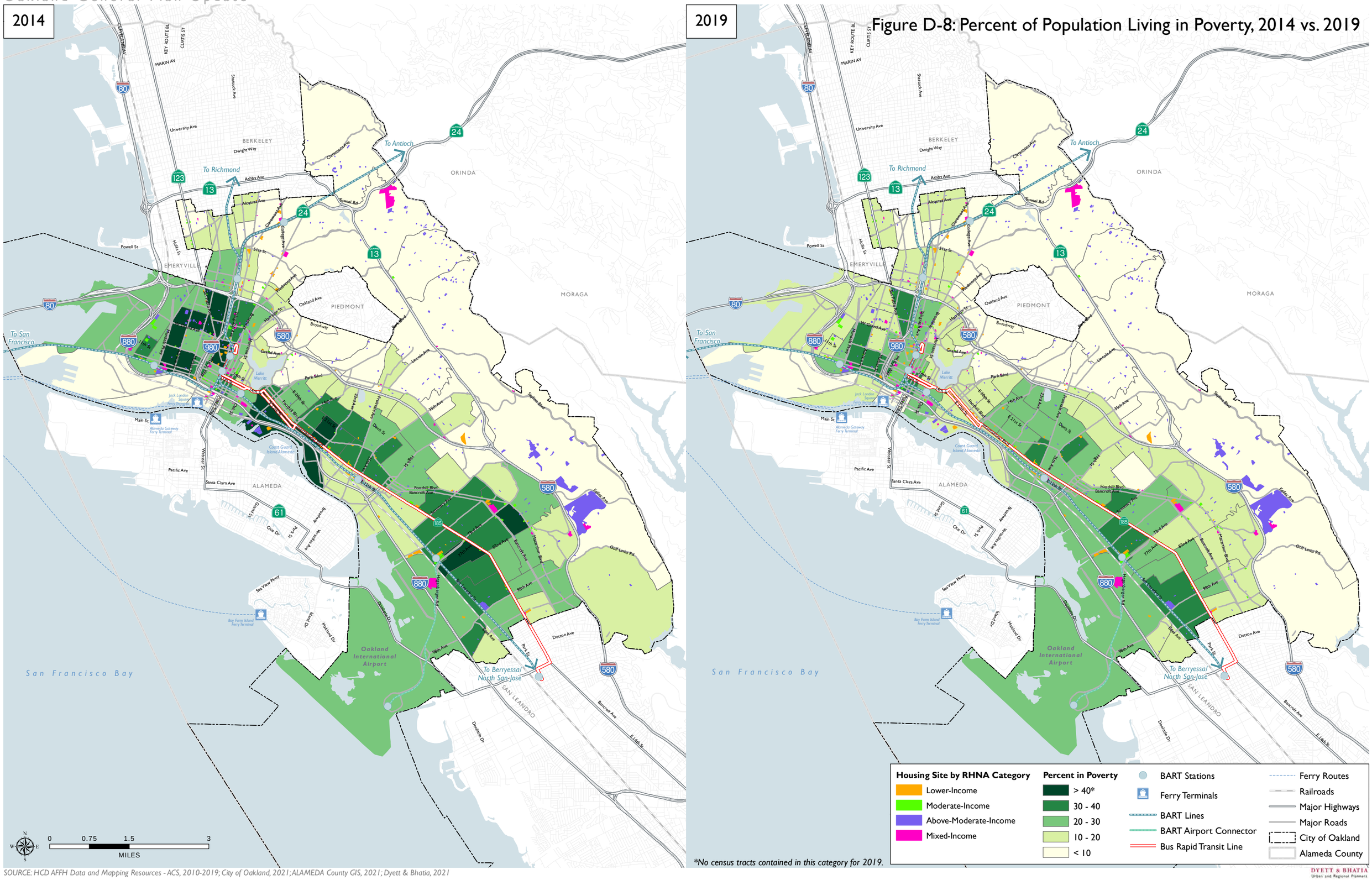
SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-8: Percent of Population Living in Poverty, 2014 vs. 2019

2014

2019



*No census tracts contained in this category for 2019.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2010-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Table D-4: Population Poverty Rates in Oakland, 2019

Race/Ethnicity	Total Population		Population Below Poverty Level	
	Number	Percent	Number	Percent
White alone	148,963	**35.4%**	14,242	9.6%
Black or African American alone	99,868	**23.8%**	23,735	23.8%
American Indian and Alaska Native alone	3,820	**0.9%**	833	21.8%
Asian alone	65,138	**15.5%**	11,277	17.3%
Native Hawaiian and Other Pacific Islander alone	2,294	**0.5%**	316	13.8%
Some other race or two or more races	100,144	**23.8%**	19,955	19.9%
Hispanic or Latino origin (of any race)	113,402	**27.0%**	23,383	20.6%
White alone, not Hispanic or Latino	118,953	**28.3%**	9,168	7.7%
Total	**420,227**	**-**	**70,358**	16.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S1701)

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined by HUD as census tracts with a non-white population of 50 percent or more, and a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. It serves as a measure of neighborhoods that are experiencing both high racial and ethnic concentration as well as high rates of poverty. The 2020 AI notes that displacement, lack of public and private investment in specific neighborhoods, and the type and location of affordable housing all contribute to R/ECAPs. In Oakland (Figure D-9), there are four clusters of R/ECAPs: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two along International Boulevard near the Coliseum.

Recalling Figure D-1B, which shows where predominant concentrations of various racial/ethnic groups live in Oakland, individual R/ECAPs can be linked to census tracts with predominant populations of each of the largest non-Hispanic white racial/ethnic groups in Oakland: Black/African American (West Oakland), Asian (Downtown-Chinatown), and Hispanic/Latinx (Fruitvale/East Oakland). In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories. According to the 2020 AI, about 13 percent of Oakland's population lives in R/ECAPs.

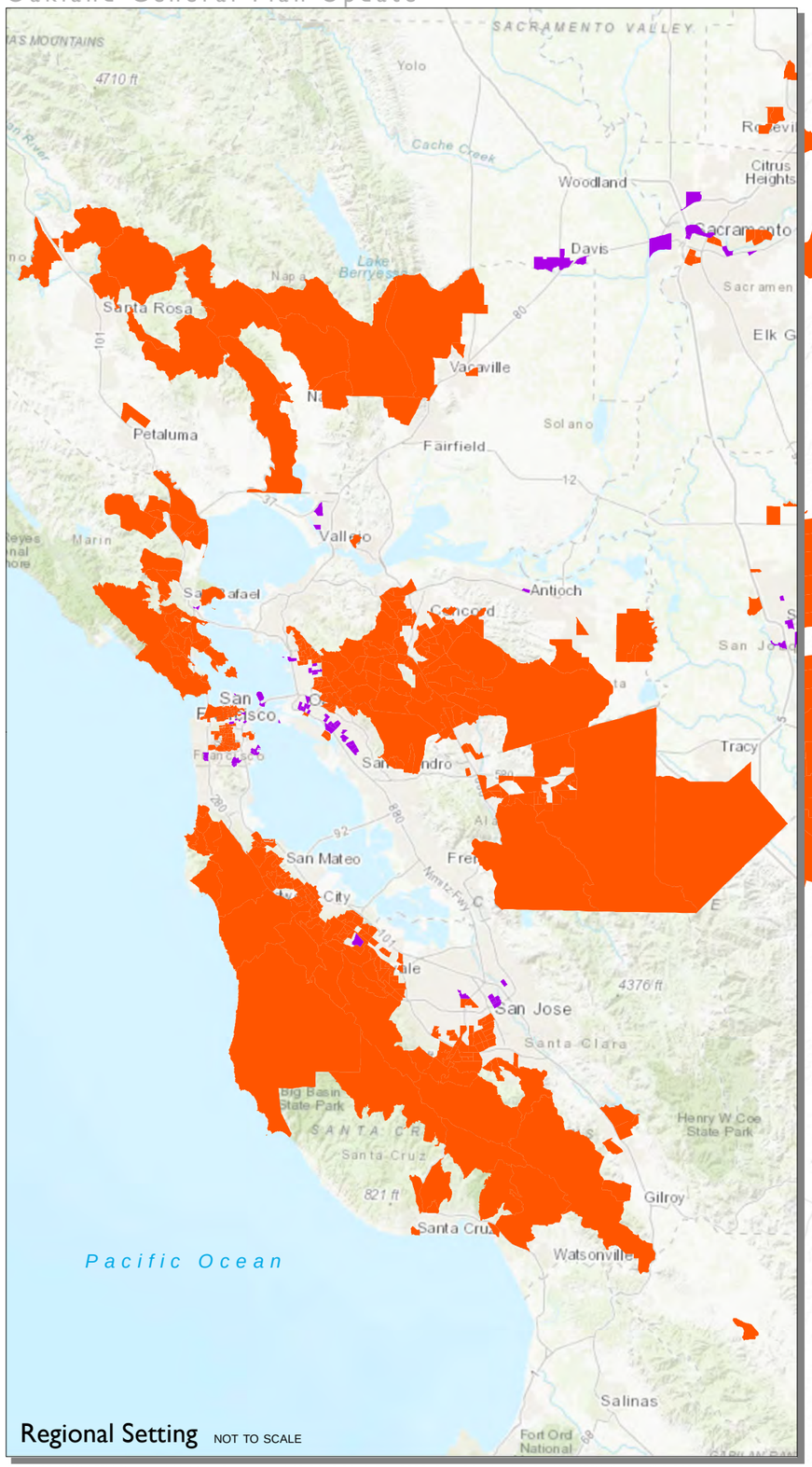
Figure D-9 also shows R/ECAPs throughout the region. R/ECAPs in nearby jurisdictions include, but are not limited to, five tracts in Berkeley surrounding the UC Berkeley campus (which, as noted in the 2020 AI, is likely skewed by no- or low-income students), and a few in San Francisco. There are none in the neighboring Cities of Alameda, Emeryville, or San Leandro. Oakland has more R/ECAPs than any of its neighboring jurisdictions, and the majority of R/ECAPs in Alameda County. In the Bay Area region, there is a more even distribution of races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

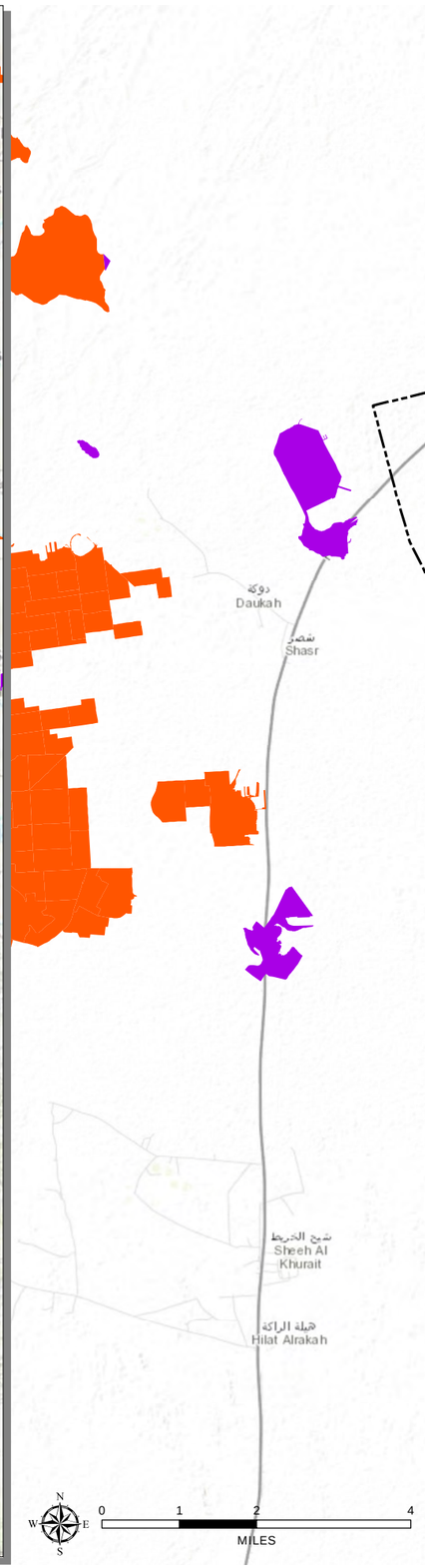
Racially~~/Ethnically~~ Concentrated Areas of Affluence (RCAAs) are not formally defined by HUD or State HCD but are generally considered to be areas with high concentrations of wealthy, white residents. State HCD's working RCAA metric reflects a Location Quotient (LQ), which represents the percentage of total white population (White Alone, Not Hispanic or Latino) compared to the average percentage of total white population for all census tracts in each COG region. Census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5 times the State AMI, whichever is lower) were ~~assigned a numeric score of 1 (Is an RCAA).~~designated as RCAAs. Based on this methodology, RCAAs are present in Rockridge, Montclair, and the North Oakland hills; the Trestle Glen, Crocker Highlands, and Glenview neighborhoods; and the Jack London District. Appendix C and the Housing Action Plan~~, actions X, Y, and Z,~~ action 3.4.1 specifically addresses location of sites available to lower incomes and zoning changes in the Rockridge area to address this existing segregation. Housing Action Plan 3.4.2 directs further study of zoning changes citywide as part of the Land Use and Transportation Element (LUTE) update. As described in Appendix C, the entirety of the North Oakland hills is within a Very High Fire Hazard Severity Zone, and a majority of the land is sloped with grades above 30 percent.

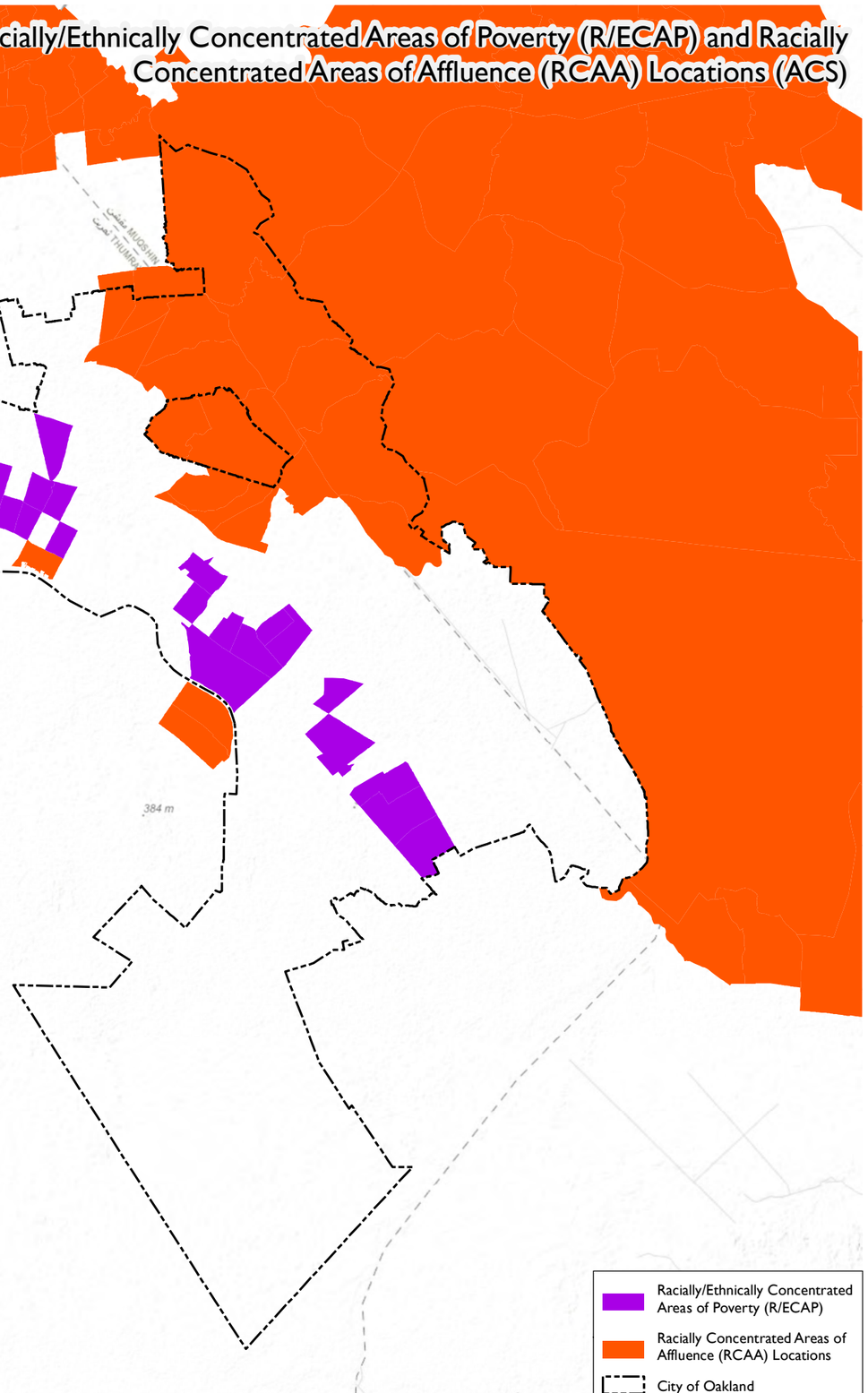
Regionally, other Bay Area jurisdictions have RCAAs, including, but not limited to, many tracts in Marin and San Mateo Counties as well as some tracts in Santa Clara and San Francisco Counties. In Alameda County, there are RCAAs in the neighboring jurisdictions of Berkeley~~, Alameda, Dublin,~~ (adjacent to Rockridge and in North Berkeley), Alameda (the southeastern potion of the city across the tidal canal from Jingletown), and Piedmont (entirety), as well as in Pleasanton, Livermore, and ~~small~~smaller portions of Albany, Dublin and Fremont ~~in Alameda County.~~. There are no RCAAs in ~~the~~ neighboring ~~jurisdictions of~~ Emeryville and San Leandro. In Contra Costa County, the entirety of the Orinda, Moraga, and Lafayette city limits are ~~RCAA.~~

RCAAs. A significant portion of unincorporated Alameda and Contra Costa Counties adjacent to the Oakland border are also RCAAs.

Figure D-9a: Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA) Locations (ACS)



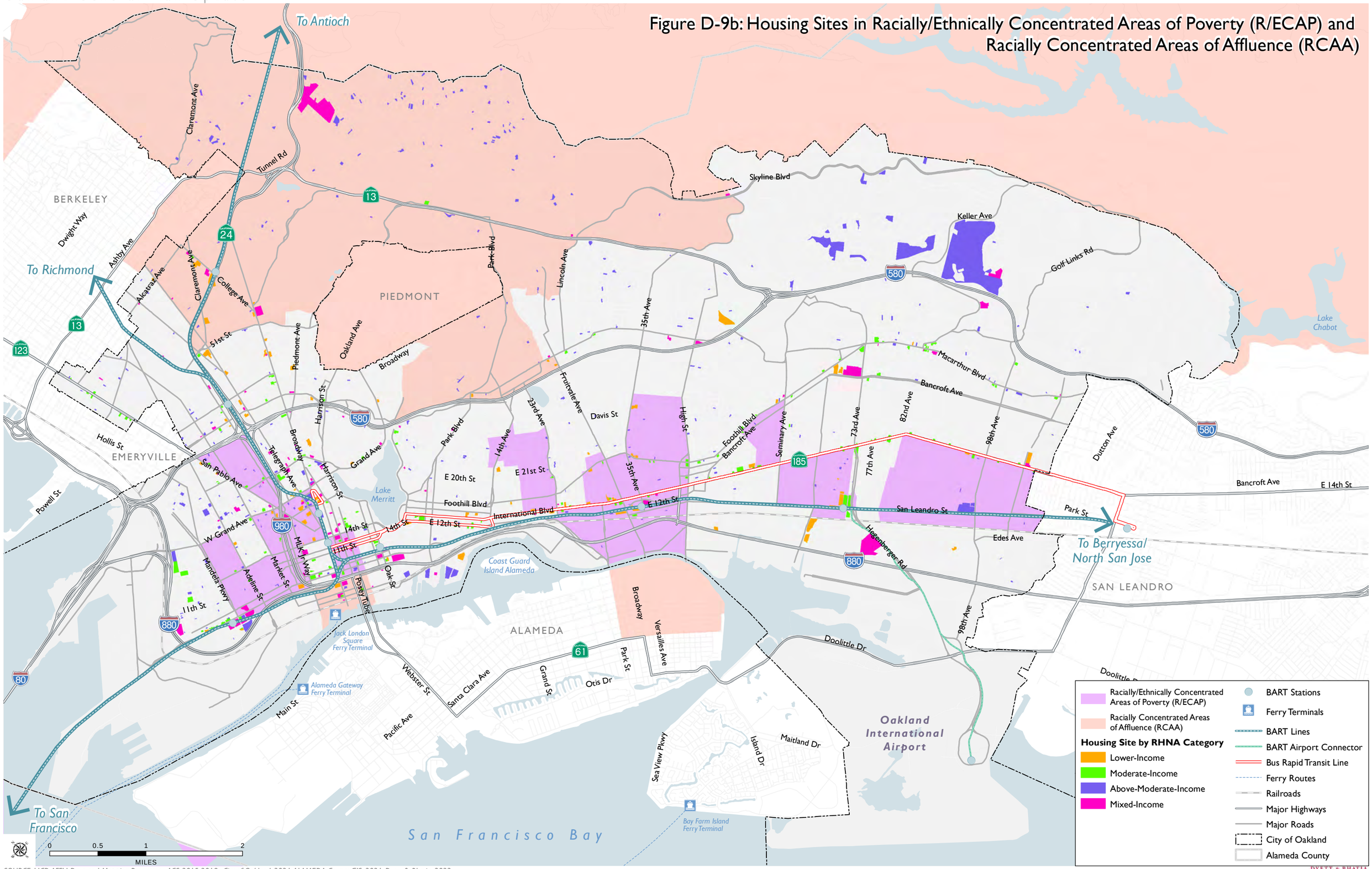




SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; Esri, 2022; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-9b: Housing Sites in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA)



SOURCE: HCD AFFH Data and Mapping Resources - ACS 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

D.4 Disparities in Access to Opportunity

REGIONAL CONTEXT

Access to opportunity was assessed in both the regional and local context. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity at the local and regional scale for seven categories: Environmental Health, Jobs Proximity, Labor Market, Low Poverty, Low Transportation Cost, School Proficiency, and Transit. The index score is first computed at the neighborhood level (which can vary from census tract to block group cluster, depending on the variable). The higher the index score, the better an area's access to opportunity. The index score then goes through a second computation that weights it based on the distribution of a given racial/ethnic group in that area. While these indices do not identify opportunity by tract or block group within the city, they can show the relative standing of Oakland compared to the San Francisco-Oakland-Hayward region. Chart D-3 shows the indices by race/ethnicity across the entire population of Oakland and the San Francisco-Oakland-Hayward region. Below are the descriptions for each opportunity index value, along with findings for the city and region:

- **Environmental Health** measures potential exposure to carcinogenic, respiratory, and neurological hazards as determined by the Environmental Protection Agency's (EPA) National Air Toxics Assessment. The higher the value, the less exposure to airborne toxins. The white and Asian/Pacific Islander populations at the regional level have the best environmental health scores and the Black population at the regional level has the worst score. Within Oakland, scores do not differ much across groups, though the score for the Hispanic population is slightly better than the other groups. It is difficult to draw conclusions from this within-city result. Similar to HCD/California Tax Credit Allocation Committee (TCAC) Opportunity Maps data, which appears later in this section, this index only accounts for exposure to toxins and does not account for other environmental justice factors, such as socioeconomic and health disparities across racial/ethnic groups. Additionally, the EPA notes that their assessment is not ideal for measuring differences across small areas; therefore, looking at within-city differences across racial/ethnic groups may not be an ~~ideal~~idea application for this tool. The State HCD/TCAC Opportunity Maps, featured later in this section, are a better tool for examining environmental differences across census tracts in Oakland.

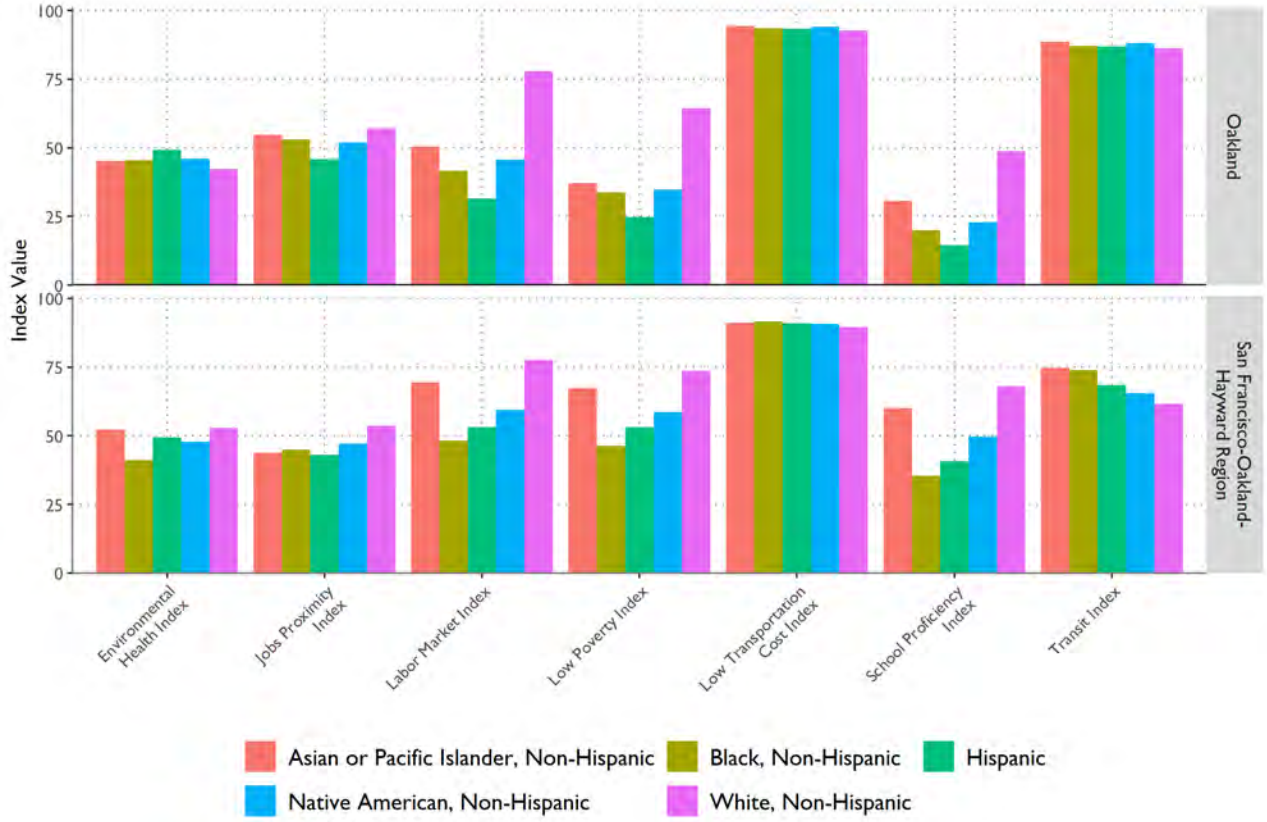
- **Jobs Proximity** quantifies accessibility of a neighborhood to job locations, with major employment centers weighted more heavily. The higher the value, the better access to jobs. Proximity to jobs is slightly higher in Oakland than the region at large, except for the Hispanic population, for which it is roughly the same. While the index focuses on proximity, it does not consider job accessibility based on educational level. Further analysis on job access ~~are~~will be included in the Economic Trends and Prospects report~~,~~ released in ~~May~~June 2022~~.~~, available at https://cao-94612.s3.amazonaws.com/documents/FINAL-Economic_Trends_Prospects_EPS_2022.06.02.pdf

- **Labor Market** measures the intensity of labor market engagement and human capital (i.e. the economic value of a worker's experience and skills) in a neighborhood based on unemployment, labor force participation, and educational attainment. The higher the value, the higher the labor market engagement and human capital. Within Oakland, the labor market index is much higher for the white population than for other groups. Regionally, the Asian/Pacific Islander population has a notably higher index score than within Oakland, the white population has a similar index

score between the region and Oakland, and all other racial/ethnic groups have a slightly higher score at the regional level.

- **Low Poverty** measures poverty in a neighborhood. The higher the value, the less exposure to poverty. Exposure to poverty is lower for all groups regionally compared to Oakland. Asian/Pacific Islander and white groups have the least exposure to poverty regionally. Within Oakland, the white population has notably less exposure to poverty than all other groups.
- **Low Transportation Cost** quantifies transportation costs by neighborhood based on the estimated cost for a low-income, single-parent family of three. The estimate considers a host of variables, such as access to public transit and density of homes, services, and jobs in a neighborhood. The higher the value, the lower the cost of transportation in the neighborhood. Low transportation cost is almost equal for all groups at the city and regional level.
- **School Proficiency** measures access to elementary schools with higher academic proficiency based on the performance of 4th grade students on state exams. The higher the value, the higher the quality of the school system in a neighborhood. School proficiency is higher for all groups at the regional level than at the city level, and highest for white and Asian/Pacific Islander groups. Within Oakland, school proficiency is higher for the white population than other groups.
- **Transit** measures transit use in a neighborhood based on estimates of transit trips taken by low-income, single-parent families of three. The higher the value, the more likely residents in the neighborhood use public transit. The transit index is high in Oakland and about equal across all groups, while in the region it is slightly lower with slight discrepancies between groups.

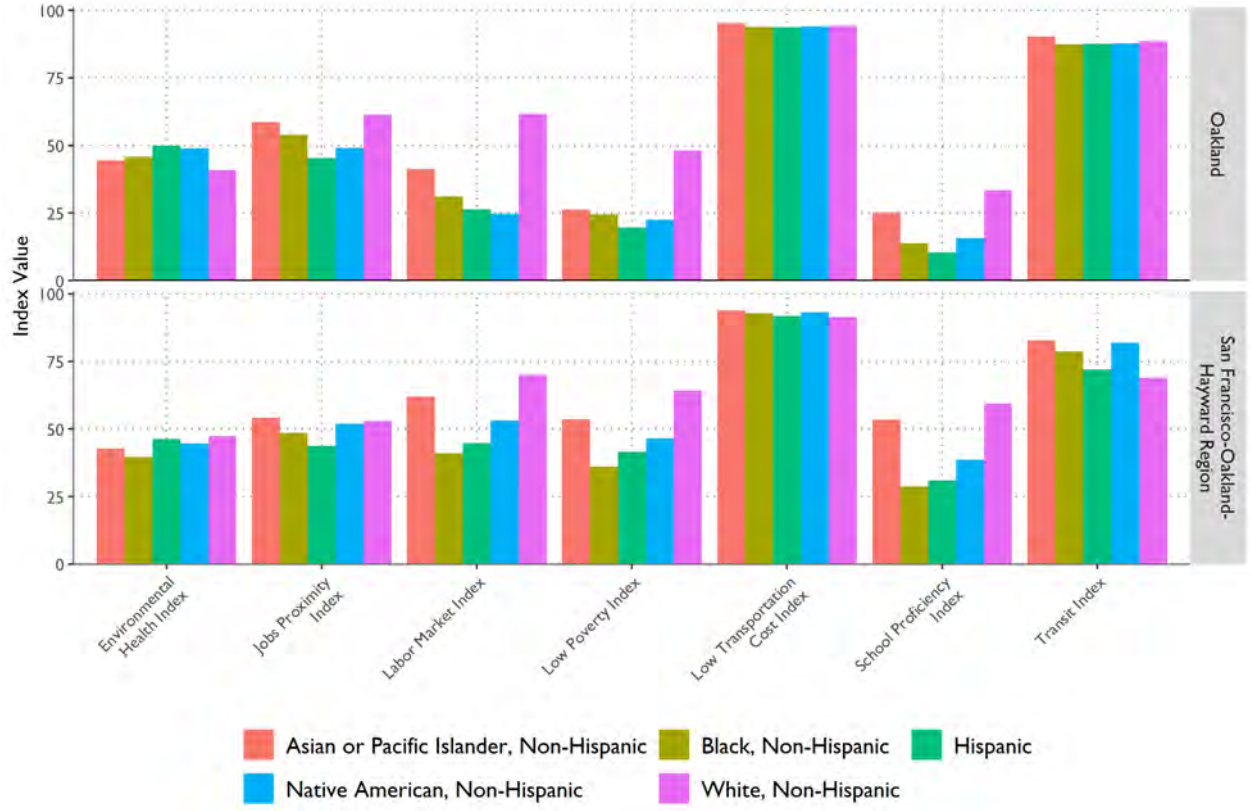
Chart D-3: Opportunity Indices for Total Population, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-4 examines these same indices but for the population living in poverty only. The city and regional scores for all groups are similar between the entire population and those living in poverty for environmental health, jobs proximity, low transportation cost and transit. For labor market, low poverty, and school proficiency, patterns are similar relative to racial/ethnic groups and to the geographic areas, but index scores are lower overall in these categories for those living in poverty.

Chart D-4: Opportunity Indices for Population Living Below the Federal Poverty



Line, 2020

Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

To quantify access to opportunity at the neighborhood level, State HCD and TCAC convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. Table D-5 below outlines the domains of the Opportunity Maps. The economic, environmental and education domains were further aggregated to create a composite index.

While Opportunity Maps are used as an analytical tool in this Housing Element to best frame disparities in a context that statewide audiences would understand, the City has severe concerns about the current calculation of Opportunity Maps. The current scoring formula fails to adequately account for recent investments into community, cultural assets, or access to transit. The formula also includes several inputs- such as home value and educational attainment- that are legacies of racism and could lead to communities of color being systemically rated as lower-opportunity.

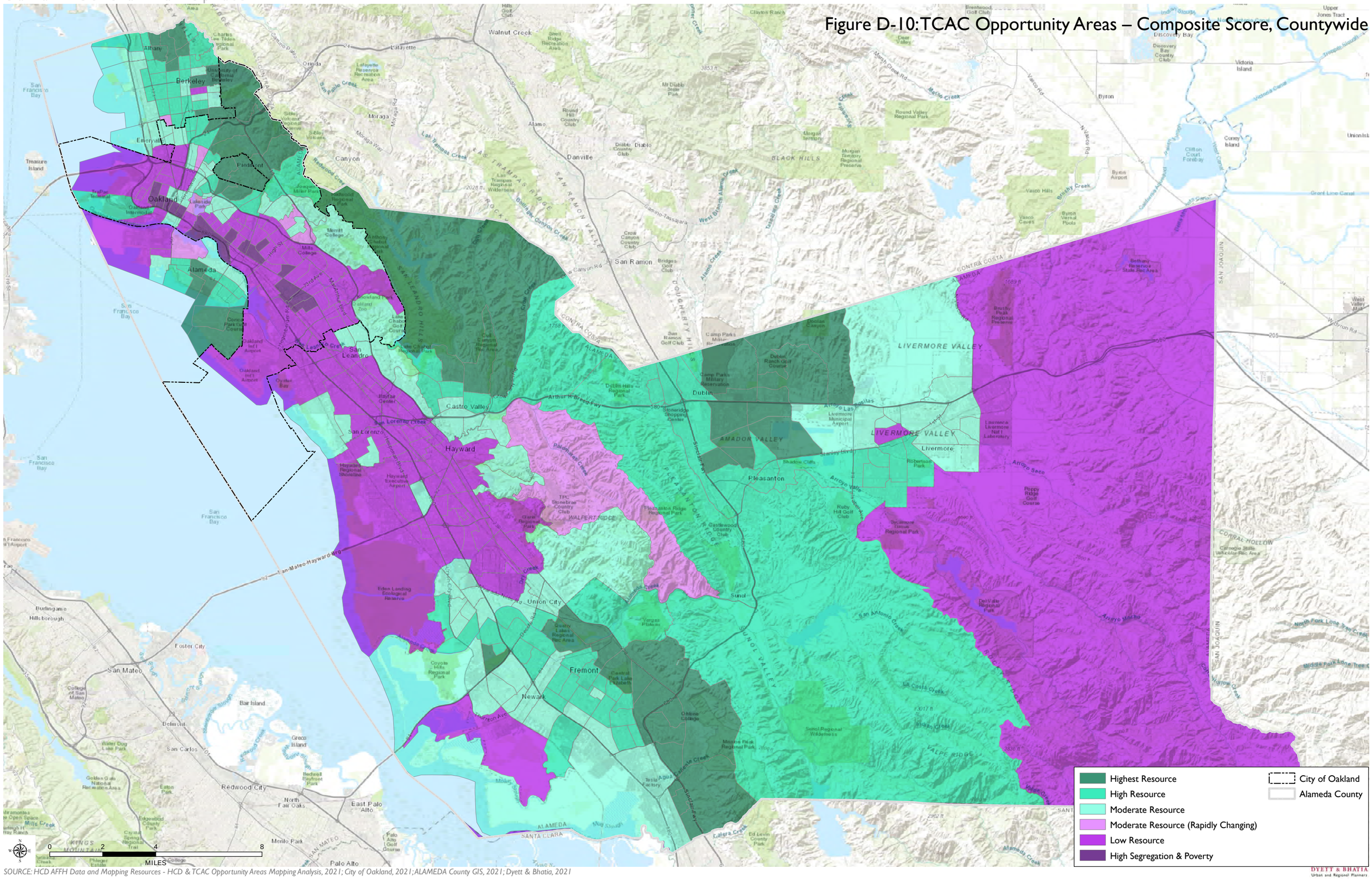
Table D-5: Domain and Indicators for State HCD/TCAC Opportunity Maps, 2020

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 exposure and environmental effects indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

~~Across~~ Alameda County (Figure D-10) ~~exists the full~~contains a variety of opportunity ~~spectrum~~areas, with the Highest Resource areas generally located farther away from urban centers – except in Berkeley, northeast Oakland, parts of Alameda, and Fremont, which also have High Resource areas located in/near urban centers. All of the census tracts in Alameda County that are designated High Segregation and Poverty are in Oakland. This is potentially due in part to Oakland's racial diversity- areas of high poverty that are primarily white are not designated as "High Segregation and Poverty"

Figure D-10: TCAC Opportunity Areas – Composite Score, Countywide


Highest Resource
High Resource
Moderate Resource
Moderate Resource (Rapidly Changing)
Low Resource
High Segregation & Poverty
City of Oakland
Alameda County
0 2 4 8
MILES
Berkeley
Oakland
Alameda
Albany
Emeryville
Piedmont
San Leandro
Hayward
Castro Valley
San Lorenzo
Union City
Fremont
Newark
Pleasanton
Dublin
Livermore
San Ramon
Danville
Walnut Creek
Lafayette
Orinda
Moraga
Alamo
Canyon
San Mateo
Foster City
Belmont
San Carlos
Redwood City
Menlo Park
Palo Alto
East Palo Alto
North Fair Oaks
Burlingame
Hillsborough
Millbrae
Bair Island
Greco Island
Treasure Island
Oakland Intermodal
Oakland Int'l Airport
Alameda Point
Merritt College
Mills College
Lake Chabot Regional Park
Lake Chabot Golf Course
Joaquin Miller Park
Redwood Regional Park
Anthony Chabot Regional Park
Oakland Zoo
Tilden Regional Park
Claremont Canyon Regional Preserve
Sibley Volcanic Regional Preserve
Las Trampas Regional Wilderness
Mt Diablo State Park
Diablo Country Club
Round Hill Country Club
Crow Canyon Country Club
San Ramon Golf Club
Bridges Golf Club
Camp Parks Military Reservation
Dublin Hills Regional Park
Dublin Ranch Golf Course
Stoneridge Shopping Center
Livermore Municipal Airport
Lawrence Livermore Nat'l Laboratory
Shadow Cliffs
Robertson Park
Ruby Hill Golf Club
Castlewood Country Club
Pleasanton Ridge Regional Park
Sycamore Grove Regional Park
Del Valle Regional Park
Morgan Territory Regional Preserve
Round Valley Regional Park
Mt Diablo Creek
Walnut Creek
San Ramon Creek
Alamo Creek
Tassajara Creek
Las Trampas Creek
Arroyo Valle
Arroyo Seco
Arroyo Mocho
San Antonio Creek
Sunol Valley
Sunol
Ohlone College
Tesla Factory
Eden Landing Ecological Reserve
Coyote Hills Regional Park
Quarry Lakes Regional Rec Area
Central Park Lake Elizabeth
Vargas Plateau
Meadow Park Regional Park
Sunol Regional Wilderness
Ardenwood Historic Farm
Edgewood County Park
Crystal Springs Regional Trail
Palo Alto Golf Course
Ed Levin County Park
Bethany Reserve State Rec Area
Brushy Peak Regional Preserve
Carnegie State Vehicular Rec Area
Byron
Byron Airport
Byron Vernal Pools
Vasco Hills
Vasco Caves
Discovery Bay
Discovery Bay Country Club
Victoria Island
Clifton Court Forebay
Coney Island
Old River
Grant Line Canal
Delta-Mendota Canal
West Canal
Clayton Ranch
Deer Valley
Brentwood Golf Club
Marsh Creek Rd
Marsh Creek
Vasco Rd
N Vasco Rd
Byron Hwy
Brushy Creek
Los Vaqueros Reservoir
Contra Costa Canal
Upper Jones Tract
Union Island
West Valley Mall
Patterson Pass Rd
Corral Hollow
North Fork Lone Tree Creek
Middle Fork Lone Tree Creek
Willow Creek
Arroyo Las Positas
Altamont Creek
Tassajara Creek
Cull Canyon Regional Rec Area
Don Castro Regional Rec Area
Garin Regional Park
Hayward Regional Shoreline
Hayward Executive Airport
Eden Landing Ecological Reserve
Bay Farm Island
Oyster Bay
Arthur H Breed Fwy
Sinclair Fwy
Pleasanton Fwy
Foothill Blvd
Mission Blvd
Hesperian Blvd
San Leandro Blvd
MacArthur Blvd
High St
Fruitvale Ave
Lewelling Blvd
Dublin Canyon
Doolan Canyon
Tassajara Rd
Crow Canyon Rd
Dougherty Rd
Foothill Rd
Niles Canyon Rd
Alcatraz Island
San Francisco Bay
Oakland Int'l Airport
San Mateo-Hayward Brg
Dumbarton Brg
Bay Bridge
Treasure Island
Yerba Buena Island
Golden Gate National Recreation Area
Mills Creek
Redwood Creek
Laurel Creek
Sausal Creek
Glen Echo Creek
Peralta Creek
Palomares Creek
Old Alameda Creek
Mud Slough
Alameda Creek
Lagunitas Creek
Estudillo Canal
Lake Merritt
Lake Temescal
Lake Merritt Channel
Oakland Estuary
Oakland Inner Harbor
Oakland Outer Harbor
Alameda Island
Bay Farm Island
Coyote Creek
Guadalupe River
Stevens Creek
Sloughhouse Slough
Greco Island
Bedwell Bayfront Park
Eaton Park
Water Dog Lake Park
Golden Gate National Recreation Area
Mills Creek
Crystal Springs Regional Trail
Edgewood County Park
Palo Alto Golf Course
Ed Levin County Park
Alameda Creek

There is a confluence of varying resource levels (except for Highest Resource) in and surrounding Downtown Oakland and Lake Merritt (Figure D-11). Otherwise, most of Oakland's census tracts are considered Low Resource, and these areas surround the High Segregation and Poverty areas. These areas are primarily located in Downtown, West Oakland and East Oakland. As described in Section D2, these communities, which have been historic enclaves for communities of color, have faced a history of disinvestment, redlining, discriminatory policies, and predatory lending. The Highest Resource areas are clustered in the North Oakland Hills and adjacent to Piedmont and these are surrounded by High Resource areas. Census tracts with concentrations of protected groups are limited in access to resources as these tracts do not overlap with the High and Highest Resource Areas, as discussed below.

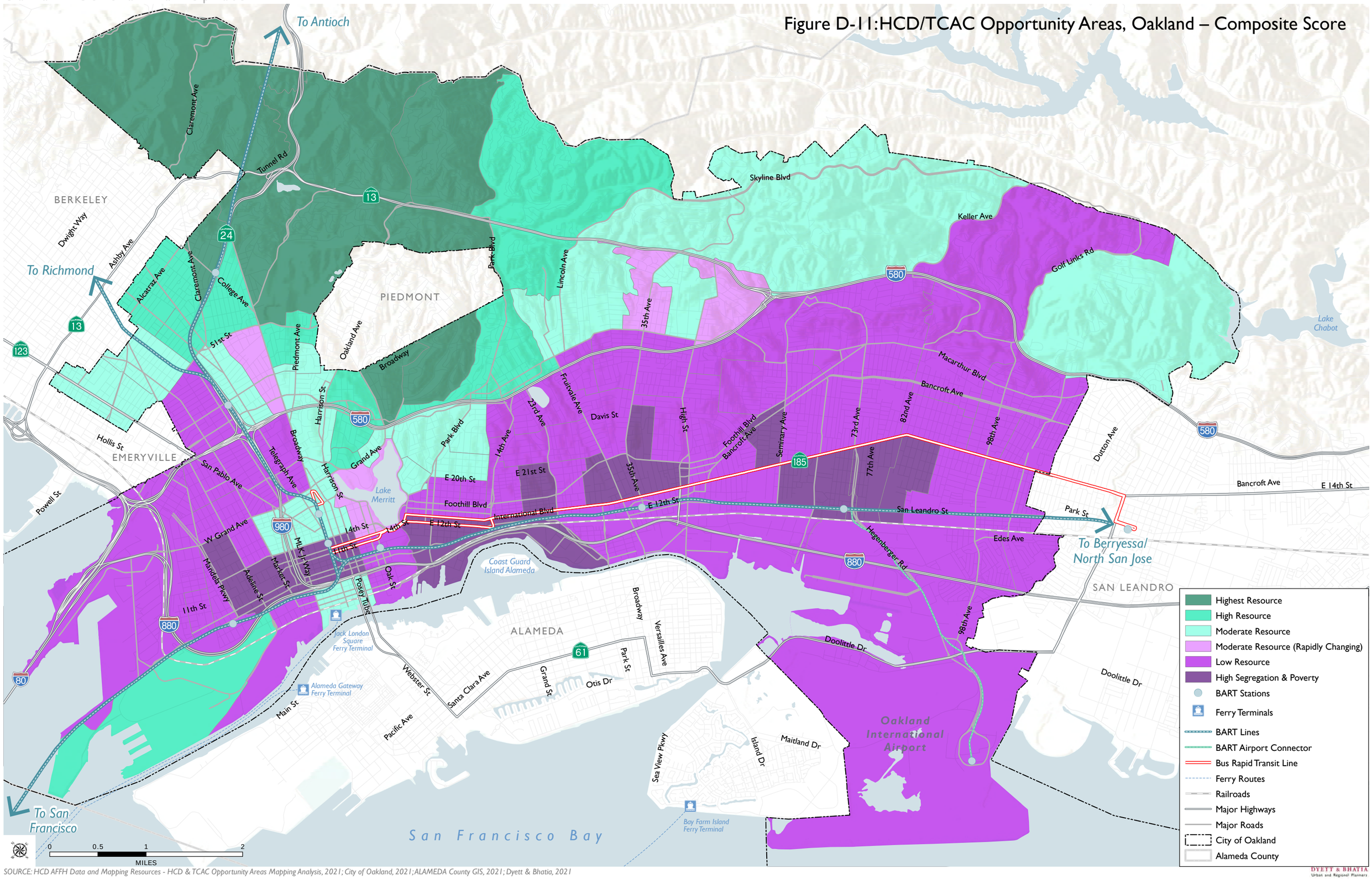
Those living in Oakland's R/ECAPs have less access to opportunity as these tracts greatly overlap with High Segregation and Poverty and Low Resource areas (Figures D-9 and D-11). These areas are primarily located in Downtown and West Oakland and various census tracts in East Oakland, particularly around Fruitvale and along International Boulevard.

Recalling Figure D-3, persons with disabilities may have varied access to opportunity depending on where they live. Persons with disabilities are most highly concentrated in tracts in Downtown Oakland, one tract in West Oakland, and one tract in North Oakland. These tracts overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas.

~~Those living in~~In Oakland, female-headed households ~~also may~~ have ~~varied~~disproportionately less access to opportunity ~~depending on where they live~~. Census tracts with higher concentrations of female-headed households similarly overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas in Downtown and West Oakland (Figures D-5 and D-11).

None of the census tracts with higher concentrations of protected groups are High Resource tracts.

Figure D-11:HCD/TCAC Opportunity Areas, Oakland – Composite Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Economic Opportunity

The Economic Score map is similar to the Composite Score map (Figure D-11) with more positive economic outcomes in the northeastern part of the city, the Port industrial area, immediately surrounding Lake Merritt, and one tract in the Jack London District (Figure D-12). Downtown and West Oakland contain a mix of economic outcomes, though none fall into the more positive category. East Oakland falls entirely into the lowest outcomes category. The findings from Figure D-12 align with the Gentrification and Displacement map (Figure D-19) shown later in this chapter. In general, there is more access to economic opportunity in tracts that are in advanced gentrification stages, stable, or exclusive/becoming exclusive and less access to economic opportunity in tracts that are not yet gentrified. Gentrification tends to bring substantial economic development and rising housing costs, which both factor into the economic score.

Those living in Oakland's R/ECAPs have less access to economic opportunity, particularly those living in East Oakland, where census tracts are associated with the least positive economic outcomes; those living in Downtown and West Oakland census tracts may be geographically near access to economic opportunity as some of these tracts have been recently gentrified, but that does not mean that BIPOC populations or people living in poverty can access the opportunities available in these areas (Figures D-9 and D-12).

Residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. So, while there are a greater proportion of persons with disabilities living in and adjacent to census tracts with varied access to economic opportunity (Downtown, near Piedmont Avenue, and West Oakland), that does not outweigh general employment challenges for those with disabilities (Figures D-3 and D-12).

Female-headed households with children typically have greater need for affordable housing and accessible day care, health care, and other supportive services. Therefore, these challenges might outweigh geographic access to economic opportunity. In fact, according to findings from Appendix B, 39.72 percent of female-headed households with children live below the poverty line. So, while there are a greater proportion of female-headed households with children living in and adjacent to census tracts in Downtown and West Oakland with varied access to economic opportunity, ranging from less positive to more positive outcomes, that does not outweigh other challenges, such as finding affordable childcare, that female-headed households must balance (Figures D-5 and D-12).

Transportation Opportunity

State HCD/TCAC does not map access to opportunity with regards to transportation, but All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[15] Oakland's All Transit Performance score of 8.3 (on a scale of 0 to 10) reflects a high number of transit trips taken per week combined with the number of jobs accessible to transit. On average, 15 transit lines (bus and rail) are accessible within a half mile of Oakland households, 388,553 jobs (96.7 percent of jobs in Oakland) are accessible in a 30-minute transit trip, and 22.82 percent of commuters use transit. This score is consistent with the HUD Opportunity Indices for Jobs Proximity and Transit. Oakland's score is highest in the flatlands, along the BART corridor, and decreases towards the Hills, where scores fall into the 4-6 range. This means that transit is accessible to those living in R/ECAPs, tracts with high concentrations of female-headed households, and tracts with high concentrations of

[15] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed April 2022.

persons with disabilities (Figures D-3, D-5, and D-9). 83.9 percent of households earning an annual salary of less than $50,000 live within a half-mile of high-frequency transit.

Education Opportunity

Disparities in access to quality education is a significant fair housing issue. As shown in Figure D-13, most census tracts in Oakland are associated with the lowest educational outcomes. The more positive educational outcomes are clustered in the northeastern part of Oakland, particularly the North Oakland Hills and tracts immediately south of Piedmont, which is also where predominantly non-Hispanic white tracts are located (Figures D-13 and D-1B). All R-ECAP tracts have lower educational outcomes, with slightly better (but still low) outcomes in Downtown tracts (Figures D-9 and D-13). Female-headed households with children and persons with disabilities are also concentrated in tracts with lower educational outcomes (Figures D-5, D-3, and D-13).

Table D-6 summarizes test score results from the 2018-2019 Smarter Balanced assessments of math and English language arts, which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). These data reflect public schools; private schools are not mandated to take standardized tests. While Alameda County outperforms the state, Oakland's scores are notably lower than those of the state and county.

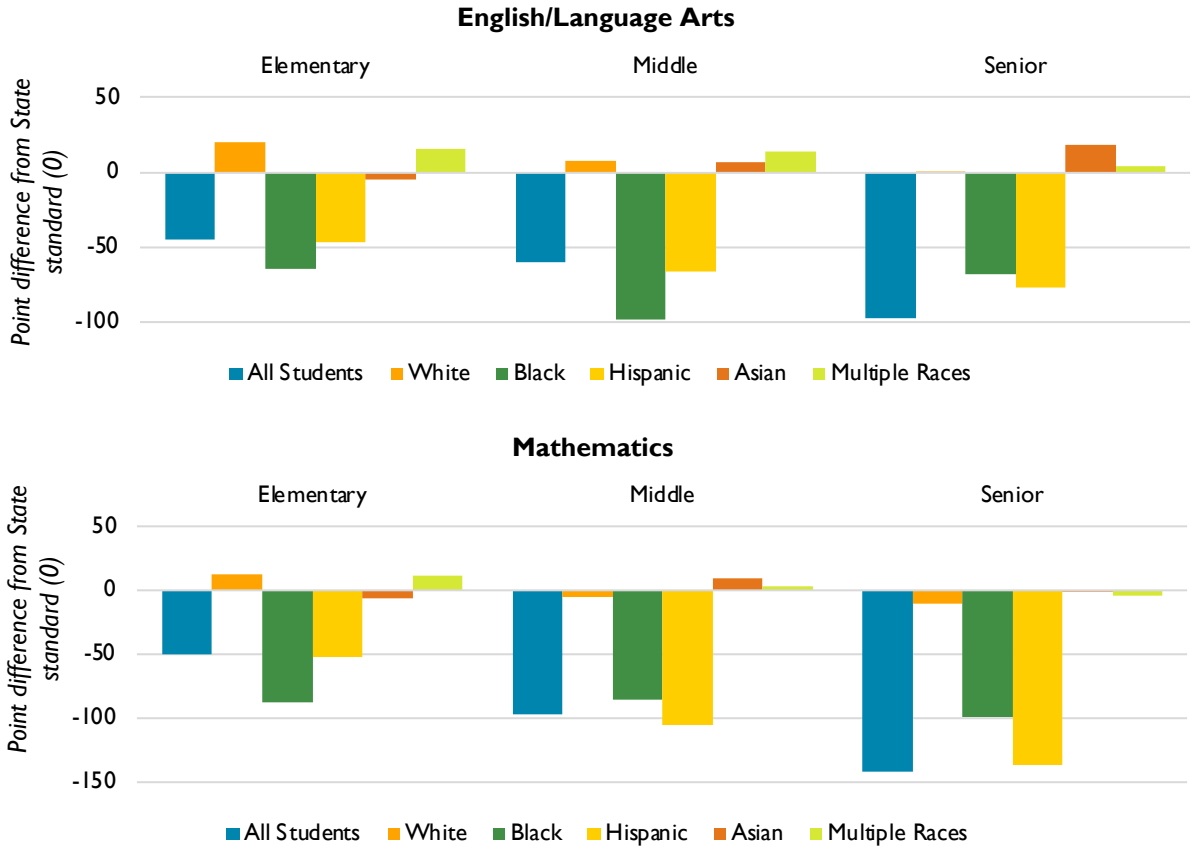
Table D-6: CAASPP Smarter Balanced Test Results, 2018-2019

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	51.10%	39.73%
Alameda County	56.84%	48.98%
Oakland Unified School District	33.46%	27.00%

Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019

Chart D-5 illustrates how school performance among students for the 2018-2019 school year significantly differs by race. In the Oakland Unified School District (OUSD), Black and Hispanic/Latinx students' average scores are less than the State standards for the Smarter Balanced Summative Assessments and California Alternative Assessments as reported by the California Department of Education (CDE). Moreover, students of all races fall further behind as they progress in their education (i.e., senior/high school performance is worse than elementary school level performance). At a school level, Hillcrest Elementary has the overall highest achieving levels for both English/language arts and mathematics. Hillcrest Elementary is located in a Highest-Resource, predominantly white census tract, miles from any R/ECAPs, where less than 10 percent of the population lives in poverty and less than 20 percent of children live in female-headed households. The lowest-performing elementary school for both subjects is Markham Elementary. Markham Elementary is located in a Low Resource census tract, adjacent to a R/ECAP tract, where 20-30 percent of the population lives in poverty and 41-60 percent of children live in female-headed households. Notably, this school is located in the one Oakland census tract that has no racial/ethnic majority population, but adjacent to tracts with slim Hispanic/Latinx and Black/African American majorities. These outcomes are typical of patterns in race and income; schools in majority-white and more affluent areas (such as Hillcrest Elementary) tend to score higher and often are supported by Parent Teacher Associations (PTAs) with substantial budgets for enrichment activities than schools in lower income and/or majority-BIPOC neighborhoods (such as Markham Elementary).

Chart D-5: OUSD Student Performance by Race (2018-2019 School Year)



Notes: Other categories not shown due to insufficient data: Pacific Islander, Filipino, Native American/Alaskan. Elementary includes K-8; Middle includes 6-12; Senior includes Alternative. Charter schools and Independent Study not included.

Sources: California Department of Education, 2019; Oakland Unified School District, 2021; Dyett & Bhatia, 2022.

OUSD school enrollment is based on a lottery. This technically allows students and families access to more proficient schools. However, applications for students applying to schools in their own neighborhoods are prioritized. Additionally, students applying to Chabot Elementary, Edna Brewer Middle School, and Sequoia Elementary who live in Priority Census Blocks (based on the concentration of Latinx and Black/African American residents, median household income, and number of students participating in free and reduced-price lunch) are prioritized in the application process. Regardless, having to travel across the City to access a better resourced than one's neighborhood school is a deeply inequitable situation.

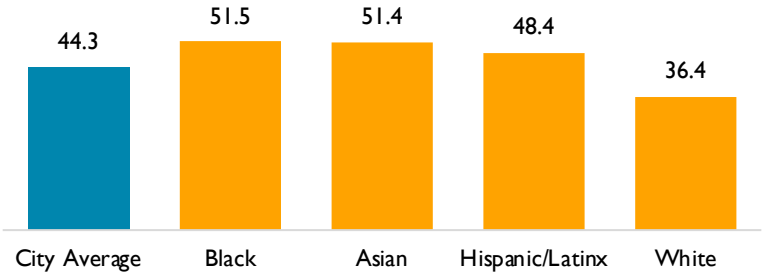
Environmental Opportunity

Environmental health is another key consideration in fair housing. Today's persistent environmental injustices result from not only recent action or inaction but from historical decisions that determined the city's land use patterns, industrial base, and transportation network. The racial inequities in levels of air pollution, ground contamination, noise, and other environmental problems reflect ineffectively or differential enforcement of environmental protection laws, as well as the siting of residential areas in proximity to noxious industrial uses and the routing of truck traffic through low-income, Port-adjacent

communities and on I-880 but not I-580. By recognizing the impacts of this history in Oakland, the City can better focus efforts on starting to address the negative impacts of past decisions.

As discussed in detail in the Environmental Justice and Equity Baseline March 2022 Report, The City of Oakland has an overall CalEnviroScreen 4.0 Pollution Burden percentile score of 44.3, meaning that it is less impacted by environmental effects and exposures than almost 56.7 percent of tracts in California. However, this relatively low citywide value hides the disproportionate pollution burden experienced by some Oakland census tracts. Although seven out of 113 census tracts in the city have a score of less than 10, four tracts are among the top 10th percentile in the entire state for pollution burden. Chart D-6, below, shows that there are higher concentrations of BIPOC communities living in tracts that have higher pollution burden scores, meaning that they are more at risk than white populations.

Chart D-6 CalEnviroScreen 4.0 Pollution Burden Scores by Race, 2021



Source: CalEnviroScreen 4.0, CalEPA, 2021

The State HCD/TCAC Opportunity Areas- Environmental Score map (Figure D-14) visualizes environmental health opportunity based on specific exposure and environmental effect indicators from CalEnviroScreen 3.0 (3.0 was the latest data when the 2021 State HCD/TCAC Opportunity Maps were created): ozone, PM2.5, diesel particulate matter, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. This methodology produces a distinctly different map than one composed of CalEnviroScreen scores, which additionally account for health and socioeconomic factors (e.g., Jack London Square has a lower, or better, CalEnviroScreen Score of 55 than the adjacent Chinatown census tract, which scores 91, because the latter tract's population experiences higher socioeconomic burdens, such as the lack of health care, which could lead to more emergency room visits for asthma). Therefore, the State HCD/TCAC Opportunity Areas - Environmental Score map purely reflects environmental exposure and is not weighted in any way; the Economic and Education HCD/TCAC Opportunity Maps account for many of the socioeconomic factors that CalEnviroScreen scores do. Therefore, the State HCD/TCAC Opportunity Areas - Composite Score map will appear more similar to a CalEnviroScreen score map than the Environmental Score map.

As shown in Figure D-14, the least positive outcomes are along the coastal edge of the city, adjacent to the industrial Port areas and I-880. Nearly all of West Oakland, which is bounded by freeways on all sides and includes and is adjacent to industrial areas, falls into the least positive environmental outcomes. Downtown tracts that include or are immediately adjacent to freeways are also among the least positive outcomes. The Hills, which include and abut regional parkland, and some adjacent census tracts, are associated with more positive environmental outcomes, but there are additional tracts scattered throughout the city, not adjacent to parkland, that also are among the more positive outcomes. Some of the tracts associated with the lowest economic and education outcomes, such as those in East Oakland adjacent to International Boulevard, are among the tracts with the best environmental outcomes. While this is surprising, this is where it is important to consider that this environmental score does not account for the socioeconomic and health factors that the CalEnviroScreen scores do. It should also be noted that CalEnviroScreen extrapolates and

models much of their data – some low pollutant scores may be due to the lack of a nearby air monitoring system. Outside of the Hills tracts, which get an environmental score boost from including or being adjacent to parkland, scores for tracts that include or are adjacent to freeways appear to be ultimately more negatively impacted than tracts that do not include freeways, which is why some Deep East Oakland tracts that are not near freeways have better environmental scores than I-580-adjacent tracts in the Grand Lake area.

According to Figure D-14, those living in R/ECAPs have limited access to environmental opportunity; all West Oakland R/ECAPs are associated with the least positive environmental outcomes, and those in Downtown fall into the two lowest environmental outcome categories. East Oakland R/ECAPs have mixed access to environmental opportunity, ranging from the lowest to the highest outcomes. However, these results must be considered along with the race/ethnicity-based data presented earlier in this section (Chart D-6). Even if some East Oakland tracts are associated with more positive environmental outcomes, BIPOC individuals living in these communities still carry a larger pollution burden.

Persons with disabilities may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of persons with disabilities (Figure D-3), those who live in the Piedmont Avenue area are in tracts associated with more positive environmental outcomes, while those in West Oakland are in tracts associated with less positive environmental outcomes (Figure D-14). Those living in Downtown are in tracts that fare slightly better environmentally than the West Oakland tracts. Again, however, the environmental health disparities associated with race/ethnicity (Chart D-6) must be considered along with disability status.

Female-headed households with children may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of female-headed households with children (Figure D-5), tracts in West Oakland are associated with less positive environmental outcomes, while tracts in Downtown fare slightly better environmentally (Figure D-14).

While more must be done to increase access to environmental opportunity for protected groups, some long-overdue actions have recently been taken to reduce disparities in exposure to air pollution. East and West Oakland are both identified as areas disproportionately impacted by air pollution under the Community Air Protection Program (Assembly Bill [AB] 617). California Air Resources Board (CARB) adopted the West Oakland Community Action Plan (WOCAP) action plan on December 5, 2019, which identified 89 potential community-level strategies and control measures intended to reduce criteria pollutant and TAC emissions and decrease West Oakland residents' exposure to these TAC emissions. Specifically, the plan sets forth equity-based targets for cancer risk, and DPM and $PM_{2.5}$ concentrations in seven "impact zones" with the highest pollution levels in the City.[16] On February 10, 2022, CARB designated East Oakland for the development of an AB 617 Community Emission Reduction Plan which will begin in the spring and summer of 2022 and continue for a year-long planning process followed by implementation.

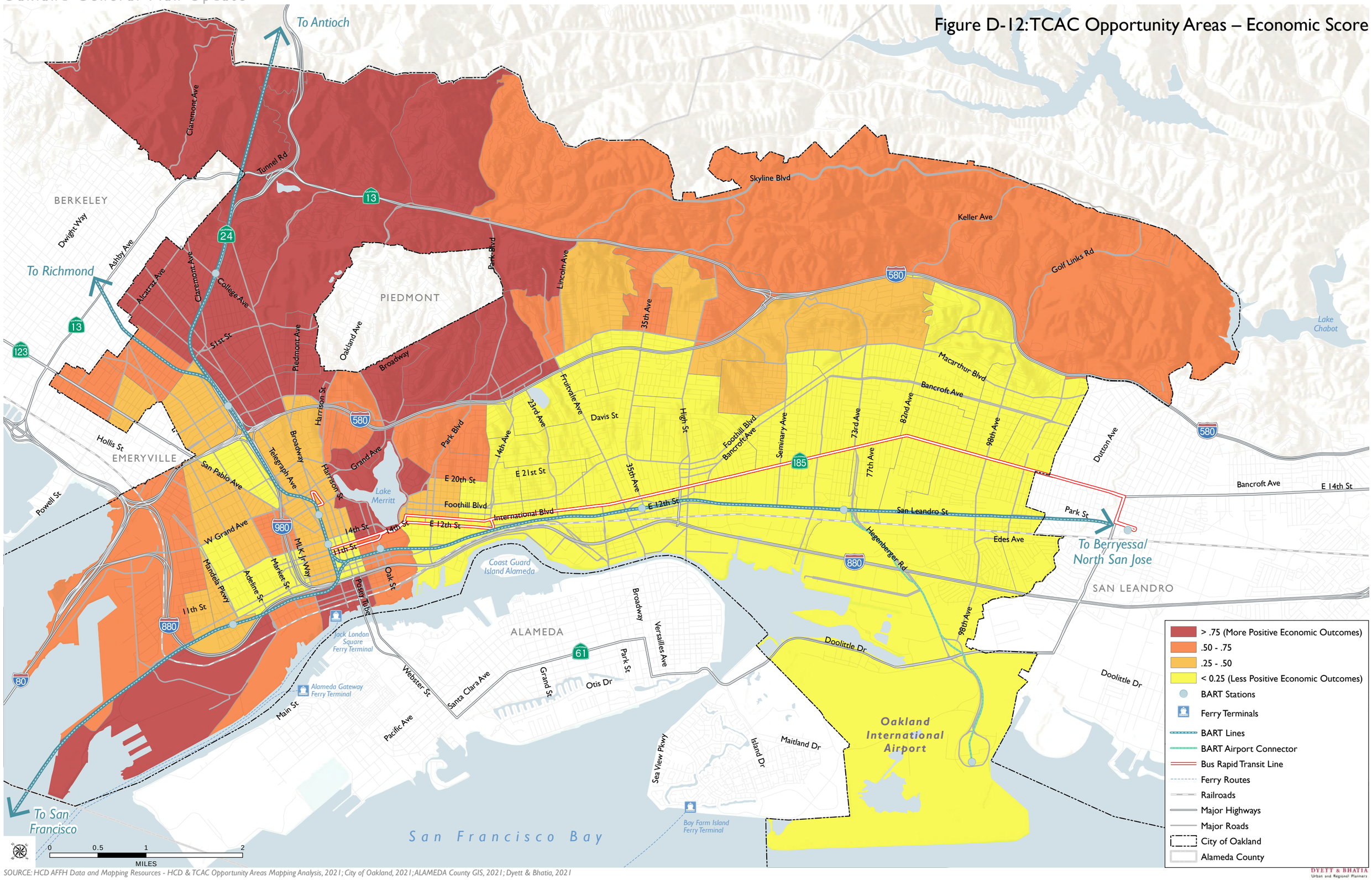
In conjunction with this Housing Element Update, the General Plan Update will also include a new Environmental Justice Element, which will address Oakland's environmental justice issues in more detail.

As is evident in this section, there is limited utility in assessing access to opportunity using the State HCD/TCAC Opportunity Maps alone. The environmental map does not effectively underscore the environmental justice issues that BIPOC communities face in Oakland, and labeling census tracts as "Low Resource" or "High Segregation and Poverty" disregards the fact that many communities of color in

[16] Bay Area Air Quality Management District and West Oakland Environmental Indicators Project, 2019. Owning Our Air: The West Oakland Community Action Plan – Volume 1: The Plan, October. Available at http://www.baaqmd.gov/community-health/community-health-protection-program/west-oakland-community-action-plan, accessed January 2021.

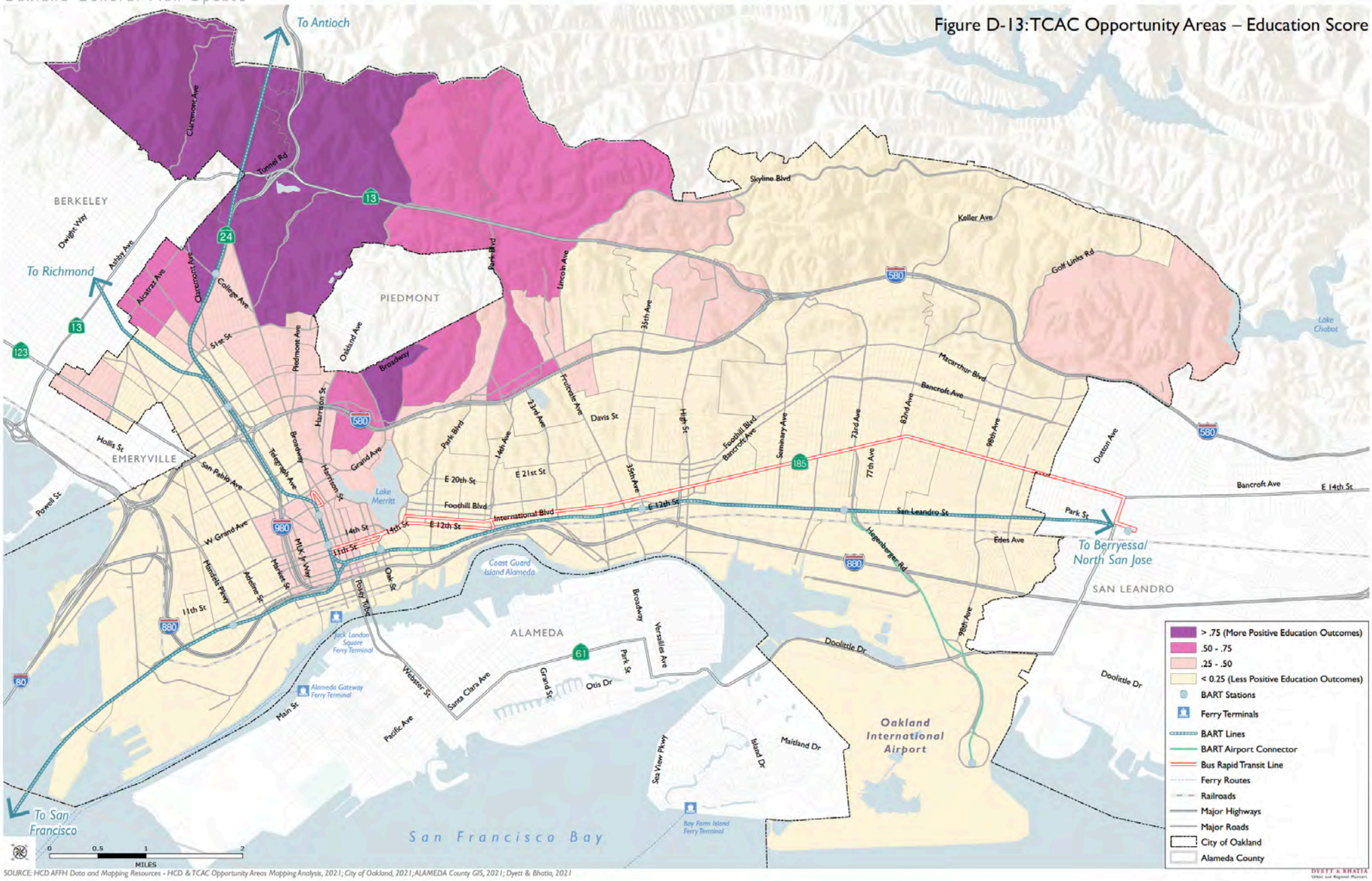
Oakland are vibrant, ethnic enclaves that deserve the investment that higher resource areas have received and benefited from. It is not enough to shuttle children living in Low Resource/High Segregation and Poverty tracts to higher-performing elementary schools across the City or simply to build more affordable housing in higher resource areas; while the solution may include these strategies, place-based investments in BIPOC communities must be the priority so that existing residents who want to stay where they are have the ability to do so while being able to benefit from access to economic, educational and environmental opportunity.

Figure D-12: TCAC Opportunity Areas – Economic Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

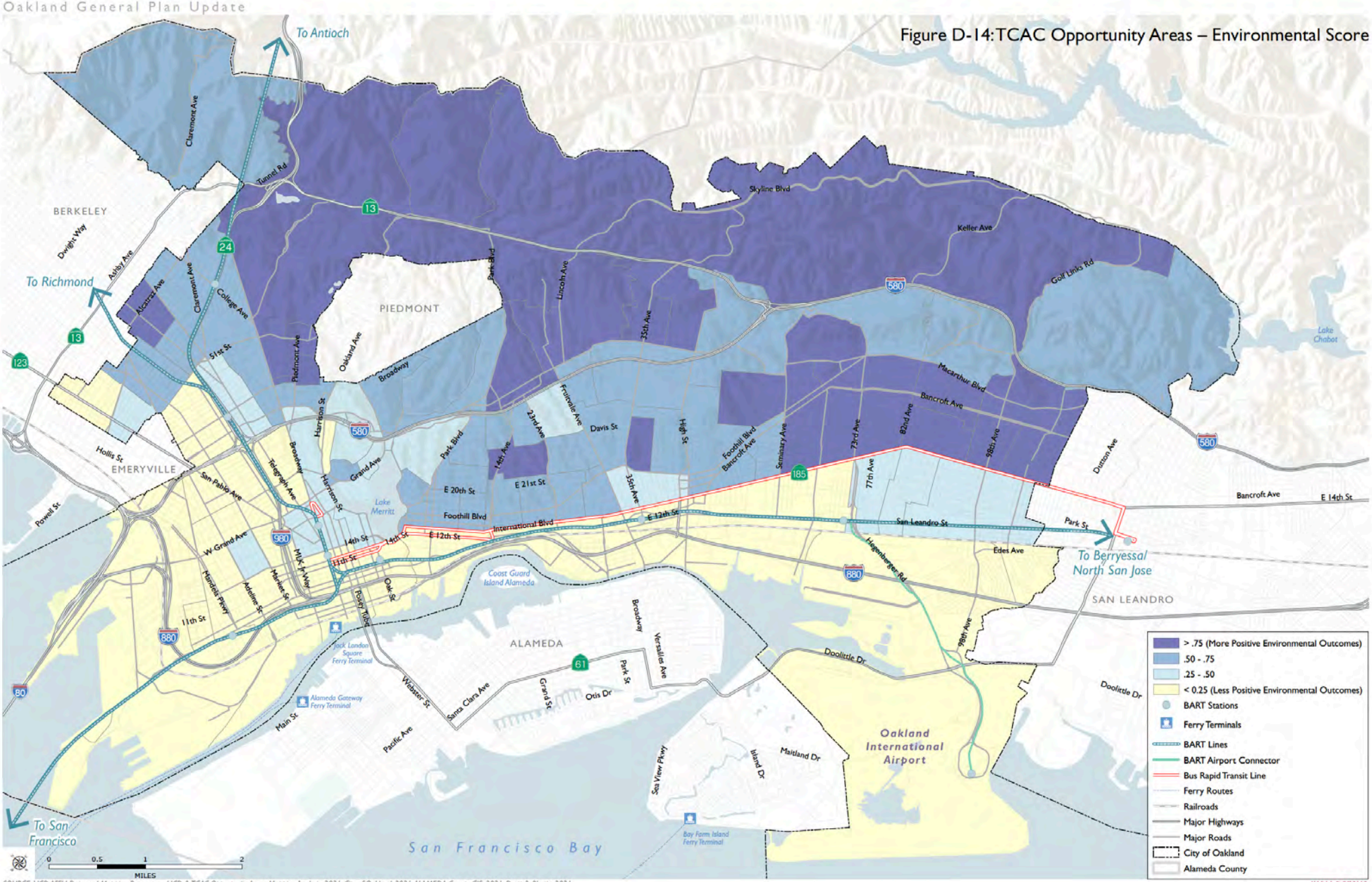
Figure D-13: TCAC Opportunity Areas – Education Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-14: TCAC Opportunity Areas – Environmental Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

D.5 Disproportionate Housing Needs and Displacement Risk

According to State HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Consistent with State HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, displacement risk, publicly assisted housing, substandard housing, and homelessness.

COST BURDEN

Households paying more than 30 percent of their income on housing costs are considered cost burdened, while those paying more than 50 percent are considered severely cost burdened. Cost burden among homeowners and rents in Oakland is discussed in depth in Appendix B, the Housing Needs Assessment. Here, cost burden is examined by race/ethnicity. Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households (Chart D-7). As described in Table B-31b in the Housing Needs Assessment, while cost burden in Alameda County and the Bay Area region are comparable, cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened (20.9 percent) than in the County (17.1 percent) or region (16.8 percent)). Several factors result in Oakland experiencing higher cost burdened than the county and regional average, including a higher percentage of households that make less than the area median income, a higher share of very low income households, a higher percentage of single and two-person households, and, although comparatively lower in other cities and regions, a very high median renter costs. More information on these factors is available in Appendix B.

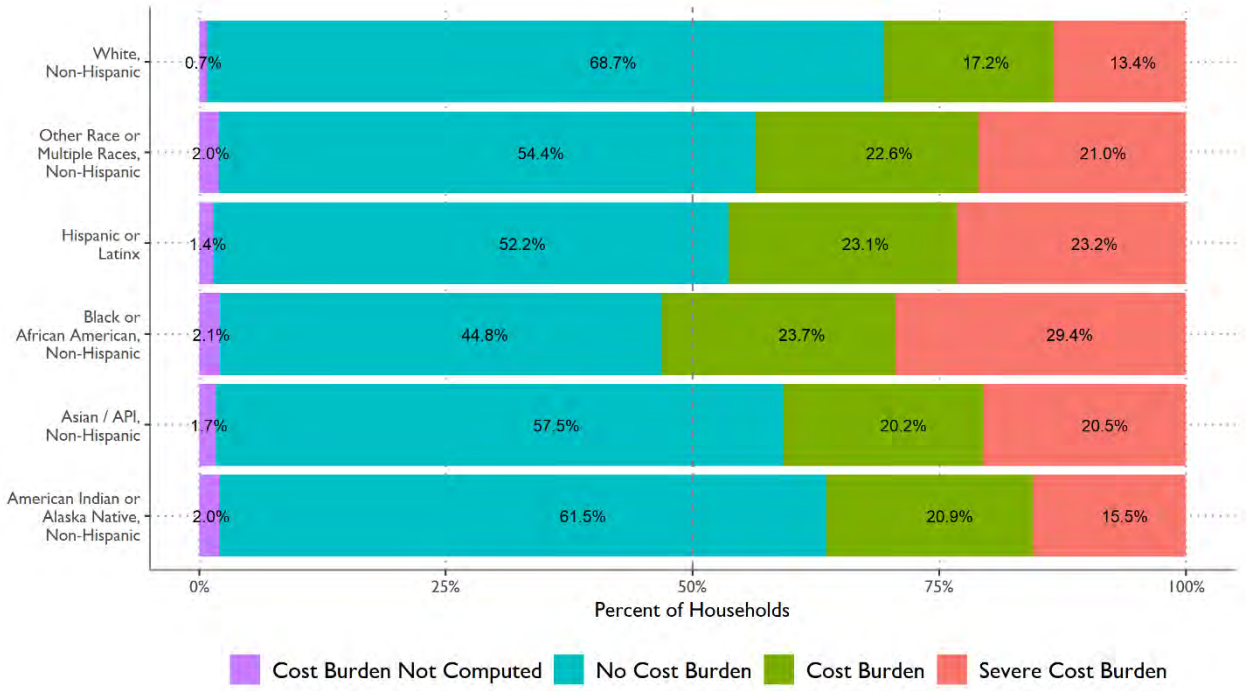


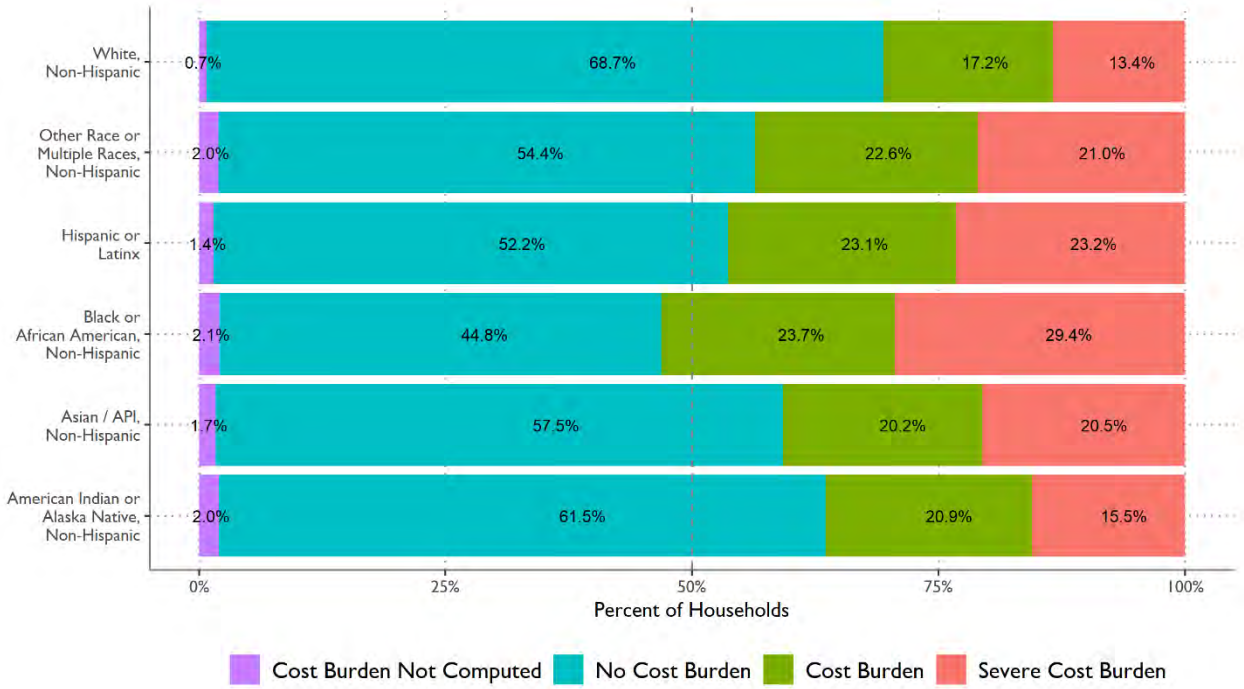
Chart D-7: Cost Burden by Race in Oakland, 2013-2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Figures D-15 and D-16 show the geographic distribution of cost burden in Oakland for owner- and renter-occupied households, respectively. Rates of households experiencing cost burden—among both renters and owners—do not exceed 80 percent in any one census tract.[17] The lowest levels of renter cost burden (less than 20 percent) are in Rockridge, the North Oakland Hills, and one tract south of Piedmont. The lowest levels of homeowner cost burden (less than 20 percent) are located in two North Oakland tracts and two West Oakland tracts. The highest rates (60-80 percent) of both homeowner and renter cost burden are located in East Oakland, plus a couple additional tracts experiencing high homeowner cost burden in the Jack London District and the Grand-Lake neighborhood. Renter cost burden skews higher than homeowner cost burden, with most tracts having over 40 percent cost burden for renters.

[17] The State HCD AFFH Data and Mapping Tool provides cost burden data in quintiles, with over 80 percent representing the highest concentration of cost burden possible. This should not be interpreted as a threshold, but rather a natural break in the data.

~~**Chart D-7: Cost Burden by Race in Oakland, 2013-2017**~~

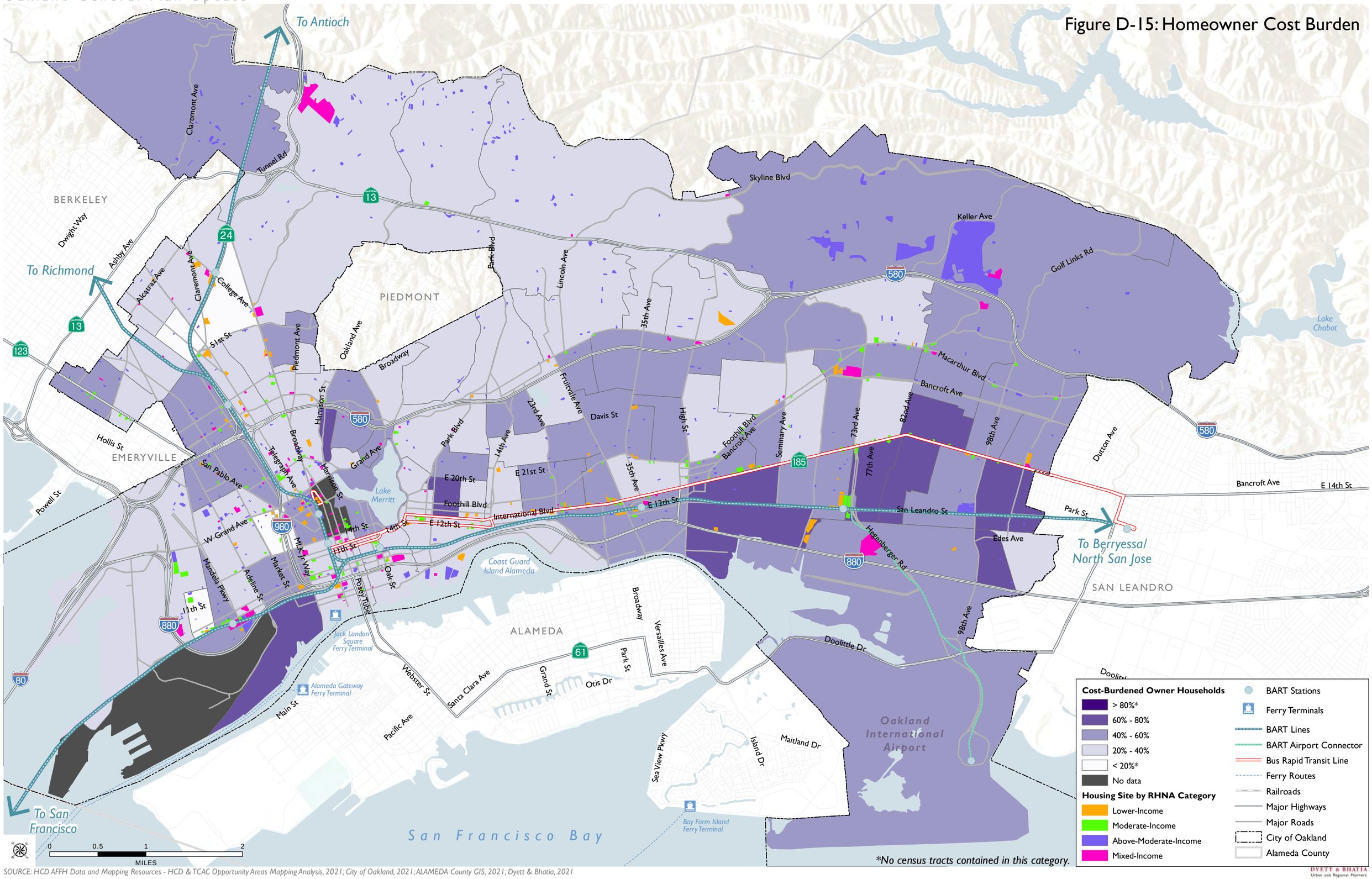


~~*Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)*~~

Figure D-15: Homeowner Cost Burden, 2021

Source: HCD AFFH Data and Mapping Resources, 2021

Figure D-15: Homeowner Cost Burden



Cost-Burdened Owner Households
- > 80%*
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%*
- No data

Housing Site by RHNA Category
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

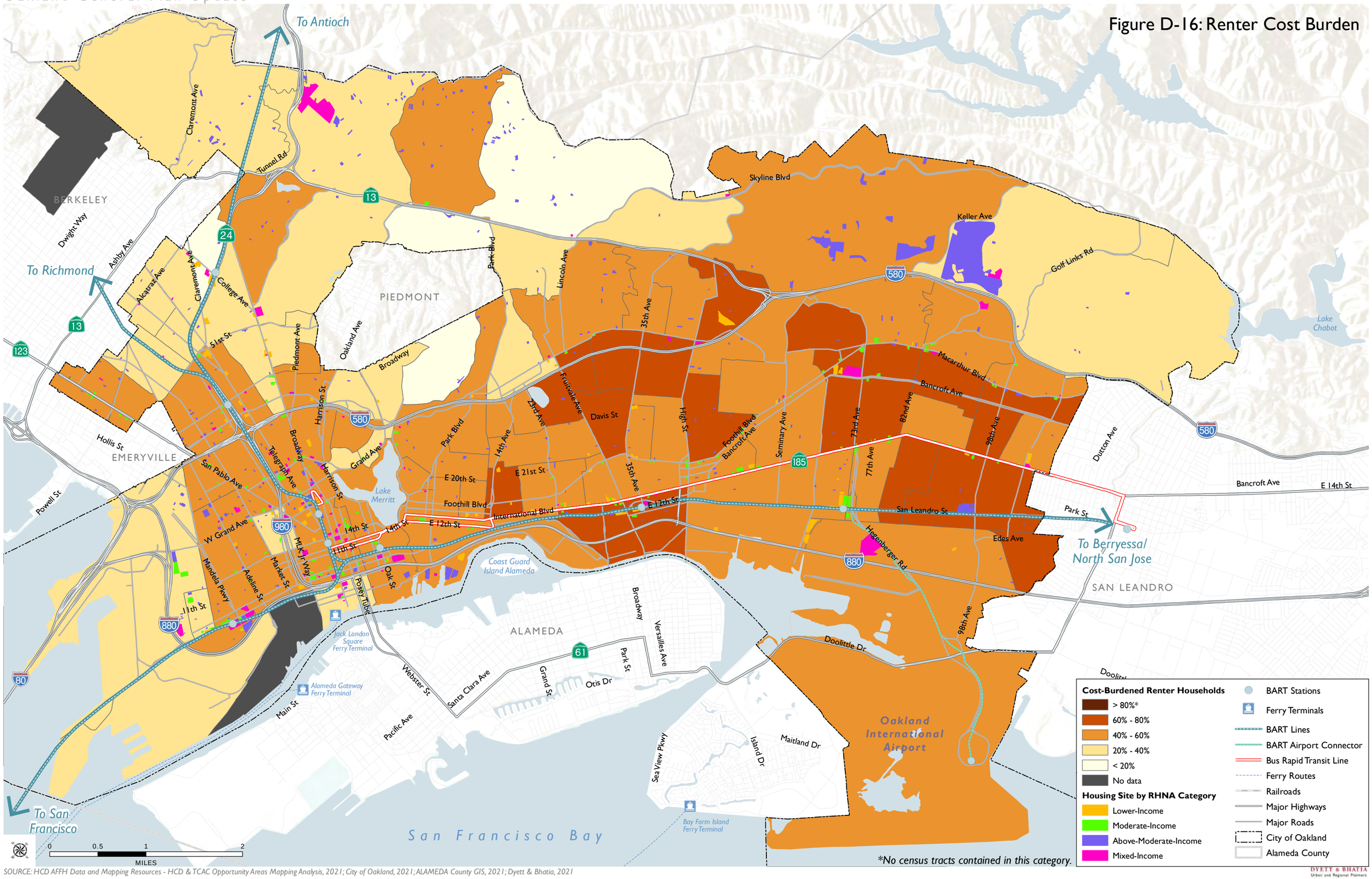
- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-16: Renter Cost Burden



Cost-Burdened Renter Households
- > 80%*
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%
- No data

Housing Site by RHNA Category
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

0 0.5 1 2 MILES

*No census tracts contained in this category.

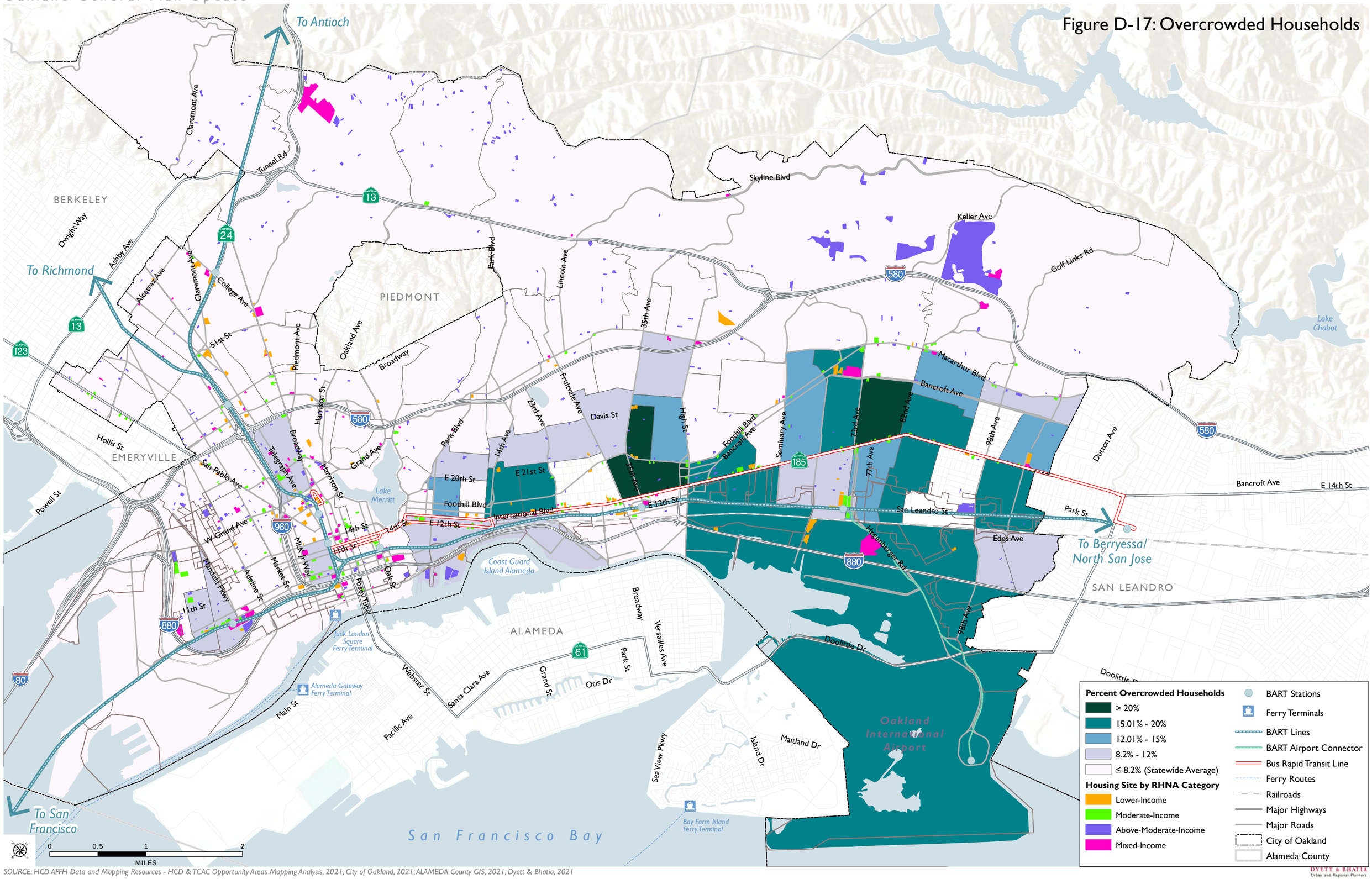
SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

OVERCROWDING

~~The~~Appendix B, the Housing Needs Assessment ~~chapter,~~ discusses overcrowding in detail, but here the geographic component of overcrowding is examined. The highest tract-level rates of overcrowding were found in the East Oakland flatlands, notably in Fruitvale and other tracts along International Boulevard near the Coliseum (Figure D-17). All tracts experiencing some level of overcrowding higher than the statewide average are also tracts identified by State HCD/TCAC as Low Resource or High Segregation and Poverty areas. Recalling Figure D-1B, most tracts experiencing higher levels of overcrowding (more than 15 percent of households) have a predominant Hispanic or Latinx population, though a few tracts have a predominant Black or African-American population, one has a predominant Asian population, and one tract is the sole census tract in Oakland without a predominant race/ethnicity (in the Bancroft-Havenscourt neighborhood).

As noted in the Housing Needs Assessment, Oakland experiences slightly higher rates of overcrowding (8.41 percent) than the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent).

Figure D-17: Overcrowded Households



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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DISPLACEMENT RISK

As housing costs increase, lower-income households may be displaced from their neighborhoods, whether this is due to landlord action or market changes. In Oakland, communities of color are particularly impacted by this dynamic.

The City's 2021 East Oakland Mobility Action Plan reported significant racial displacement of Black and Asian American populations from 2000 to 2018 in former ethnic enclaves. Black residents faced the largest decline and are no longer the majority population in the Black ethnic enclaves. For example, from 2000 to 2018, the Black population in Eastmont experienced a 53% decrease. During the same period these same neighborhoods experienced significant increases in higher income white population. There was an unprecedented rise in rent while median renter household income for Black, Asian, and Latinx households decreased. While East Oakland renters had previously maintained relative housing affordability, big spikes in housing unaffordability occurred from 2013 to 2018. By 2018, East Oakland renters making the median renter household income would have to pay 81% of their income to afford median rents in their neighborhoods, compared to 65% citywide. Current racialized displacement and housing unaffordability are directly linked to predatory sub-prime lending and foreclosures in the 2000s that removed the safety net of homeownership stability and equity. Many of the Black ethnic enclaves had Black homeownership rates higher than citywide rates until the foreclosure crisis which was concentrated in East and West Oakland flatland areas. Today, many of the East Oakland neighborhoods, especially the once Black ethnic enclaves, have higher homelessness risks than citywide, reflecting the lasting impact of the foreclosure crisis and ongoing displacement across East Oakland.

Stanford University's Changing Cities Research Lab performed an in-depth investigation of Oakland residential instability in 2021 and found that West and East Oakland were disproportionately affected.[18] Key findings include:

- Eviction filing rates in 2018-2019 were highest in the southern parts of West Oakland, as well as in pockets of East Oakland; however, eviction filing locations did not align fully with the spatial distribution of moves among lower-socioeconomic-status residents. Rather, eviction filings were likely being used as a tactic to collect rent. Residents are likely experiencing informal forms of displacement that instigate moves.
- Unregistered rentals as of July 2020 were highest in West and Deep East Oakland, two areas that were hit hard by the foreclosure crisis and underwent the most disinvestment during the Recession.
- Tax delinquent properties, owners of large numbers of properties, and code violations are most prevalent in Deep East and West Oakland.

These findings underscored a need for preservation and protection strategies in Deep East Oakland and pockets of West Oakland, which have majority BIPOC populations, long histories of disinvestment and are at high risk of renter vulnerability. These findings also highlighted a need to monitor vulnerable areas for disinvestment and residential instability, especially in the wake of the COVID-19 pandemic.

[18] Hwang, Jackelyn, and Vineet Gupta 2021. 'Residential and Neighborhood Instability in Oakland." Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland (accessed November 2022).

The State HCD AFFH Data and Mapping Tool also provides information related to neighborhood displacement risk. This includes "sensitive communities" typologies developed by UC Berkeley's Urban Displacement Project (UDP) to quantify the risk of displacement within a community.[19] Sensitive communities are those with populations vulnerable to displacement due to increased redevelopment and drastic shifts in housing cost. Figure D-18 shows that most of Oakland is vulnerable to displacement, except the Oakland Hills, Rockridge, Temescal, and neighborhoods surrounding the City of Piedmont. The 2020 AI noted that between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents at a census tract level. Recalling racial/ethnic demographic data from Section D.2, the Black population was the only racial/ethnic group in Oakland to experience a net loss in population from 2010 to 2019. However, other racial/ethnic groups are also being displaced, but perhaps to other locations within the City. This data might also reflect that as lower-income residents of certain racial/ethnic groups are displaced from Oakland, higher-income residents of the same racial/ethnic groups are replacing them.

From the 2020 AI survey distributed to residents across Alameda County, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of Black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the UDP which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

UDP provides useful information in examining displacement risk at the tract level. Table D-7 describes the criteria used to develop neighborhood typologies.[20] Table D-8 provides the number of households at displacement risk in 2018, broken down by owner-occupied vs renter-occupied. More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification. Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. This is greater than the region as a whole—according to UDP, "As of 2018, over 10% or 161,343 low income households (households making below 80% of AMI) lived in areas at risk of or currently experiencing gentrification. Nearly half of these households live in either Alameda or San Francisco counties."

Figure D-19, the map that corresponds with Tables D-7 and D-8, illustrates where these neighborhoods are located by typology. Exclusive areas are all clustered in/around the North Oakland Hills, while most of the northwestern tracts of Oakland, including Downtown, are in varying stages of gentrification or at risk of gentrification, and most tracts in the East Oakland flatlands are either low income/susceptible to displacement or at risk of gentrification, with one tract experiencing ongoing displacement. Only a handful of tracts in Oakland are considered Stable Moderate/Mixed Income, which UDP defines as neighborhoods that are not experiencing housing market pressures characteristic of the rest of the country, so the displacement of low-income residents is rare.

Regionally, sensitive communities are concentrated in coastal census tracts in Contra Costa, Alameda, and San Francisco County. The cities of Vallejo, Richmond, Berkeley, San Leandro, Oakland, and San Francisco are shown to have the highest number of sensitive communities, meaning these communities are at the

[19] Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021, available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[20] It should be noted that this data is several years old and does not capture all factors of neighborhood change – not all Oakland neighborhoods experiencing displacement may be captured in UDP's model.

highest risk of experiencing the displacement of existing established communities. UDP also identified that many parts of the Bay Area region, nearly 30% of all tracts, are either at risk or becoming exclusive to low income households. Exclusive tracts are concentrated in suburban counties, including Marin and San Mateo, but also include enclaves in Oakland, Berkeley, and San Francisco.

Table D-7: Gentrification and Displacement Census Tract Typologies, 2018

Typology	*Criteria*
Low-Income/Susceptible to Displacement	• Low- or mixed-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low- or mixed-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Did not gentrify 1990-2000 or 2000-2018 • Marginal Change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018
At Risk of Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high- or mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

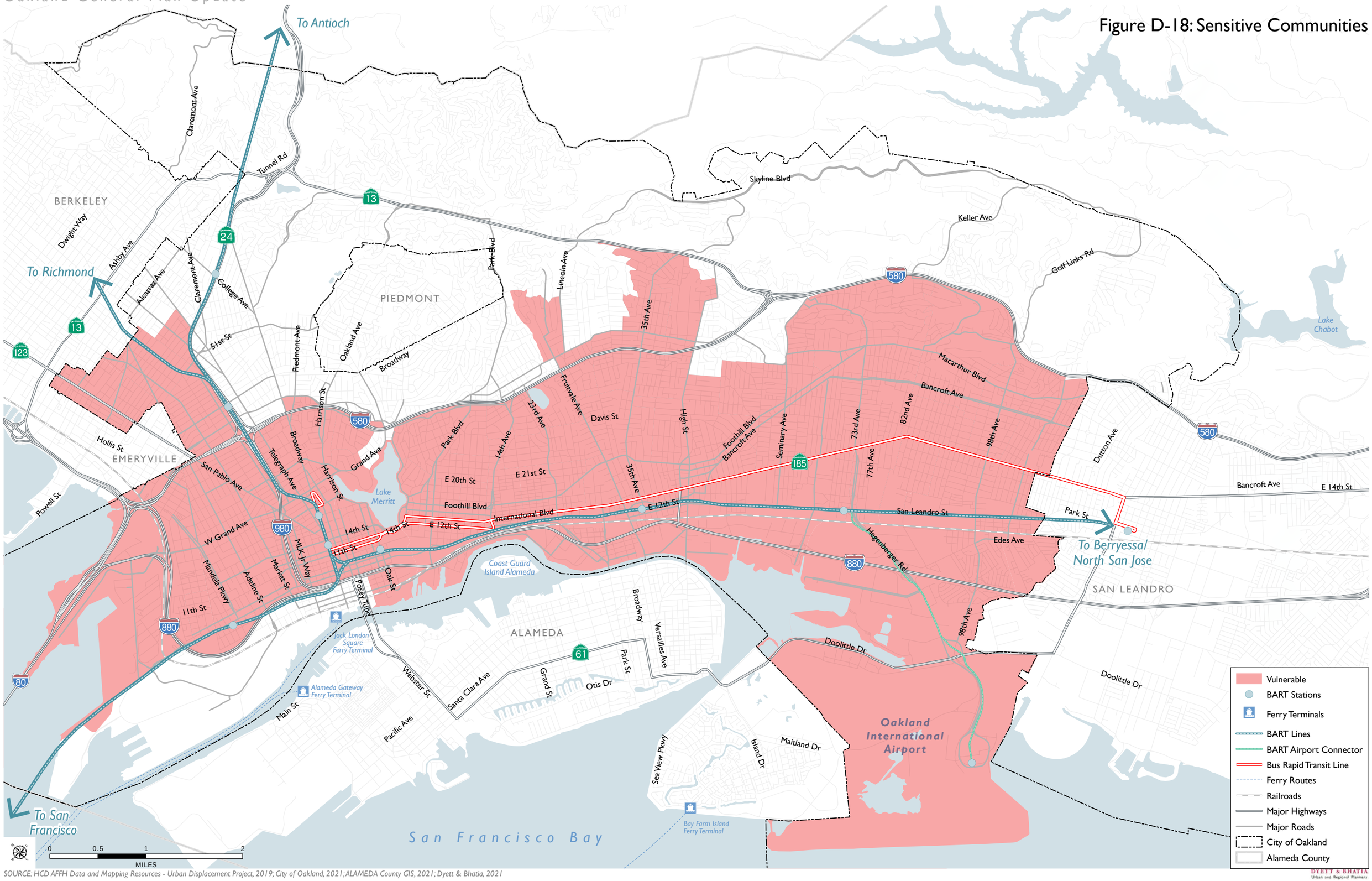
Source: UC Berkeley, Urban Displacement Project, 2018

Table D-8: Households by Displacement Risk and Tenure in Oakland, 2015-2019

Typology	*Owner-Occupied*	*Renter-Occupied*	*Percent*
Susceptible to or Experiencing Displacement	13,699	21,625	21.7%
At Risk of or Experiencing Gentrification	19,744	56,452	46.9%
Stable Moderate/Mixed Income	9,505	8,208	10.9%
At Risk of or Experiencing Exclusion	22,415	9,747	19.8%
Other	857	290	0.7%

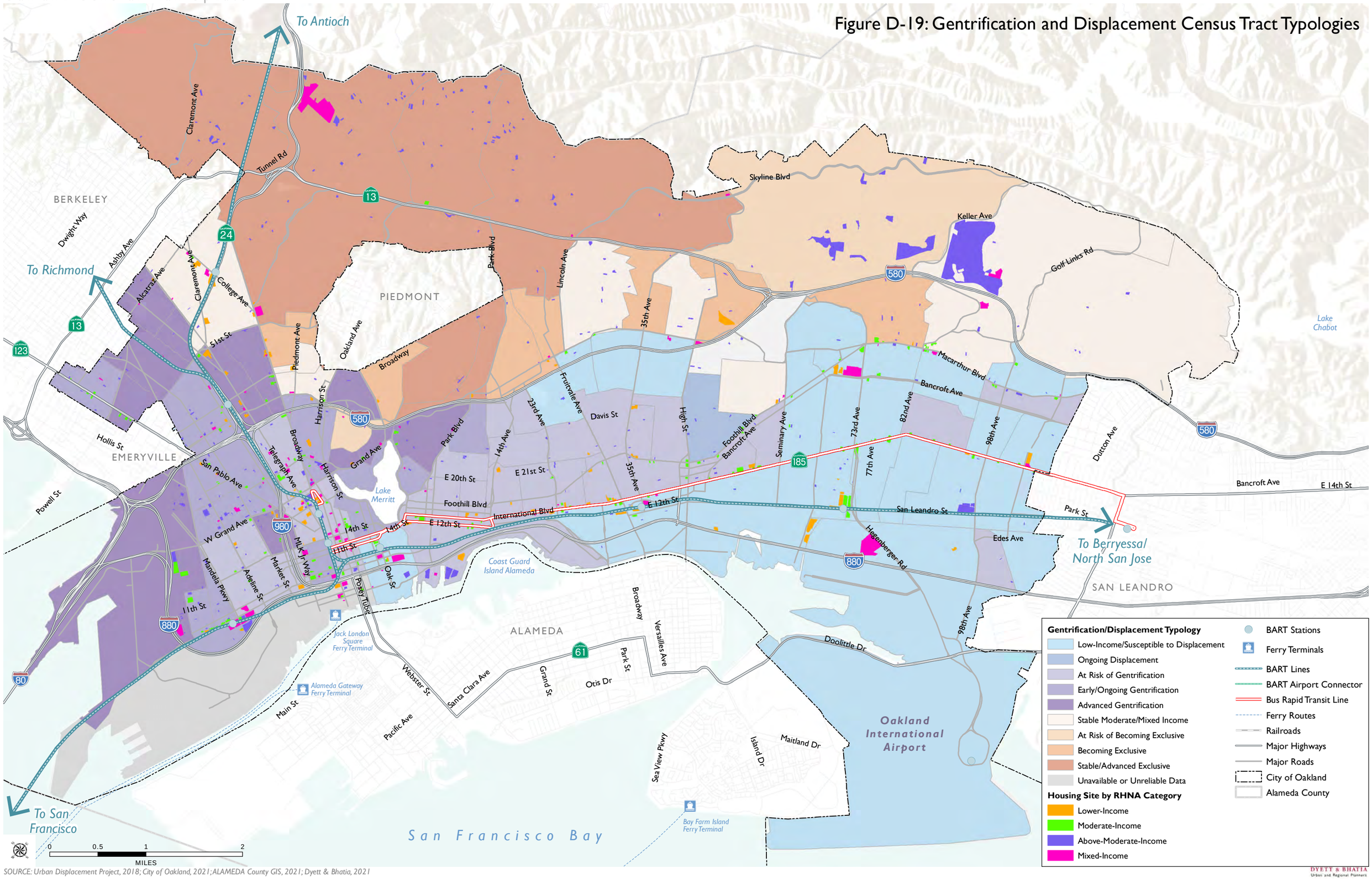
Source: Urban Displacement Project, 2018; American Community Survey 5-Year Data (2015-2019), Table B25003

Figure D-18: Sensitive Communities



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-19: Gentrification and Displacement Census Tract Typologies



Gentrification/Displacement Typology

- Low-Income/Susceptible to Displacement
- Ongoing Displacement
- At Risk of Gentrification
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Becoming Exclusive
- Stable/Advanced Exclusive
- Unavailable or Unreliable Data

Housing Site by RHNA Category

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: Urban Displacement Project, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

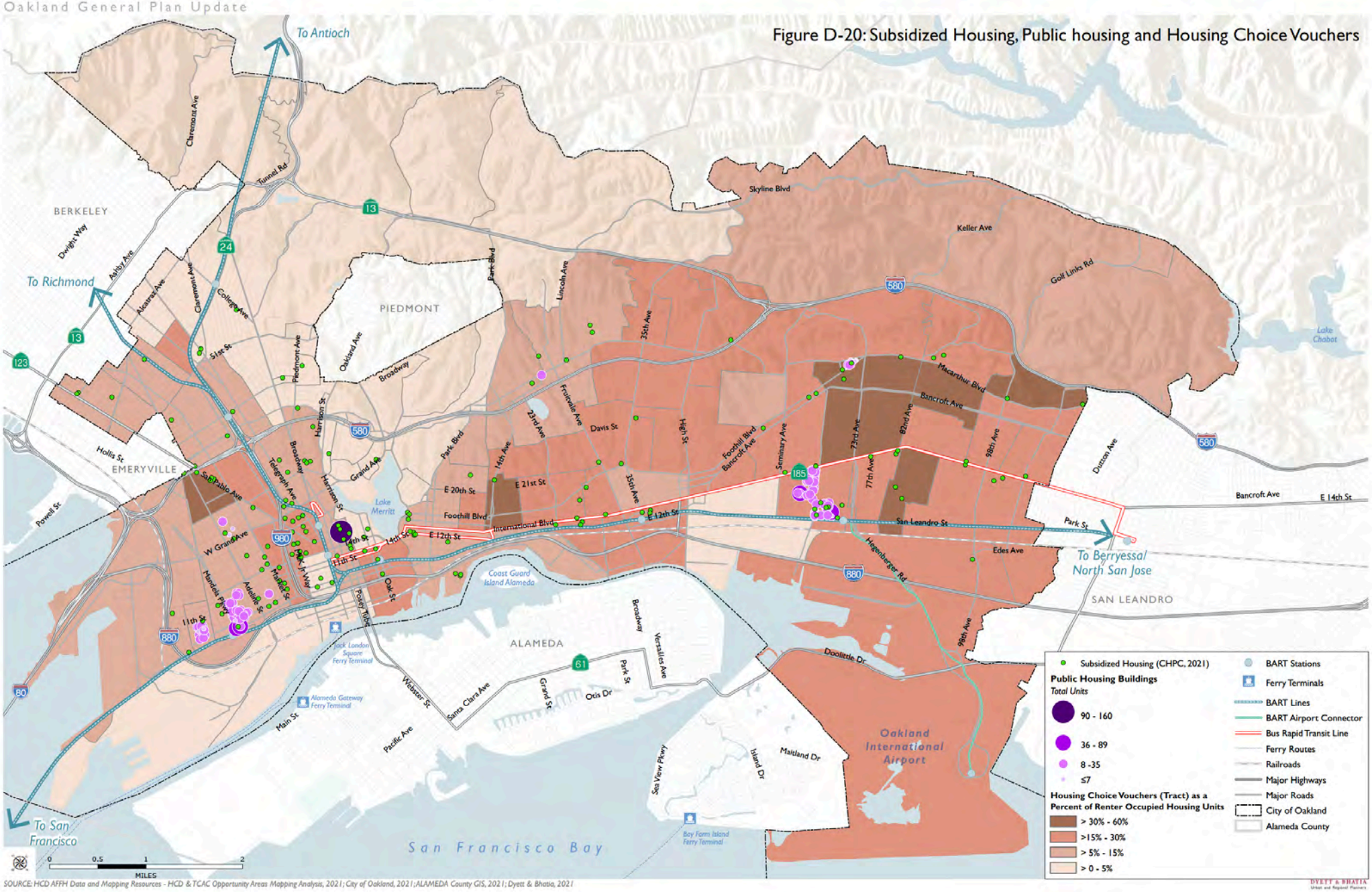
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~~PUBLICY~~PUBLICLY ASSISTED HOUSING

The Oakland Housing Authority (OHA) provides publicly assisted housing to residents of Oakland. According to OHA's Draft Fiscal Year 2023 Making Transitions Work Annual Plan, OHA's housing inventory includes public housing (1,454 units), Project-Based Section 8 vouchers (4,973 allocated units), Housing Choice Vouchers and other HUD programs (15,168 units), and other local programs (1,910 units). According to Figure D-20, most public housing units are concentrated in Downtown, West Oakland, and the Coliseum area, primarily in tracts designated by TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas, with none in Highest Resource areas. Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource, but most is clustered in Downtown and West Oakland (California Housing Partnership, 2021).[21] According to the 2020 AI, across Alameda County, BIPOC populations (excluding Hispanic and Latinx) are overrepresented in publicly assisted housing, with the Black and African American population composing the majority across all housing types.

[21] It should be noted that the State HCD AFFH Data and Mapping Tool does not provide the most current information on Project-Based Section 8 vouchers and Housing Choice Vouchers – existing patterns of geographic distribution may differ from data provided by the State.

Figure D-20: Subsidized Housing, Public housing and Housing Choice Vouchers



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

SUBSTANDARD HOUSING

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. As summarized in the Housing Needs Assessment, about 80.4 percent of Oakland's housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010.

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-white reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent white. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, lower income residents in West and East Oakland indicated that they face unhealthy housing conditions including lack of heat, electrical issues, faulty plumbing, and exposure to mold and lead.

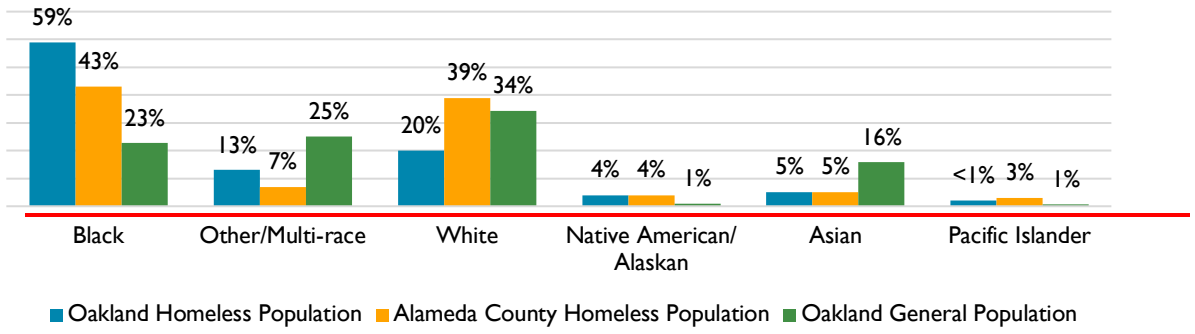
Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the city's housing stock is likely substandard.

HOMELESSNESS

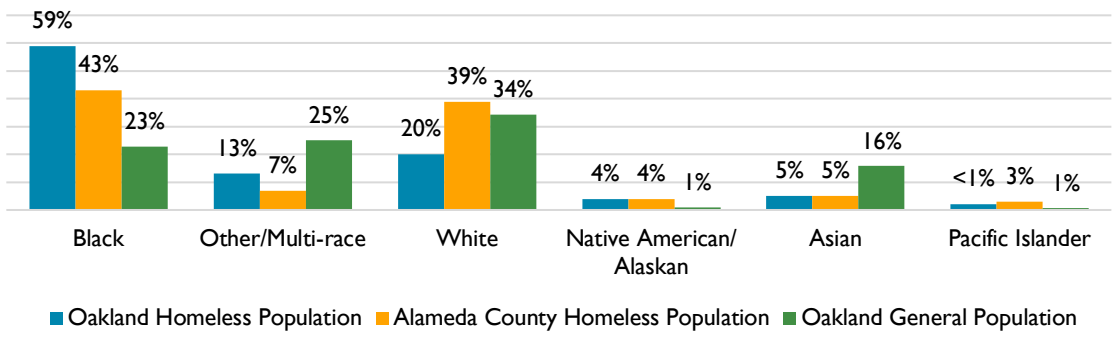
Homelessness is a significant issue in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks.

Point-in-Time (PIT) Counts are a common way to assess the number of persons experiencing homelessness in a jurisdiction. The PIT Count is a biennial (every two years) census of sheltered and unsheltered persons within a Continuum of Care (CoC) area completed over a 24-hour period~~.~~ \.[22] On February 23, 2022 (the date of the last Alameda County Point-in-Time count), there were a total of 9,747 persons experiencing homelessness in the County, 5,055 of whom were in the City of Oakland. In Alameda County, this is an increase of 1,~~725~~275 people (22 percent) from the ~~8~~28,022 unhoused individuals who were counted in 2019. These numbers ~~also~~ represent ~~a~~an unprecedented 24 percent increase in total homelessness in Oakland and a four percent increase in unsheltered homelessness ~~in Oakland~~ since 2019. These numbers account for only a fraction of the people who become homeless over the course of a year. When disaggregated by race, as shown in Chart D-8, the ~~2022~~202 PIT Count shows that there is a disproportionate representation of Black individuals experiencing homelessness. Those who identify as Black or African American (Hispanic and non-Hispanic) represent 70 percent of Oakland's unhoused population, but only 23 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Oakland residents but less than one percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. However, it is noted that data from HUD does not separately distinguish Hispanic/Latinx as a racial group, so those identifying as Hispanic/Latinx may be counted under any of the other racial groups. When considering ethnicity alone, Hispanic/Latinx individuals made up ~~16~~13 percent of Oakland's homeless population and ~~25~~17 percent of Alameda County's homeless population, while 27 percent of Oaklanders identify as Hispanic/Latinx (of any race).

Chart D-8: Point-in-Time Count of the Homeless Population in Oakland, ~~2022~~2019 by Race



[22] Due to this method, community advocates and local datasets often have a more comprehensive, better understanding of the unhoused population and describe higher numbers of unhoused people than what is reported in PIT Counts.



Note: Because Hispanic/Latinx origin is tracked as an ethnicity rather than a racial group, data shown above may include Hispanic/Latinx populations.

Source: City of Oakland Homeless Count & Survey Comprehensive Report Applied Survey Research Housing Instability Research Department, 2019; ACS 5-Year Estimates, 2019

The increase in homeless residents over the past five years has resulted in a significant rise in the number of homeless encampments; the City estimates that at least 140 encampments are scattered throughout the city.[23] In 2017, the City established the Encampment Management Team (EMT) to address the physical management of homeless encampments and establish criteria for determining the types of interventions to undertake at encampments. In April 2021, the City of Oakland Office of the City Auditor conducted a performance audit of the City's homeless encampment management interventions and activities, including activities by the EMT. This report highlighted the need to establish and fund a formal encampment management program to implement an effective management system for the City's new encampment policy passed in October 2020.

A substantial proportion of the homeless population in Oakland includes formerly incarcerated individuals. According to the City's updated Permanent Access to Housing (PATH) framework, systemic barriers often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities. Additionally, the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In addition to the barriers associated with returning home from incarceration, other main drivers of homelessness in Oakland include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The PATH Framework organizes strategies to address homelessness under three major themes:

- Prevention strategies to keep people from becoming homeless;
- Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
- Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. These actions are described in the Housing Action Plan.

[23] City of Oakland, Homelessness Services Report, March 18, 2021, https://oakland.legistar.com/View.ashx?M=F&ID=9256071&GUID=9ED0688A-A876-4DEF-9EC1-F426269363F0.

~~D.6~~D.6 Housing Sites Inventory Analysis

Tables D-9 though D-15 provides a summary of analysis that includes the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs.[24] The tables analyze the following categories:

Black, Indigenous, and People of Color Concentration: The analysis evaluates the number of units in the Site Inventory that are in areas where the average of tracts across the City are comprised of people of color. Conversely, this also measures how units are distributed in predominantly white census tracts. Averaged across all census tracts, the average percentage of people of color is approximately 69 percent. Tracts higher than this average have greater percentages of people of color; tracts below this average have greater percentages of white people. Overall, 41 percent of all units added in tracts with a greater white population than the Citywide average include lower and moderate-income housing. In tracts with higher percentages of people of color, lower and moderate income housing units are approximately 47 percent of all units in these tracts. Coupled with housing actions that protect Oakland residents from displacement (policies and actions under Goal 1) and promote opportunities for homeownership (actions under Policy 5), the sites inventory makes progress in addressing racial inequities related to housing.

Table D-9: Number of Units with Above or Below Citywide Average Concentrations of Black, Indigenous, and People of Color

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **50**	1,957	937	4,198
Tracts above citywide average = **63**	8,979	4,252	15,144

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

TCAC Opportunity Area: This analysis estimates the number of units in each TCAC opportunity area, including racially/ethnically concentrated areas of poverty. Generally, the sites inventory adds more housing in moderate and higher resource areas and avoids concentration of lower income units in high-segregation and poverty areas, consistent with direction to affirmatively further fair housing. As shown in Table D-10, the sites inventory adds most units to High Segregation/Poverty, Low, Moderate TCAC areas, which is consistent with the bulk of developable area in Oakland being classified as Low and Moderate opportunity (see Table C-22 in Appendix C for more information). The inventory avoids concentrating lower income units in areas of high segregation and poverty, while also providing additional homes affordable to these incomes. Approximately 47 percent of units added in the highest resource areas are affordable to lower and moderate incomes; however, about a third of units are affordable to lower and moderate incomes in high resource tracts. This is due to significant environmental constraints, including wildfire hazard, that limit siting of lower income sites in these areas. However, the Housing Action Plan also includes a number of policies and actions to increase housing in higher opportunity areas. In particular, the Affordable Housing Overlay Zone action would create much broader opportunities for the construction

[24] This analysis does not reflect the 90 percent capacity modifier on "other potential projects" as described in Appendix C as the modifier is not site-specific; however, the percentage remains proportional.

of affordable housing in high resource areas, even if the underlying zoning would impose density maximums that limit the feasibility of affordable housing development.

Table D-10: Number of Units in Each TCAC Opportunity Area

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
High Segregation/Poverty (RE/CAPs)	2,457	1,206	3,651
Low	5,292	2608	8045
Moderate (rapidly changing)	114	144	402
Moderate	2,303	1,067	5,656
High	477	130	1,214
Highest	293	34	374

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Areas of Affluence: This analysis estimates the number of units in areas of affluence. There are 16 census tracts in Oakland that are designated as RCAAs. The sites inventory adds 3,080 housing units to these areas of affluence, as shown in Table D-11. Consistent with findings above, areas of affluence are primarily in very high fire hazard severity zones and in areas with steep slopes. As such, there are limited opportunities to add lower and moderate income housing to certain affluent areas of Oakland. However, the sites inventory makes a concerted effort to locate housing in the Rockridge area, which includes good access to transit, amenities, and opportunity, Adding approximately 1,089 lower and moderate income units to these areas.

Table D-11: Number of Units in Areas of Affluence

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
RCAA tracts	842	247	1,991

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Lower- or Moderate-Income population: The analysis evaluates number of units in census tracts based on percentage of lower- or moderate-income population. Averaged across all census tracts, the average percentage of lower or moderate-income populations in Oakland census tracts is approximately 57 percent. As shown in table D-12, the inventory locates more lower and moderate-income housing sites in these areas accordingly. This helps to alleviate cost. While a greater number of above moderate units are located in areas with higher rates of lower- or moderate-income people, a number of goals, policies, and actions in the Housing Action Plan, including actions 1.1.1 through 1.1.14 under Policy 1: Tenant Protections and Anti-Displacement, reduce displacement pressures that may be associated with these units.

Table D-12: Lower or Moderate Income Population

	Lower Income Units	Moderate Income Units	Above Moderate Income Units
Tracts below citywide average (lesser percentage of lower and moderate-income population) = 47	1,957	937	4,198
Tracts above citywide average (greater percentage of lower and moderate-income population) = 66	8,979	4,225	15,100

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Rent Burden: Also linked with lower or moderate-income populations is cost burden. Averaged across all census tracts, the average percentage of rent burdened populations is approximately 47 percent. Similar to table D-12, the inventory adds a greater proportion of lower and moderate-income sites in areas that experience greater rent burden, as shown in Table D-13. For tracts above the citywide average, approximately 49 percent of all units added in these areas are affordable to lower and moderate incomes.

Table D-13: Number of Units Where Tracts are Below or Above Citywide Rent Burden Rates

	Lower Income Units	Moderate Income Units	Above Moderate Income Units
Tracts below citywide average = **52**	3731	1,744	8,186
Tracts above citywide average = **61**	7,205	3,418	1,1112

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Overcrowding: As shown in Table D-14, the distribution of units in areas both above and below the citywide average for overcrowding is about equal, despite there being a greater number of census tracts that fall above the citywide average. Averaged across all census tracts, the average percentage of households experiencing overcrowding is approximately six percent. While the location of sites in the inventory will not likely move the needle on overcrowding, the inventory would help address two associated AFFH considerations, including housing needs of lower-income and moderate-income people, in addition to those who are cost burdened.

Table D-14: Number of units in areas where there are rates of overcrowding and/or severe overcrowding greater than the citywide average

	Lower Income Units	Moderate Income Units	Above Moderate Income Units

Tracts below citywide average = **44**	5,347	2,477	10,120
Tracts above citywide average = **69**	5,589	2,685	9,178

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Displacement: As described above, there are several tracts in Oakland that experience displacement pressure. As shown in Table D-15, the sites inventory adds a substantial number of lower and moderate-income units to areas that are susceptible to displacement, at risk of gentrification, and areas at risk of gentrification. While the inventory adds above-moderate income housing to tracts that are experiencing gentrification, Housing Action Plan policies 1.1.1-1.1.14 help to protect tenants and prevent displacement in these areas.

The inventory also adds an equal mix of lower and moderate-income housing to stable mixed income communities. While about 71 percent of lower and moderate income housing units added to "becoming exclusive" sites, indicating location of housing in more moderate- and higher-resourced areas, the inventory does not add a significant amount of lower and moderate-income units in advanced exclusive tracts. These tracts, as described above, are in high fire hazard severity zone areas.

Table D-15: Number of units added in areas as defined by the Urban Displacement Project.

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
Low-income/susceptible to displacement	4,065	1,570	2,744
Ongoing displacement of low-income households	0	0	7
At risk of gentrification	3,485	1,920	7,462
Early ongoing gentrification	1,506	1,003	5,190
Advanced gentrification	581	306	1,412
Stable moderate/mixed income	1,011	198	1,327
At risk of becoming exclusive	1	0	342
Becoming exclusive	134	61	79
Stable/advanced exclusive	48	7	348
Unavailable or Unreliable Data	106	124	415

D.7 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues and their contributing factors and assign a priority level for each factor. Further, each jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within it. Goals, actions, and priorities related to affirmatively furthering fair housing can be found in the Housing Plan of this Housing Element. Oakland will also continue to implement its 2015 goals described in the 2020 AI.

Based on the findings of this assessment and the 2020 AI, Table D-9 presents a summary of existing fair issues, their contributing factors, and their priority level, as well as actions to take. Contributing factors with a high priority level are those that the City can directly address, while medium factors are either those that are longer term problems the City is working on or otherwise has limited ability to address.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Fair Housing Outreach and Enforcement	Lack of outreach and enforcement from both the private (nonprofit) and public sector	High	The City should continue to maintain adequate staffing levels to carry out the mandate to affirmatively further fair housing. The City should also increase residents' awareness of nonprofit fair housing service providers.
	Lack of resources for fair housing agencies and organizations	Medium	Continue to apply for grants to fund fair housing agencies and seek more grant opportunities if possible.
	Lack of federal, State, and local funding for affordable housing	Medium	Apply for more grants to fund affordable housing.
Segregation	Affordable housing is limited by location and housing type	High	Provide mobility counseling and recruit landlords to help Housing Choice Voucher holders find housing options in resource-rich neighborhoods. Increase voucher payment standards in resource-rich neighborhoods and enact source of income laws that prohibit owners from refusing to rent to Housing Choice Voucher holders. Increase affordable housing in high-resource areas where it is lacking. This may require the City to purchase land or partner with developers in order to develop mixed-income housing. Eliminate single family zoning to ensure there are no restrictions on housing type.
	Concentration of low-income households and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially and Ethnically Concentrated Areas of Affluence (RCAAs)	Medium	Lower-income households and individuals living below the poverty line are concentrated in specific parts of the city. Many of these same tracts have been identified as R/ECAPS. The City should invest in R/ECAPs and other historically disinvested communities using place-based strategies. The City should identify properties in resource-rich (including RCAAs) and gentrifying neighborhoods that could be preserved as affordable housing with project-based vouchers. Finally, the City should ensure publicly-assisted housing is well-distributed in transit-accessible locations throughout the City.
Housing Discrimination	Refusal to rent based on disability status or voucher use	Medium	Housing Choice Voucher holders and those with disabilities have reported difficulty in finding appropriate-sized units that will accept their voucher. Fair housing enforcement must

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			be increased. Unfortunately lack of funding for fair housing enforcement continues to perpetuate this problem. Another option would be to incentivize landlords to accept vouchers.
	Loan denial rates are generally higher for BIPOC individuals	Medium	While the City has limited control over the approval of home loans, it should continue and expand its workshop offerings with prospective low-income homebuyers and homebuyers of color.
Disability and Access	Difficult to find rental housing that is accessible	High	Review development standards for accessible housing and inclusionary policies for accessible housing units; recommend appropriate amendments. Encourage affordable accessible housing when reviewing development applications for new housing.
Limited Access to Opportunity	Racial/ethnic disparities in access to jobs, low-poverty neighborhoods and quality education exist and these disparities are compounded for those living in poverty	Medium	The City must focus investments in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps. These neighborhoods have high concentrations of BIPOC populations. Despite being considered "Low Resource", these neighborhoods are culturally rich with strong communities; investing in them will allow residents to remain in place while improving economic and educational outcomes. A lot of fair housing capacity is concentrated in these neighborhoods and the City should take advantage of its partnerships with fair housing providers who serve these neighborhoods.
	Lack of public and private investments in specific neighborhoods	Medium	Most tracts in Oakland are considered low resource, and most moderate and higher resource tracts are those that are in the stages of gentrification or exclusivity (i.e. have benefited from investment and working class people have been excluded or displaced). Disparities in access to economic and educational opportunity is most salient. OUSD should invest more strongly in historically underfunded schools, rather than solely relying on lottery-based placement strategies to fix educational imbalances. In tandem, the City must pursue place-based strategies to encourage community revitalization in lower income neighborhoods. These strategies should include production of new affordable housing, preservation of existing affordable housing, and stronger protection from displacement.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			While making it possible to move to high-opportunity areas is one strategy, that must be complemented with strategies that enhance opportunity and housing security where lower income people already live, including neighborhoods that are under significant gentrification pressure.
Disproportionate Housing Needs and Displacement Risk	High rates of cost burden for renters and BIPOC individuals, especially Black and Hispanic/Latinx populations	Medium	Provide financial assistance for security deposit and prepaid rent, which can be obstacles for low-income households and people experiencing homelessness. This could be a grant paid directly to a landlord of a low-or no-interest loan funded by federal block grant programs like the Community Development Block Grant, HOME, or Emergency Solutions Grant program.
	Homelessness crisis	Medium	The City must implement the updated PATH framework and focus on securing permanent housing for residents who are currently unhoused. However, current resources are insufficient: the City needs to expand revenues dedicated to this issue and engage the government and the private sector at every level in this effort.
	Prevalence of sensitive communities	Medium	Most of Oakland is considered vulnerable to displacement pressures. The City should implement affordable housing preservation and renter protection strategies, especially in neighborhoods with majority BIPOC populations, long histories of disinvestment and a high risk of renter vulnerability. To reduce housing demand, which may in turn reduce displacement risk, the City should encourage the development of new affordable projects throughout the city.

Appendix D: Assessment of Fair Housing

This chapter contains an assessment of factors contributing to fair housing in Oakland and a program of goals and actions to further address fair housing needs. Among the topics covered are:

- Fair housing enforcement and outreach
- Segregation and integration
- Racially and ethnically concentrated areas of poverty and affluence
- Disparities in access to opportunity; and
- Disproportionate housing needs and displacement risk

Oakland is well-served by fair housing providers~~, but the City~~ and ~~Alameda County are limited by insufficient funding related~~is well-equipped to provide fair housing enforcement and outreach capacity. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes[1], access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly Black, Indigenous, and people of color (BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased ~~47~~83 percent between 2017 and ~~2019 (the last time a point-in-time count was conducted)~~2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

[1] Fair housing laws aim to ensure that people have access to housing and the resources attached to place of residence regardless of their race, national origin, family status, religion, sex, or disability, often referred to as protected classes.

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The purpose of this assessment is to identify fair housing issues and segregated living patterns in the City of Oakland and replace them with integrated, equitable living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. While Oakland is an incredibly diverse city centrally located within a region rich in opportunities and cultural, education, and natural resources, its residents do not enjoy equal access to these opportunities and resources. Recent research shows that the Oakland is the 14th most racially segregated major city in the United States.[2] Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable to all due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are not concentrated in areas of high segregation and poverty requires jurisdictions to invest in communities experiencing limited access to opportunity and plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

In recognition of the importance of addressing fair housing issues, California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for BIPOC individuals, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix chapter relies on data from the U.S. Census American Community Survey (ACS) five-year Estimates, the California Department of Housing and Community Development (State HCD) AFFH Data and Mapping Tool, and the County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI) for fiscal years 2020/21-2024-25.

While in the past Oakland has produced its own AI, it joined the rest of the Alameda County starting in 2020. The 2020 Alameda County AI identified impediments to fair housing using a combination of data and community engagement. Community engagement consisted of three meetings and a seven-page survey, translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include Black, Indigenous, and People of Color (BIPOC), people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses.

[2] Menendian, Stephen. Samir Gambhir, and Arthur Gailes. "The Roots of Structural Racism Project." *UC Berkeley, Othering and Belonging Institute.* Published June 21, 2021 and updated June 30 2021. Available at: https://belonging.berkeley.edu/roots-structural-racism and https://belonging.berkeley.edu/most-least-segregated-cities.

D.1 Fair Housing Enforcement and Capacity

FAIR HOUSING SERVICES

Fair housing services are essential to the AFFH mission. They ensure that housing options are accessible to protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services help Oakland residents understand and protect their right to access housing.

Oakland is well-equipped to provide fair housing enforcement and outreach capacity. The City allocates approximately $260,000 annually in CDBG funds to fair housing providers to support housing discrimination testing, housing counseling, information/referral services, legal representation, tenant/landlord mediation, counseling, and other services. A summary of the numerous local, regional, and statewide organizations that provide fair housing-related services in Oakland is provided below.

Local and Regional Fair Housing Providers

Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. They serve seven counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara. While they offer assistance for a variety of issues, their housing assistance includes landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, enforcement of fair housing laws, and issues surrounding homelessness.

Centro Legal de la Raza assists Alameda County residents with issues surrounding immigrants' rights, tenant's rights, and workers' rights. Their tenants' rights services include eviction defense representation, "Know Your Rights" trainings for buildings, and affirmative housing litigation.

The East Bay Community Law Center (EBCLC) focuses on resolving legal challenges in the East Bay caused by poverty and racial injustice. Housing is one dimension of their work, with a focus on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. Their attorneys and advocates can assist with:

- Defense of Eviction/Unlawful Detainer cases
- Section 8/Housing Authority termination hearings
- Rent board hearings
- General counseling on tenants' rights
- Assistance to individuals to represent themselves
- Public outreach/education trainings
- Rental Assistance program consultations and referrals

EBCLC additionally conducts one to three fair housing tests per year.

The Eden Council for Hope and Opportunity (ECHO) Housing provides fair housing services to residents of several cities in Alameda County, including Oakland. They also serve Contra Costa County and Monterey County. ECHO Housing provides counseling, investigation, mediation, enforcement, and education through their Fair Housing Program. They also conduct fair housing tests. They provide services and education in Spanish and have a live "language line" to assist users who speak languages other than English. They have also conducted outreach and advertised in Spanish. Instances of housing discrimination can be reported to any of ECHO's program offices or filed directly with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO) or California Department of Fair Employment and Housing (DFEH).

The Eviction Defense Center provides free and low-cost legal services to low-income Alameda County residents facing eviction.

The Family Violence Law Center (FVLC) provides free legal assistance to survivors in Alameda County with services including eviction prevention and defense, assistance with landlord/tenant disputes, fair housing advocacy, and information on tenants' rights.

Statewide Fair Housing Providers

Housing and Economic Rights Advocates (HERA) is a statewide non-profit legal service and advocacy organization that provides financial counseling to individuals and community education workshops, and trains service providers and other professionals. Issues they specialize in include abusive mortgage servicing, problems with homeowner associations, foreclosure, escrow, predatory lending, and discriminatory financial services and consumer transactions.

DFEH is the statewide agency charged with enforcing California's civil rights laws. In particular, DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate because of a protected characteristic in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction. Discrimination complaints are referred from the City to DFEH. DFEH then dual-files fair housing cases with FHEO, as part of the Fair Housing Assistance Program.

Oakland Housing Authority

The Oakland Housing Authority (OHA) has a series of policies and processes in place for both public housing developments as well as in its Section 8 program to affirmatively further fair housing and civil rights through all of its programs, including educating its residents on how to file a discrimination complaint, how to request for reasonable accommodations, and ensuring residents with limited English proficiency can access the help they need.

Through its orientation process, OHA ensures that all residents are fully aware of all applicable civil rights laws. If a resident believes they have suffered any form of discrimination, OHA will provide the resident with all necessary paperwork, offer to assist the resident in completing the form and refer the resident to both HUD FHEO and DFEH.

OHA actively encourages any resident to make a request for an exception, change or adjustment to a rule, policy, practice or service because of a disability. OHA will treat any such request as a request for a reasonable accommodation. OHA will provide forms and/or guidance to the requestor on the information necessary to make the request. OHA will review and assess requests for reasonable accommodations on a case-by-case basis, taking into all available factors.

OHA follows HUD's December 19, 2003 guidance designed to assist housing authorities comply with Title VI of the Civil Rights Act of 1964. OHA recognizes that for many applicants and residents, English is not their primary language and they have a limited ability to read, write, speak or understand English. Language for LEP Persons can be a barrier to accessing important benefits. OHA's automated phone service provides menu options in English, Cantonese, Spanish, and Vietnamese. To assist walk-in clients, OHA uses a telephone interpretation service enabling them to serve clients in over 150 languages. All vital documents (such as waitlist application and opening notices) are translated from English into Cantonese, Spanish and Vietnamese. Oral translation, where reasonable, will be provided for other LEP clients.

FAIR HOUSING LAWS AND REGULATIONS

Oakland complies with federal and State fair housing laws, and its City-specific rental housing laws help protect residents from being displaced or suffer from unfair rent increases. The City also allocates funding to fair housing service providers to assist residents with legal issues related to fair housing. OHA complies with these laws in their provision of subsidized housing by educating residents about and assisting them with discrimination issues, supporting requests for reasonable accommodation for persons with disabilities, and making efforts to assist those with limited English proficiency. Key federal, State, and local fair housing laws are summarized below.

Federal Fair Housing Act of 1968

The Fair Housing Act of 1968 prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex. The Act was subsequently amended to additionally prohibit such discrimination on the basis of familial status and disability. In 2015, HUD issued a rule to Affirmatively Further Fair Housing. While that rule was subsequently rescinded, California Assembly Bill 686 (2018) ensured that California jurisdictions would maintain an obligation to Affirmatively Further Fair Housing.

California Fair Employment and Housing Act (FEHA)

FEHA prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. It also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

Americans with Disabilities Act (ADA)

The ADA requires all new or altered facilities subject to the ADA to be readily accessible to and usable by people with disabilities. Covered entities must comply with the Department's ADA regulations, including the ADA Standards for Accessible Design.

Oakland Rental Housing Laws

In 1980, the Oakland City Council passed its first rent control ordinance, which established the Housing, Residential Rent Arbitration and Relocation Board and the Rent Adjustment Program. Since then, the program has amended many times. The current ordinance, Oakland Municipal Code Section 8.22.010 *et seq.*, regulates most residential rent increases in Oakland. Additionally, in 2002, the Oakland voters passed the Just Cause for Eviction Ordinance, requiring a property owner to prove one of the eleven just causes before they could evict a tenant (See Oakland Municipal Code Section

8.22.300 *et seq.*) Together these laws are intended to maintain affordable housing, preserve community diversity, prevent illegal rent increases and evictions, and encourage investment in rental property in Oakland.

The Rent Adjustment Program Board is a quasi-judicial body, composed of seven members appointed by the Mayor and confirmed by the City Council. The Board hears appeals and enacts regulations and policies to further the administration of the Oakland Rent Ordinance and Just Cause for Eviction Ordinance.

Rent Adjustment Program staff provides information and counseling to property owners and tenants, conducts administrative hearings and mediations, collects eviction data, and administers the Ellis Act, the Tenant Protection Ordinance, and the Uniform Relocation Ordinance.

Under the Rent Adjustment Program, property owners of covered units must give every tenant a "Notice to Tenants of the Residential Rent Adjustment Program" form. When tenants move into a covered unit, the initial notice must be served in English, Spanish, and Chinese. Subsequent Rent Adjustment Program Notices must also be served with every rent increase. If a property owner fails to serve the notice at the beginning of the tenancy, they must wait at least six months after serving the notice to serve a rent increase notice. An owner can increase the rent on a covered unit only once in a 12-month period. The first increase cannot be effective any earlier than 12 months after the tenant moves into the unit. An owner may increase the rent based on the annual allowable consumer price index (CPI) without seeking approval from the Rent Adjustment Program. Every March, the Rent Adjustment Program publishes the allowable CPI increase for the next fiscal year. Any rent increase not based on the CPI, or banking increases based on the owner choosing not to increase rent in previous years, is void and unenforceable unless first approved by the Rent Adjustment Program. An owner can additionally petition to seek a rent increase based on capital improvements as a pass-through, uninsured repair costs, increased housing service costs, fair return, and additional occupants. A tenant may also file a petition to contest current and prior rent increases. The Rent Adjustment Ordinance prohibits any rent increase that would be greater than 10% in one year, or 30% over any five years of a tenancy.

The Just Cause for Eviction Ordinance imposes additional requirements beyond state law prior to the eviction of tenants. A property owner must follow state and local law to the letter to evict a tenant successfully. A property owner's failure to comply with state and local laws may entitle a tenant to substantial damages. Rent Adjustment Program staff are available to help parties understand their rights and responsibilities but do not provide legal advice to property owners or tenants.

The Just Cause for Eviction Ordinance applies to most rental units in Oakland, including single family residences, owner-occupied duplexes and triplexes, units owned and operated by another government agency, and new construction of units or buildings where a Certificate of Occupancy was issued before December 31, 1995. The Just Cause Ordinance adds the following requirement to state law procedures for evictions (Oakland Municipal Code Section 8.22.360 D):

In the Notice to Quit or Notice of Termination, and in the Summons and Complaint, the property owner must specify one or more of the just causes for eviction, and allege that the eviction is in good faith. The property owner must also send a copy of the notice to the Rent Adjustment Program. Neither the sale nor the foreclosure of property is a just cause listed in the Just Cause for Eviction Ordinance.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

The Uniform Relocation Ordinance, Oakland Municipal Code Section 8.22.800, requires owners to provide tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act, and condominium conversions with relocation payments. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amount depends on the size of the unit and adjusts for inflation annually on July 1st. The base payment amounts until June 30, ~~2022~~2023, are:

- $7,~~443.23~~669.78 per studio/one-bedroom unit
- $9,~~165.82~~439.73 per two-bedroom unit
- $11,~~314.06~~652.17 per three- or more-bedroom unit.

Tenant households in rental units that include lower income, elderly, or disabled tenants, and/or minor children are entitled to a single additional relocation payment of $2,500 per unit from the owner.

On November 5, 2014, the Oakland City Council adopted the Tenant Protection Ordinance (TPO), which prohibits various harassing behaviors against tenants by owners and their agents (for example, property managers and contractors) – thereby bolstering existing laws and leases that protect tenants. The TPO creates remedies that can be enforced by private civil right of action. Among other things, the Tenant Protection Ordinance prohibits conduct that may coerce a tenant to vacate a rental unit involuntarily.

On July 21, 2020, the TPO was further amended to strengthen the protections of the existing TPO and expand its application to non-profit owned rental housing and rental units in newly constructed residential property. The TPO prohibits property owners and their agents from engaging in bad faith in any of the following conduct.

1. Disruption of services to the rental unit.
2. Failure to perform repairs and maintenance.
3. Failure to exercise due diligence when completing repairs or follow appropriate industry protocols.
4. Abuse the owner's right of access to the rental unit.
5. Remove personal property, furnishings, or any other items without the prior written consent of the tenant, except when authorized by law.
6. Threaten to report a tenant or their known associates to law enforcement based on their perceived or actual immigration status.

7. Influence a tenant to vacate through fraud, intimidation or coercion.
8. Offer payments to a tenant to vacate more than once in six (6) months if the tenant has stated in writing that they do not want to receive such offers.
9. Try to intimidate a tenant into accepting a buyout.
10. Threaten the tenant or their guests, by word or gesture, with physical harm.
11. Interfere with a tenant's right to quiet use and enjoyment of the rental unit.
12. Refuse to accept or acknowledge receipt of a tenant's lawful rent payment.
13. Refuse to cash a rent check or money order for over thirty (30) days unless a written receipt for payment has been provided to the tenant.
14. Interfere with a tenant's right to privacy, including unnecessarily inquiring into a tenant's immigration status.
15. Unilaterally imposing new material terms of tenancy.
16. Removing a housing service for purpose of causing the tenant to vacate.
17. Commit violations of certain state laws, including discrimination prohibited under the Unruh Civil Rights Act and illegal lockouts and utility shutoffs prohibited by other laws.
18. Misrepresent to a tenant that they are required to vacate their unit.
19. Force a tenant to vacate their rental unit and reregister in order to avoid classification as a tenant.
20. Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

OAKLAND CITY ATTORNEY FAIR HOUSING ENFORCEMENT ACTIONS

Oakland City Attorney Barbara J. Parker and the members of the office recognize that housing is a human right. ~~We~~They therefore strive to protect and advance Oakland residents' right to safe, secure, and dignified housing. Within the City of Oakland government, the City Attorney is uniquely empowered to: (1) bring lawsuits to address housing rights violations on behalf of the People of the State of California and/or the City of Oakland; (2) secure court orders to improve living conditions; (3) stop harassment; and (4) craft new and amended city laws and policies for the Council's consideration to address gaps in local fair housing law and enforcement.

The Office of the City Attorney (OCA) often partners with civil society legal advocates to pursue justice for Oakland's historically and currently marginalized communities. OCA's housing enforcement actions can prevent the imminent displacement and potential homelessness of marginalized tenants and force landlords to provide the safe, secure, and dignified housing that tenants deserve and that the law requires. These tenants are disproportionately low-income Black, Latinx, Asian and Pacific Islander, and other residents of color.

Three affirmative litigation units in OCA contribute to the City's fair housing efforts: the Neighborhood Law Corps (NLC), the Community Lawyering and Civil Rights Unit (CLCR), and the Housing Justice Initiative Unit (HJI).

Since the City Attorney founded the NLC in 2002, it has engaged directly with Oakland communities to address some of the most challenging life, health, and safety problems that Oakland's neighborhoods face, including tenant harassment, and the NLC historically spearheaded OCA's efforts to secure justice for tenants.

Launched in 2016, the CLCR works to advance rights for historically and currently marginalized communities in Oakland to achieve racial, economic, and environmental justice by enforcing, strengthening, and drafting laws that are responsive to those communities' needs.

In October 2020, the City Attorney launched HJI,[3] a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through enforcement of Oakland's Tenant Protection Ordinance (TPO) and other similar or related local and State laws.[4]

OCA prioritizes enforcing the rights of low-income communities and communities of color, especially Black and Latinx residents, who have suffered and continue to suffer disproportionate harms due to the ongoing housing crisis. OCA's housing justice goals include utilizing housing policy and enforcement as a means to further racial, economic, and environmental justice generally, and also to specifically prevent wrongful displacement of marginalized tenants from Oakland.

Community Lawyering and Civil Rights Enforcement (CLCR)

The City Attorney launched this unit to prioritize affirmative litigation and other actions and initiatives to secure justice and equity for all Oakland residents and workers, and to fight abuse, predation, and discrimination against historically or currently marginalized communities. CLCR's affirmative housing-related work has also included actions against or advocacy directed at the federal government where appropriate.

Many of CLCR's cases and initiatives have positively impacted housing justice. For instance, CLCR joined a coalition of close to a dozen other cities and counties statewide to litigate a multi-decade case against lead paint companies that had sold their harmful products for interior residential use for much of the 20th century. Interior lead paint disproportionately harmed and harms Black, Latinx, and low-income Oaklanders, who are more likely to live in older and more lead-burdened housing stock.

[3] www.housingjusticeoakland.org

[4] The Oakland City Attorney's Office received two generous grants from the San Francisco Foundation to advance racial equity through the development of HJI and expansion of City Attorney tenant protection enforcement. (See June 30, 2020 City Council Resolution #88186. Legistar File #20-0484. Available at https://bit.ly/3yy9VoD.)

CLCR also joined other local governments in a case against the pharmaceutical industry for its contributions to the opioid crisis; that crisis has been a significant driver of homelessness in Oakland, a status disproportionately experienced by Black Oaklanders, and opioids are a significant barrier to unhoused people becoming housed. CLCR also submitted regulatory and administrative feedback to protect housing rights, such as by advocating that HUD refrain from promulgating any rule that separates family members in Oakland-based HUD housing on the basis of immigration status.

CLCR also has pursued other litigation to address historical, present, and future impacts of redlining, restrictive covenants, predatory mortgage lending, fair housing, and livable land issues that impact Oakland's Black, Latinx and other residents of color. For example, in 2015 the City of Oakland sued Wells Fargo for its racially discriminatory mortgage lending practices that violated the Fair Housing Act and California's Fair Employment and Housing Act and preyed upon Black and Latinx Oaklanders, contributing to widespread foreclosures, loss of tax revenue, and other harms. While the City was disappointed that the Ninth Circuit en banc reversed the initial panel's decision, hindering our ability to ensure that the letter and spirit of the Fair Housing Act was upheld in that case, our work to advance fair housing and hold bad actors accountable for their racially discriminatory practices is not over; indeed, it has only begun.

OCA also recognizes more broadly that housing intersects with environmental, economic, and racial justice, and so CLCR's other work focused on those areas also supports fair housing efforts. For example, CLCR is working to improve climate change adaptation and address pollution in Oakland, which disproportionately impacts residents of color and the habitability of Oakland's flatlands.

Neighborhood Law Corps (NLC) and Housing Justice Initiative (HJI)

In addition to the extreme housing affordability crisis in Oakland, marginalized tenants are frequently displaced from their homes when their landlords illegally coerce them to leave. This is especially true for low-income, long-term tenants who live in rent-controlled units and single room occupancy hotels (SROs). Prices and supply incentivize some unscrupulous landlords to harass their tenants to pressure them to leave – for example, by forcing tenants to live without heat in winter. Once a landlord forces tenants to leave, they can sell properties or raise rents to market-rate for significant profit. This is particularly true in neighborhoods that have experienced or are experiencing dramatic gentrification and displacement.

The NLC and HJI have helped to preserve some naturally occurring affordable housing units where low-income tenants of color were at imminent risk of displacement due to unlawful landlord harassment. For example, in 2015, the NLC filed its first TPO lawsuit to vindicate the rights of the very low-income tenants of a 96-unit SRO in downtown Oakland. As a result of OCA's lawsuit, the property was sold to a nonprofit developer with a court order requiring preservation of the building as affordable housing for at least 55 years.[5]

And in 2016, the NLC filed a lawsuit to prevent the new owners of a 39-unit SRO in Oakland's Chinatown from wrongfully displacing the long-term, low-income, and predominantly monolingual Chinese tenants. The owners' declared purpose was to attract a new, market-rate demographic by renovating the building and displacing the existing tenants. The owners' campaign of harassment included failing to restore four of seven communal bathrooms for nine months. The case resulted in a $1,000,000 settlement and permanent injunction against the owners, a resounding victory for the

[5] "Federal Court Approves Sale of Notorious Oakland Residential Property to Improve Conditions and Maintain Long-Term Low-Income Housing." March 23, 2016. Available at https://www.oaklandcityattorney.org/News/Press%20releases/Empyrean%20trustee%20order.html

tenants who were able to stay in their homes.[6] The building is now owned by a nonprofit, and includes commercial space used by a locally-owned restaurant and incubator for immigrant and refugee food entrepreneurs.

Advancing Fair Housing During the COVID-19 Pandemic

Keeping people housed during the COVID-19 pandemic is essential to furthering fair housing. The City of Oakland recognizes that the same communities that are facing insecure housing are also disproportionately impacted by COVID-19, as evidenced by Oakland's declaration of a local health emergency for Black and Latinx residents, many of whom have not had a safe space to isolate or quarantine during the pandemic.[7]

Since the outbreak of COVID-19, OCA has filed multiple lawsuits and sent dozens of demand letters covering hundreds of units in response to landlords violating tenants' rights, including their rights to safe housing and to be free of harassment and discrimination. Almost all of these enforcement actions involved protecting the rights of low-income renters of color. For example, OCA successfully secured emergency restraining orders against landlords engaging in illegal self-help evictions such as lockouts that threatened their tenants' ability to safely shelter in place. The tenants in these cases included Latinx immigrants and elderly, disabled Black residents.

As another example, OCA prevailed in a lawsuit against the owners of a prominent local real estate business for systematically violating the rights of their tenants. The defendants rented units in severely substandard conditions, including units never intended or approved for residential use, to tenants who were predominantly low-income immigrants, among them tenants whose primary language is not English. This predatory business model allowed the owners to exploit tenants desperate to find affordable housing. After trial, the court ordered the defendants to pay millions of dollars in civil penalties and attorney's fees for their egregious violations of tenants' rights. The court also issued a citywide order prohibiting the owners from operating any of their Oakland residential properties in violation of local or State laws.[8] The court concluded that "there is no question that…[the judgment will deter defendants and] will likely have a broad effect in the city as whole as well as other communities. The case thus undoubtedly advanced the public interest."

FAIR HOUSING COMPLAINTS AND VIOLATIONS

Housing discrimination complaints are one source for evaluating fair housing issues in a community. FHEO and DFEH are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

In Alameda County, 20 FHEO complaints were filed in 2020, 75 percent were related to a disability bias, 10 percent were related to a racial bias, and 10 percent were related to a familial status bias

[6] "City Attorney Secures $1 Million Settlement in Chinatown Tenant Rights Case." May 3, 2018. Available at https://www.oaklandcityattorney.org/News/Press%20releases/8th%20St.%20Settlement.html; see also "Oakland SRO Landlord to Pay $1 Million Following Tenants Lawsuit." KPIX CBS SF Bay Area. Available at https://www.youtube.com/watch?v=RFKYN862-1Q

[7] *See* May 13, 2020 City Council Resolution #88118. Legistar File #20-0379, *available at* https://bit.ly/3sfiQqM; *See* May 27, 2020 City Council Resolution #88146. Legistar File #20-410, *available at* https://bit.ly/3sjwyZN.

[8] Orenstein, Natalie. "Oakland Landlord Hit with $3.9 Million Penalty for Hazardous Housing Conditions." *The Oaklandside.* September 13, 2021. Available at https://oaklandside.org/2021/09/13/oakland-landlord-hit-with-3-9-million-penalty-for-hazardous-housing-conditions/

(HCD AFFH Data Viewer, 2020). The number of housing discrimination complaints has decreased since 2010, when 64 complaints were filed in Alameda County. As in 2020, most complaints in 2010 were related to disability bias (47 percent) while 20 percent were related to a racial bias, and 14 percent were related to a familial status bias. A report from ECHO and East Bay Community Law Center on complaints brought to them from 2015-2019 show that the largest share of complaints (more than 40 percent) in Alameda County are from the City of Oakland, yet Oakland only makes up 26 percent of the population of Alameda County. Consistent with HCD data, most complaints are related to a disability bias. Nearly 50 percent of cases brought to these local fair housing organizations were resolved with counseling.

ISSUES RELATED TO ENFORCEMENT AND OUTREACH CAPACITY

Impediments to addressing fair housing issues in Oakland specifically (and across Alameda County) include lack of local fair housing outreach and enforcement from both private (nonprofit) and public organizations, lack of resources for fair housing agencies and organizations, and lack of federal, State and local funding for affordable housing. The 2020 Analysis of Impediments to Fair Housing (AI) reports that State and federal funding for affordable housing in Alameda County has declined by 80 percent since 2008.

D.2 Segregation and Integration

Segregation can be defined as the separation across space of one or more groups of people from each other on the basis of their group identity such as race, color, religion, sex, income, familial status, national origin, or having a disability or a particular type of disability. Segregation can occur at the neighborhood level and can also occur between cities within the larger region. It can occur in various spaces, such as within workplaces, schools, or places of worship. This analysis is focused on residential segregation.

In contrast to segregation, integration can be generally defined as a condition in which there is not a high concentration of a particular group identity. While integration in some contexts shows a breaking from prior trends of exclusion, and thus a laudatory outcome, measures of integration may also be evidence of areas formerly segregated that have now become integrated as a result of gentrification and displacement. This section analyzes these patterns of segregation, as well as patterns of integration.

Oaklanders take great pride in the city's immense diversity. Compared to the nation and the diverse Bay Area, Oakland stands out as home to people of a wide variety of backgrounds. However, recent research shows that the Oakland is the 14th most racially segregated major city in the United States. Analyzing 2020 Census data, the Othering and Belonging Institute of Berkeley found that six of the ten most segregated Black neighborhoods in the Bay Area, and four of the of the five most segregated Latino neighborhoods, are located in Oakland. Overall, Oakland is the most racially segregated city in the Bay Area in terms of segregation of people between neighborhoods within the city.

Like many other U.S. cities, segregation is Oakland has been shaped by local, county, State and federal government policies and practices that created unfair conditions for BIPOC communities. As described in the Introduction and in Appendix F: Constraints, current disparities in access to opportunity, health, and wealth building are the result of centuries of intentional policies and practices designed to uphold systems, power, and wealth undergirded by racial discrimination. In

the 1930s, Oakland lenders adopted the federally sanctioned practice of refusing to insure mortgages in and near neighborhoods predominantly made up of communities of color. These areas were rated as "D", or "Hazardous," and color-coded as red on lending maps. Residents of these "redlined" neighborhoods, including West Oakland and East Oakland, were denied access to credit, resulting in a cycle of disinvestment and poverty. To prevent their own neighborhoods from being redlined, private developers, realtors, and homeowners were encouraged to write racially restrictive covenants into their deeds that further inhibited residents of color from moving into these areas. Redlined neighborhoods were further damaged by "urban renewal" projects led by ~~the~~ Oakland ~~Planning Commission~~decisionmakers in the 1960s and 1970s. Private properties, primarily in redlined areas, were deemed "blighted" and demolished to make way for freeways and new development. Communities in these areas, such as West Oakland and Chinatown, were displaced and those who remained found themselves next to freeways and other pollution-generating land uses. Zoning was used to designate some areas as residential, either with single-family homes or multi-family homes, and others as industrial.[9] This kept property values higher for white residents in more affluent areas. A segregation map published in 1960 by Sociologist Dr. Floyd Hunter showed that the three zones where Black people resided included zoning for industrial use around residential areas, while the six zones ~~were~~where they did not reside were mostly "A" or single-family zoned, with no industrial use. The racialized concentration of wealth and poverty in Oakland generated through these extractive, exclusionary tactics plays out spatially, with many communities of color having the least access to wealth- and health-building resources, and white communities having the most access.[10]

In the late 1990s, Oakland became an attractive target for real estate investment, spurred in part by the 10K Initiative that proposed scattered market-rate housing across downtown. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process called "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[11] These targeted practices resulted in enormous waves of foreclosures in East and West Oakland. Data from the Urban Strategies Council shows that 93 percent of foreclosed properties then acquired by investors were located in these neighborhoods.[12] At the same time, a strengthening Bay Area jobs market led to waves of residential and commercial gentrification, especially in North and West Oakland. The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities.

Despite policies aimed to eliminate racial bias and discrimination, economic and racial segregation continues to increase in the United States. According to data from the National Bureau of Economic Research, over the past 40 years, economic inequality in the United States has returned to levels last

[9] Fergison, P. "Head for the Hills: Race and Property Value in Oakland" (thesis, University of California at Santa Barbara, 2018), 35.

[10] Moore, E., Montojo, N., and Mauri, N. Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area. The Othering and Beloninging Institute (formerly known as the Haas Institute for a Fair and Inclusive Society), 2019. Accessed October 31, 2022 at ~~https://belonging.berkeley.edu/rootsraceplace~~ https://belonging.berkeley.edu/rootsraceplace

[11] United States, Ninth Circuit Court (9th Cir.). City of Oakland v. Wells Fargo & Co. United States Reports, vols. 19-15169, 2020, https://www.oaklandcityattorney.org/PDFS/Newsletter/Court%20Opinion%2008262020.pdf

[12] *Who Owns Your Neighborhood? The Role of Investors in Post-Foreclosure Oakland.* Urban Strategies Council, https://urbanstrategies.org/who-owns-your-neighborhood-the-role-of-investors-in-post-foreclosure-oakland/

seen in the 1920s.[13] Although explicit racial discrimination or legally recognized segregation is not practiced or condoned ~~in~~by the City of Oakland today, the consequences of this history remains~~,~~ and can be traced on today's maps of racial/ethnic population concentrations and concentrations of poverty.

~~Public and private~~Private housing discrimination (that continues to this day) also contributes to patterns of segregation within a community. Although racial and ethnic segregation is perhaps the most common and well-known form, other protected classes may also experience segregation. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in Oakland. These groups are not mutually exclusive, and there may be considerable overlap across each protected class.

RACE AND ETHNICITY

Regional

Racial and ethnic patterns of segregation in Oakland should be understood within the context of both current regional segregation patterns as well as changing regional and local demographics. As shown in Table D-1, the population of Alameda County has increased by 10.2 percent between 2010 and 2020, with a projected increase of about 12.3 percent between 2020 and 2040, according to California Department of Finance. While the Hispanic group led county growth in numbers (representing an increase in 49,079 people from 2010 to 2020), non-Hispanic multiracial was the fastest-growing group. This group will continue to be the fastest-growing group through 2040, followed by American Indians and Alaska Natives. Over two-thirds of the Alameda County population is something other than non-Hispanic white; however, as of 2020, non-Hispanic whites represent the largest share of the population at about 33.5 percent, followed by non-Hispanic Asians (26.4 percent) and Hispanics of any race (23.4 percent).

Table D-1: Population Growth by Race/Ethnicity, Alameda County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	519,672	559,571	616,233	7.7%	10.1%
Black (NH)	185,710	191,801	208,955	3.3%	8.9%
American Indian or Alaska Native (NH)	4,299	4,846	6,174	12.7%	27.4%
Asian (NH)	395,859	441,271	479,809	11.5%	8.7%
Native Hawaiian or Pacific Islander (NH)	12,421	13,465	13,879	8.4%	3.1%
Multiracial (NH)	57,199	70,261	96,567	22.8%	37.4%

[13] Emmanuel Saez and Gabriel Zucman, "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," National Bureau of Economic Research, October 2014, https://www.nber.org/system/files/working_papers/w20625/w20625.pdf.

Hispanic/Latinx (any race)	341,561	390,640	456,149	14.4%	16.8%
Total	**1,516,721**	**1,671,855**	**1,877,766**	**10.2%**	**12.3%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Regionally, the San Francisco Bay Area experiences notable racial segregation patterns. ABAG-MTC's AFFH Segregation Report, prepared in collaboration with the UC Merced Urban Policy Lab, found that white residents in the region are significantly more segregated from other racial and income groups, though white isolation has decreased since 2010. The highest levels of racial segregation occur between Black and white populations. The Othering and Belonging Institute at UC Berkeley additionally found that seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, but also that racial residential segregation appears to have peaked around the year 2000 and has generally declined since. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups, and there is more racial segregation between Bay Area cities compared to other regions in the state.

Local

Oakland has a majority-BIPOC population (71.7 percent) according to 2019 ACS five-year estimates (Table D-2), and Oakland's share of BIPOC individuals is greater than the region at large. However, population growth between 2010 and 2019, which was 8.8 percent overall, was largely driven by an increase in the non-Hispanic white population (with an increase of 18,917 people from 2010-2019), followed by the Hispanic/Latinx population (with an increase of 15,874 people). The fastest-growing group during that timeframe was some other race or two or more races (45.8 percent). While the non-Hispanic Black or African American population represented the largest share of the population in 2010, by 2019 it had declined 7.4 percent and was no longer the plurality. As described later in the Displacement Risk section of this chapter, this population decline was in part a result of the Black population being displaced as housing costs in the area increased. As of 2019, non-Hispanic whites were the plurality at 28.3 percent, followed by the Hispanic or Latinx population at 27 percent. Non-Hispanic Black or African Americans composed 23.2 percent of the population in 2019. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the Department of Finance, the Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) or Alameda County.

Table D-2: Population Growth by Race/Ethnicity, Oakland, 2010 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019
White	101,308	120,225	18.7%
Black or African American	106,637	98,749	-7.4%
American Indian and Alaska Native	1,214	1,455	19.9%
Asian	65,127	65,195	0.1%
Native Hawaiian/Other Pacific Islander	2,081	2,237	7.5%
Some other race/Two or more races	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%

Total	**390,724**	**425,097**	8.8%

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

Dissimilarity and Isolation Indices by Race/Ethnicity

To examine the distribution of racial and ethnic groups in a jurisdiction, HUD developed the Dissimilarity Index. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. The Dissimilarity Index uses values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity Index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Dissimilarity Index values compare racial and ethnic groups against the distribution of non-Hispanic white residents in a community and do not directly measure segregation between BIPOC groups. Chart D-1 provides the Dissimilarity Index trends from 1990 to 2020 for Oakland and the San Francisco-Oakland-Hayward Region.

Within Oakland, the dissimilarity index shows moderate or high segregation for all racial groups as compared to the non-Hispanic white population. All indices within the city are above 50 as of 2020. There is moderate segregation between the white and Asian/Pacific Islander population. Segregation between the Black and white populations is borderline moderate-high. In both comparisons, segregation decreased slightly from 2000 to 2010, then increased slightly from 2010 to 2020. Segregation between the Hispanic and white populations is high and has remained consistent for the last 20 years.

Within the San Francisco-Oakland-Hayward region, segregation between non-white and white groups is lower than within the city of Oakland, scoring less than 50 since 1990 (in Oakland, this number has remained consistently above 50). Since 1990, there has been moderate segregation between all groups in the region, except between the Black and white population, for which it has been consistently higher. Segregation between Hispanic and white groups is notably higher in Oakland than in the region at large, which typically scores 50 or lower. Within the last 10 years, segregation overall has increased slightly in Oakland and in the region, except between the white/Hispanic comparison group, for which it has remained consistent.

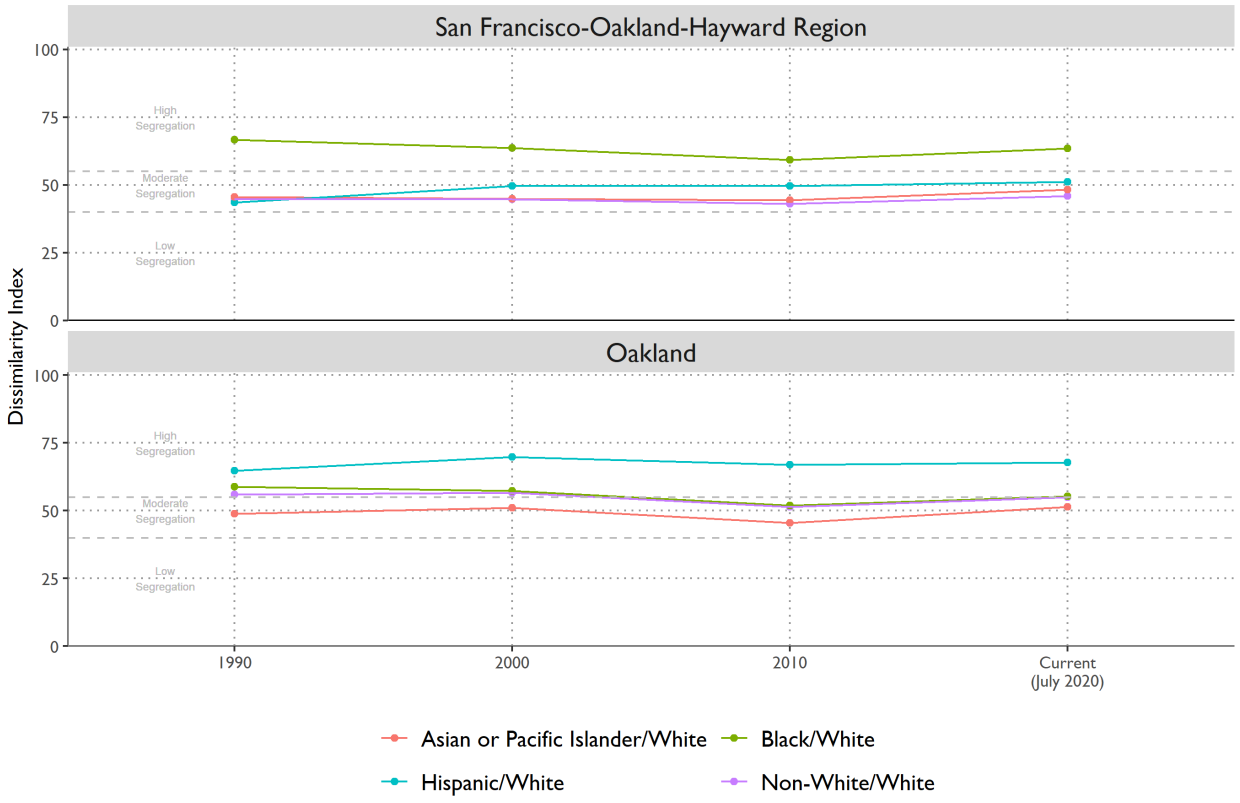
ABAG-MTC also produced a dissimilarity index comparing Oakland with the entire nine-county Bay Area. Segregation between white and non-white groups in the nine-county region is notably lower than in Oakland and the San Francisco-Oakland-Hayward region. Also, Oakland's dissimilarity index indicated a higher degree of segregation between Latinx and white populations than any of the 104 jurisdictions analyzed. Overall, Oakland's dissimilarity index indicated one of the highest levels of segregation between white populations and BIPOC populations in the entire Bay Area region.

The ABAG-MTC report also included an isolation index for Oakland and the nine-county Bay Area Region. An isolation index compares each neighborhood's composition to the city's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index

can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent. Latinx residents are the most isolated racial group in the City, and they are less isolated in the region. The Black/African American population is also more isolated within the City than the region, and their isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. The isolation index for white populations has fallen from 2000 to 2020 and is somewhat lower within the City than within the Bay Area.

Chart D-1: Racial Dissimilarity Index for the Region and Oakland



Source: HUD, AFFHT0006 Table 12, July 2020

The Dissimilarity Index may not capture the nuances in patterns of segregation between BIPOC communities. Further, the Dissimilarity Index is only available at the citywide level. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. The typologies consider five racial/ethnic groups, including Black, Latinx, White, Asian and Other. As seen in Figure D-1A, the majority of tracts in Oakland are identified as either 3 or 4 Group Mix. However, there's a cluster of tracts in the northeast section of the city are classified as Asian-white and a cluster of tracts in the southwest section classified as Black-Latinx. Across the city, only two tracts are considered Diverse according to this methodology. Figure D-1B more acutely visualizes segregation in Oakland, showing which census tracts are predominantly Asian, Hispanic, African American, and White (no tracts were predominantly Native American/American Indian). Predominant population is classified into three levels, noting where the census tract population for that group is at least 50 percent greater than the other groups (predominant), 10-50 percent greater (sizeable), and less than 10 percent greater (slim). The Asian population is predominant in the Chinatown area with decreasing margins in surrounding tracts in Downtown and east beyond Lake Merritt; the Hispanic population is predominant in Fruitvale with decreasing margins in adjacent tracts in East Oakland; the African American population is predominant in both West Oakland and the Oak Knolls area in East Oakland, with decreasing margins in surrounding tracts; and the white population is predominant in the North Oakland Hills, Rockridge, and immediately south of Piedmont with decreasing margins in surrounding tracts. Only one tract in East Oakland (Bancroft/Havenscourt) does not have a predominant population.

In contrast, the ESRI 2018 Diversity Index (Figure D-2) classifies many tracts as Higher Diversity and a handful of tracts as Lower Diversity. Most of the tracts on the higher end of the diversity index are consistent with those classified by UDP as Diverse or 3 or 4 Group Mix. Many tracts located in the northeast section of the city fall on the lower end of the diversity index, consistent with the UDP neighborhood segregation findings.

Figure D-1A: Oakland Neighborhood Segregation, 2019

Source: HCD AFFH Data and Mapping Resources (UC Berkeley Urban Displacement Project, 2019)

Figure D-1B: Predominant Populations, 2021

Source: HCD AFFH Data and Mapping Resources – HCD/TCAC Opportunity Areas Mapping Analysis, 2021

Figure D-2: Oakland Diversity Index, 2018

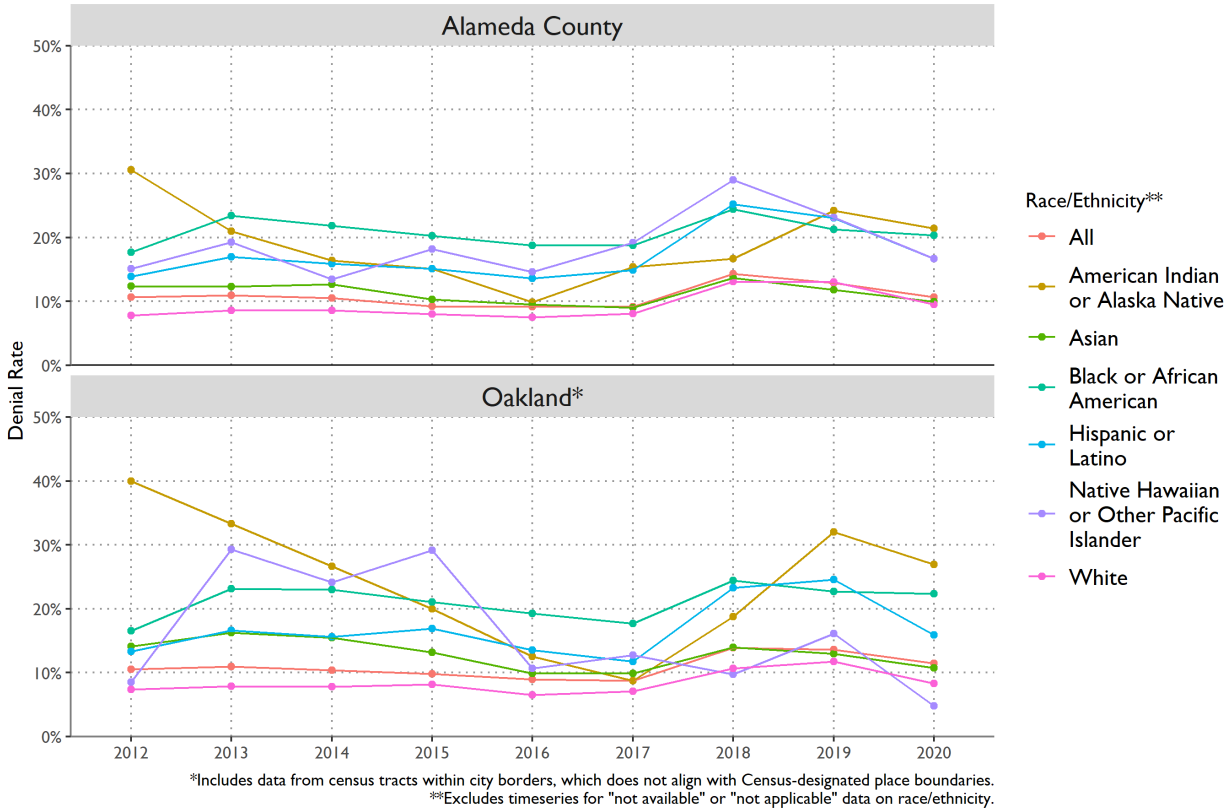
Source: HCD AFFH Data and Mapping Resources (ESRI, 2018)

Other Relevant Factors: Loan Denial Rates by Race/Ethnicity

Chart D-2 below traces loan denial rates for home purchase and improvement loans between 2012 to 2020 for all census tracts in Oakland and Alameda County. Denial rates have remained relatively stable and generally lower than 25 percent in the County, with Asian and white applicants consistently on the lower end, and Black applicants consistently on the higher end. In 2018, denial rates increased for all groups in the County, but have since decreased. Despite the decrease, denial rates have remained higher for the Hispanic and American Indian/Alaska Native groups. Oakland-based denial rates are similar to the County's rates on average, but with more variability for the American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander groups. Both groups comprise much smaller shares of the Oakland population than other racial/ethnic groups, which might mean fewer loan applications, and thus have a larger impact on the data. Denial rates are generally higher for the American Indian/Alaska Native population in Oakland compared to the County overall, while they are generally lower for the Native Hawaiian/Other Pacific Islander population in Oakland compared to the County overall. Denial rates are consistently lowest for the white population.

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, 2012-2020

Source: Home Mortgage Disclosure Act Data, 2012-2020



PERSONS WITH DISABILITIES

According to the 2019 ACS five-year estimates, approximately 49,362 or 11.7 percent of Oakland residents were living with a disability. This is slightly higher than in Alameda County (9.2 percent) and in the Bay Area (9.6 percent).

Per 2019 ACS five-year estimates compiled by HCD, Figure D-3 indicates that there is a moderate concentration of people living with a disability (20-30 percent) in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. Otherwise, there is a dispersal of persons with disabilities throughout the city. According to the 2020 AI, persons with disabilities are overrepresented in publicly assisted housing (which, as indicated on upcoming Figure D-20, is concentrated in Downtown Oakland.)

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals. Appendix B, Housing Needs, further addresses details about the population with disabilities in Oakland as well as their housing needs.

Figure D-3: Population with a Disability, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

FAMILIAL STATUS

Discriminatory housing practices based on familial status, including discrimination against families with children, may influence where families are able to live and lead to geographic concentrations within a jurisdiction. Female householders with children may especially be targets of discrimination. Table D-3 indicates that more than half of all children in Oakland (60.8 percent) are living in married-couple family households. There are 25,112 children (29.8 percent) living in female-headed households.

Table D-3: Children Under 18 Years in Oakland Households, 2019

Household Type	Number	Percent
Married-Couple	51,201	60.8%
Male Householder, No Spouse Present	7,174	8.5%
Female Householder, No Spouse Present	25,112	29.8%
Other	707	0.8%
Total	**84,194**	**100.0%**

Note: All households with children are considered family households.

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S0901)

Figures D-4 through D-6 below indicate there are patterns of geographic concentration based on familial status. Figure D-4 shows that the proportion of children in married-couple families tends to be higher in the eastern part of the city, adjacent to and in the hills, plus some scattered concentrations along the western edge of the city. Figure D-5, on the other hand, indicates that there is a higher proportion of children in female householder households in West Oakland and in one specific tract in the downtown area. There is a higher percentage of adults living alone (Figure D-6) in the downtown area, as well as in other mixed-use neighborhoods north and south of downtown, and surrounding Lake Merritt. Additionally, in one tract near Mills College more than 20 percent of adults live alone.

Figure D-4: Percent of Children in Married Couple Households, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

Figure D-5: Percent of Children in Female Householder Households, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

Figure D-6: Percent of Adults Living Alone, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

INCOME LEVEL

Geographic concentration by income, including concentration of poverty, is another type of segregation that exists in Oakland. HUD defines low income as 50-80 percent area median income (AMI), and moderate as 80-120 percent AMI. An LMI area (where low- or moderate-income individuals are concentrated) is a census tract or block group where over 51 percent of the population is LMI. Figure D-7 illustrates income segregation across Oakland with the distribution of LMI block groups in 2018. Except for the Port and the Laney College area, LMI block groups in Oakland formed almost a continuous spine through the flatlands. The North Hills and block groups immediately south of the City of Piedmont had the lowest concentrations of LMI individuals, and the South Hills had no tracts where over 50 percent of the population is LMI.

Compared to other Bay Area jurisdictions on average, Oakland in 2015 had a significantly higher rate of between-neighborhood segregation for very low-income individuals, while its segregation rates for other income groups (low, moderate, and above moderate) were similar compared to the region; also, when comparing lower-income individuals to higher-income individuals using a dissimilarity index, income segregation was higher in Oakland than the Bay Area region.[14]

Changing poverty rates over time can provide an insight into the economic wellbeing of households and individuals in Oakland. According to ACS five-year estimates, the poverty rate for individuals in Oakland decreased from 21 percent in 2014 to 16.7 percent in 2019. The poverty rate is higher for families with children in Oakland: 24.5 percent in 2014 and 19.9 percent in 2019. A decrease in the poverty rate during this timeframe was a trend in Alameda County, as well, with 12.9 percent living in poverty in 2014 and 9.9 percent in 2019. Figure 3-8 demonstrates the spatial decrease in poverty from 2014 to 2019, with higher poverty tracts reclassified into lower poverty categories. No tracts had more than 40 percent of the population living in poverty in 2019, while nine tracts did in 2014 (Eastmont, Fitchburg, East Peralta, one tract in San Antonio, one in Downtown, and four in West Oakland). In two cases, tracts with more than 40 percent living in poverty went down to as low as 10-20 percent living in poverty (one tract in West Oakland and the East Peralta tract), which prompts further investigation. While this might be partly a result of a rebounding economy post-Great Recession, it may also signify displacement, which is explored later in this chapter. It is also important to note that poverty disproportionately impacts Oakland residents by race and ethnicity. As shown in Table D-4, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

[14] UC Merced Urban Policy Lab and ABAG-MTC Staff, *AFFH Segregation Report: Oakland*, March 6, 2022

Figure D-7: Low-Moderate Income Population, 2018
Source: HCD AFFH Data and Mapping Resources (HUD, FY 2018)

Figure D-8: Percent of Population Living in Poverty, 2014 and 2019
Source: HCD AFFH Data and Mapping Resources (ACS, 2010-2014 and 2015-2019)

Table D-4: Population Poverty Rates in Oakland, 2019

Race/Ethnicity	Total Population		Population Below Poverty Level	
	Number	Percent	Number	Percent
White alone	148,963	**35.4%**	14,242	9.6%
Black or African American alone	99,868	**23.8%**	23,735	23.8%
American Indian and Alaska Native alone	3,820	**0.9%**	833	21.8%
Asian alone	65,138	**15.5%**	11,277	17.3%
Native Hawaiian and Other Pacific Islander alone	2,294	**0.5%**	316	13.8%
Some other race or two or more races	100,144	**23.8%**	19,955	19.9%
Hispanic or Latino origin (of any race)	113,402	**27.0%**	23,383	20.6%
White alone, not Hispanic or Latino	118,953	**28.3%**	9,168	7.7%
Total	**420,227**	**-**	**70,358**	16.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S1701)

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined by HUD as census tracts with a non-white population of 50 percent or more, and a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. It serves as a measure of neighborhoods that are experiencing both high racial and ethnic concentration as well as high rates of poverty. The 2020 AI notes that displacement, lack of public and private investment in specific neighborhoods, and the type and location of affordable housing all contribute to R/ECAPs. In Oakland (Figure D-9), there are four clusters of R/ECAPs: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two along International Boulevard near the Coliseum.

Recalling Figure D-1B, which shows where predominant concentrations of various racial/ethnic groups live in Oakland, individual R/ECAPs can be linked to census tracts with predominant populations of each of the largest non-Hispanic white racial/ethnic groups in Oakland: Black/African American (West Oakland), Asian (Downtown-Chinatown), and Hispanic/Latinx (Fruitvale/East Oakland). In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories. According to the 2020 AI, about 13 percent of Oakland's population lives in R/ECAPs.

Figure D-9 also shows R/ECAPs throughout the region. R/ECAPs in nearby jurisdictions include, but are not limited to, five tracts in Berkeley surrounding the UC Berkeley campus (which, as noted in the 2020 AI, is likely skewed by no- or low-income students), and a few in San Francisco. There are none in the neighboring Cities of Alameda, Emeryville, or San Leandro. Oakland has more R/ECAPs than any of its neighboring jurisdictions, and the majority of R/ECAPs in Alameda County. In the Bay Area region, there is a more even distribution of races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

Racially~~/Ethnically~~ Concentrated Areas of Affluence (RCAAs) are not formally defined by HUD or State HCD but are generally considered to be areas with high concentrations of wealthy, white residents. State HCD's working RCAA metric reflects a Location Quotient (LQ), which represents the percentage of total white population (White Alone, Not Hispanic or Latino) compared to the average percentage of total white population for all census tracts in each COG region. Census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5 times the State AMI, whichever is lower) were ~~assigned a numeric score of 1 (Is an RCAA).~~designated as RCAAs. Based on this methodology, RCAAs are present in Rockridge, Montclair, and the North Oakland hills; the Trestle Glen, Crocker Highlands, and Glenview neighborhoods; and the Jack London District. Appendix C and the Housing Action Plan~~, actions X, Y, and Z,~~ action 3.4.1 specifically addresses location of sites available to lower incomes and zoning changes in the Rockridge area to address this existing segregation. Housing Action Plan 3.4.2 directs further study of zoning changes citywide as part of the Land Use and Transportation Element (LUTE) update. As described in Appendix C, the entirety of the North Oakland hills is within a Very High Fire Hazard Severity Zone, and a majority of the land is sloped with grades above 30 percent.

Regionally, other Bay Area jurisdictions have RCAAs, including, but not limited to, many tracts in Marin and San Mateo Counties as well as some tracts in Santa Clara and San Francisco Counties. In Alameda County, there are RCAAs in the neighboring jurisdictions of Berkeley~~, Alameda, Dublin,~~ (adjacent to Rockridge and in North Berkeley), Alameda (the southeastern potion of the city across the tidal canal from Jingletown), and Piedmont (entirety), as well as in Pleasanton, Livermore, and ~~small~~smaller portions of Albany, Dublin and Fremont ~~in Alameda County.~~. There are no RCAAs in ~~the~~ neighboring ~~jurisdictions of~~ Emeryville and San Leandro. In Contra Costa County, the entirety of the Orinda, Moraga, and Lafayette city limits are ~~RCAA.~~

RCAAs. A significant portion of unincorporated Alameda and Contra Costa Counties adjacent to the Oakland border are also RCAAs.

Figure D-9: R/ECAP and RCAA Locations, 2019

Source: U.S. Dept. of Commerce, Bureau of the Census, 2019 ACS Five-Year Estimates

D.4 Disparities in Access to Opportunity

REGIONAL CONTEXT

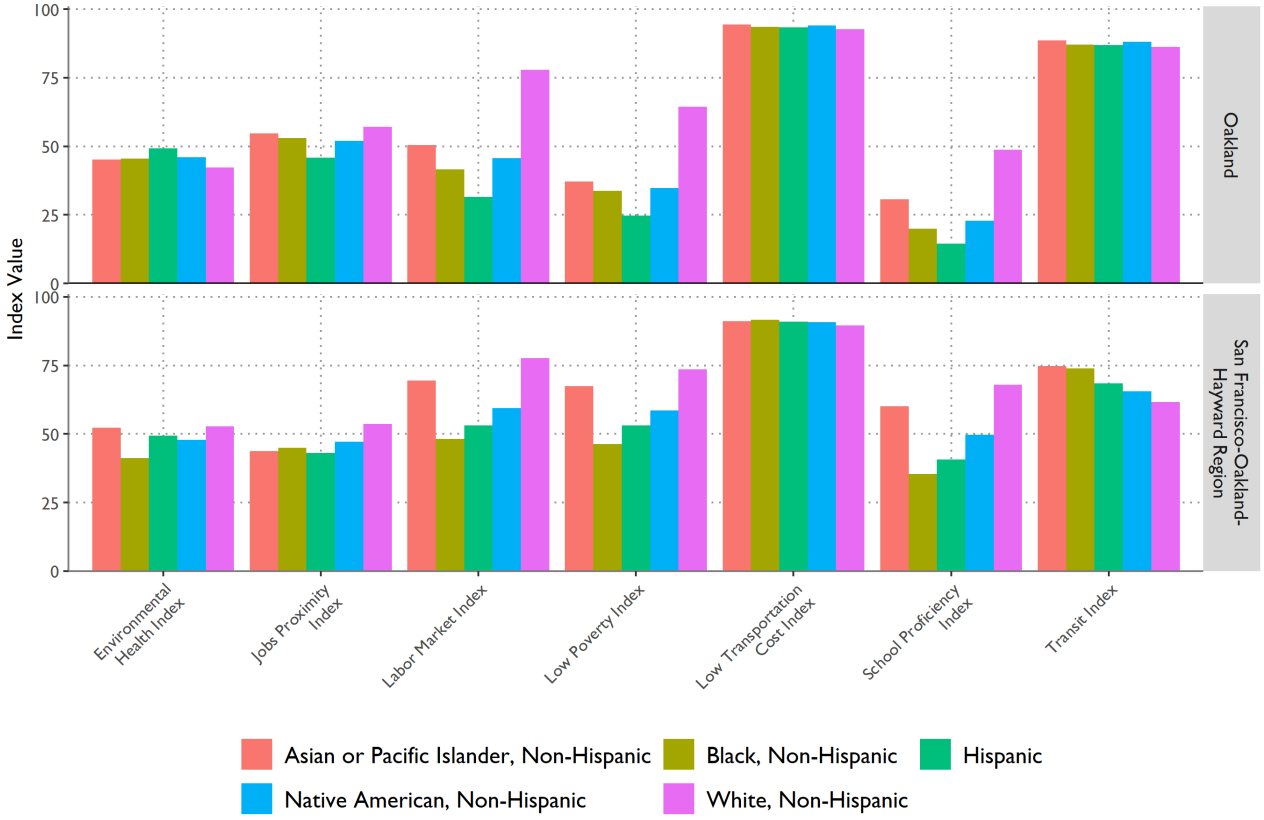
Access to opportunity was assessed in both the regional and local context. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity at the local and regional scale for seven categories: Environmental Health, Jobs Proximity, Labor Market, Low Poverty, Low Transportation Cost, School Proficiency, and Transit. The index score is first computed at the neighborhood level (which can vary from census tract to block group cluster, depending on the variable). The higher the index score, the better an area's access to opportunity. The index score then goes through a second computation that weights it based on the distribution of a given racial/ethnic group in that area. While these indices do not identify opportunity by tract or block group within the city, they can show the relative standing of Oakland compared to the San Francisco-Oakland-Hayward region. Chart D-3 shows the indices by race/ethnicity across the entire population of Oakland and the San Francisco-Oakland-Hayward region. Below are the descriptions for each opportunity index value, along with findings for the city and region:

- **Environmental Health** measures potential exposure to carcinogenic, respiratory, and neurological hazards as determined by the Environmental Protection Agency's (EPA) National Air Toxics Assessment. The higher the value, the less exposure to airborne toxins. The white and Asian/Pacific Islander populations at the regional level have the best environmental health scores and the Black population at the regional level has the worst score. Within Oakland, scores do not differ much across groups, though the score for the Hispanic population is slightly better than the other groups. It is difficult to draw conclusions from this within-city result. Similar to HCD/California Tax Credit Allocation Committee (TCAC) Opportunity Maps data, which appears later in this section, this index only accounts for exposure to toxins and does not account for other environmental justice factors, such as socioeconomic and health disparities across racial/ethnic groups. Additionally, the EPA notes that their assessment is not ideal for measuring differences across small areas; therefore, looking at within-city differences across racial/ethnic groups may not be an ~~ideal~~idea application for this tool. The State HCD/TCAC Opportunity Maps, featured later in this section, are a better tool for examining environmental differences across census tracts in Oakland.
- **Jobs Proximity** quantifies accessibility of a neighborhood to job locations, with major employment centers weighted more heavily. The higher the value, the better access to jobs. Proximity to jobs is slightly higher in Oakland than the region at large, except for the Hispanic population, for which it is roughly the same. While the index focuses on proximity, it does not consider job accessibility based on educational level. Further analysis on job access ~~are~~will be included in the Economic Trends and Prospects report~~,~~ released in ~~May~~June 2022~~.~~, available at https://cao-94612.s3.amazonaws.com/documents/FINAL-Economic_Trends_Prospects_EPS_2022.06.02.pdf
- **Labor Market** measures the intensity of labor market engagement and human capital (i.e. the economic value of a worker's experience and skills) in a neighborhood based on unemployment, labor force participation, and educational attainment. The higher the value, the higher the labor market engagement and human capital. Within Oakland, the labor

market index is much higher for the white population than for other groups. Regionally, the Asian/Pacific Islander population has a notably higher index score than within Oakland, the white population has a similar index score between the region and Oakland, and all other racial/ethnic groups have a slightly higher score at the regional level.

- **Low Poverty** measures poverty in a neighborhood. The higher the value, the less exposure to poverty. Exposure to poverty is lower for all groups regionally compared to Oakland. Asian/Pacific Islander and white groups have the least exposure to poverty regionally. Within Oakland, the white population has notably less exposure to poverty than all other groups.
- **Low Transportation Cost** quantifies transportation costs by neighborhood based on the estimated cost for a low-income, single-parent family of three. The estimate considers a host of variables, such as access to public transit and density of homes, services, and jobs in a neighborhood. The higher the value, the lower the cost of transportation in the neighborhood. Low transportation cost is almost equal for all groups at the city and regional level.
- **School Proficiency** measures access to elementary schools with higher academic proficiency based on the performance of 4th grade students on state exams. The higher the value, the higher the quality of the school system in a neighborhood. School proficiency is higher for all groups at the regional level than at the city level, and highest for white and Asian/Pacific Islander groups. Within Oakland, school proficiency is higher for the white population than other groups.
- **Transit** measures transit use in a neighborhood based on estimates of transit trips taken by low-income, single-parent families of three. The higher the value, the more likely residents in the neighborhood use public transit. The transit index is high in Oakland and about equal across all groups, while in the region it is slightly lower with slight discrepancies between groups.

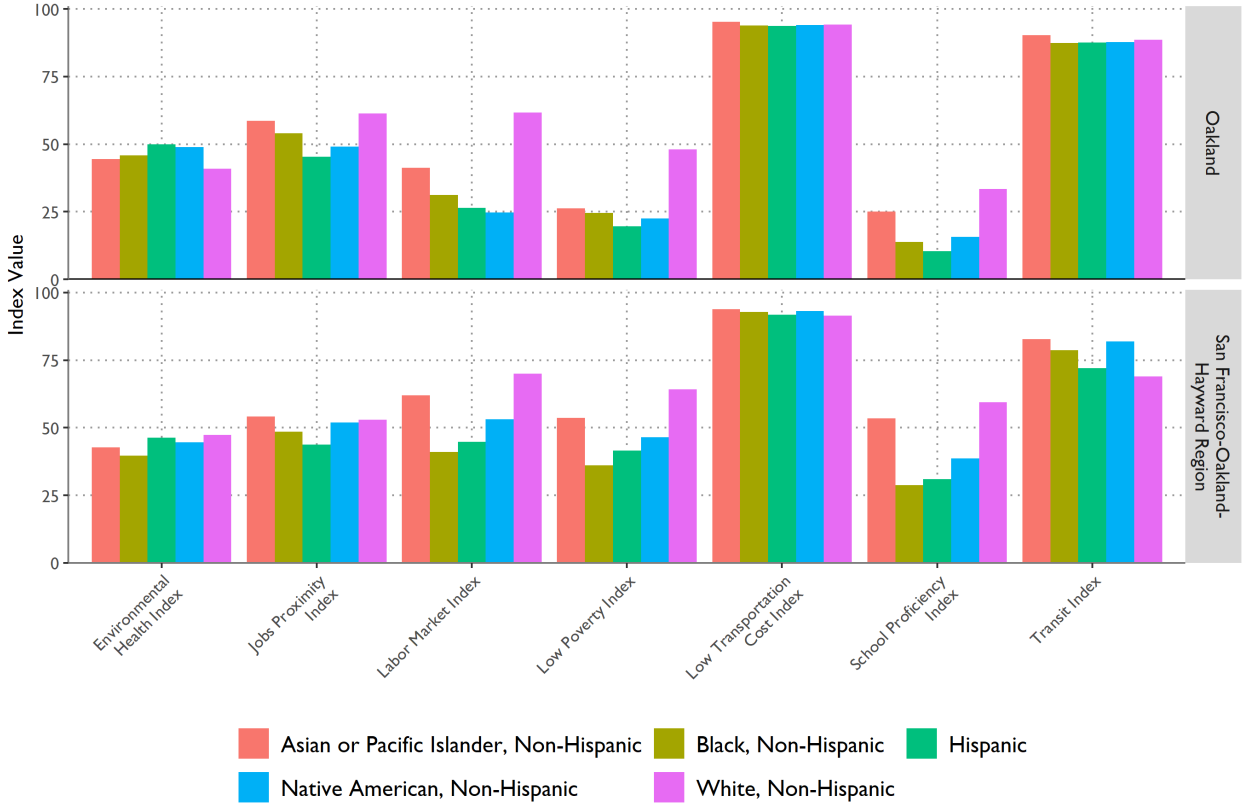
Chart D-3: Opportunity Indices for Total Population, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-4 examines these same indices but for the population living in poverty only. The city and regional scores for all groups are similar between the entire population and those living in poverty for environmental health, jobs proximity, low transportation cost and transit. For labor market, low poverty, and school proficiency, patterns are similar relative to racial/ethnic groups and to the geographic areas, but index scores are lower overall in these categories for those living in poverty.

Chart D-4: Opportunity Indices for Population Living Below the Federal Poverty Line, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

To quantify access to opportunity at the neighborhood level, State HCD and TCAC convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. Table D-5 below outlines the domains of the Opportunity Maps. The economic, environmental and education domains were further aggregated to create a composite index.

While Opportunity Maps are used as an analytical tool in this Housing Element to best frame disparities in a context that statewide audiences would understand, the City has severe concerns about the current calculation of Opportunity Maps. The current scoring formula fails to adequately account for recent investments into community, cultural assets, or access to transit. The formula also includes several inputs- such as home value and educational attainment- that are legacies of racism and could lead to communities of color being systemically rated as lower-opportunity.

Table D-5: Domain and Indicators for State HCD/TCAC Opportunity Maps, 2020

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 exposure and environmental effects indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

~~Across~~ Alameda County (Figure D-10) ~~exists the full~~contains a variety of opportunity ~~spectrum~~areas, with the Highest Resource areas generally located farther away from urban centers – except in Berkeley, northeast Oakland, parts of Alameda, and Fremont, which also have High Resource areas located in/near urban centers. All of the census tracts in Alameda County that are designated High Segregation and Poverty are in Oakland. This is potentially due in part to Oakland's racial diversity- areas of high poverty that are primarily white are not designated as "High Segregation and Poverty"

Figure D-10: State HCD/TCAC Opportunity Areas, Composite Score: Alameda County, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

There is a confluence of varying resource levels (except for Highest Resource) in and surrounding Downtown Oakland and Lake Merritt (Figure D-11). Otherwise, most of Oakland's census tracts are considered Low Resource, and these areas surround the High Segregation and Poverty areas. These areas are primarily located in Downtown, West Oakland and East Oakland. As described in Section D2, these communities, which have been historic enclaves for communities of color, have faced a history of disinvestment, redlining, discriminatory policies, and predatory lending. The Highest Resource areas are clustered in the North Oakland Hills and adjacent to Piedmont and these are surrounded by High Resource areas. Census tracts with concentrations of protected groups are limited in access to resources as these tracts do not overlap with the High and Highest Resource Areas, as discussed below.

Those living in Oakland's R/ECAPs have less access to opportunity as these tracts greatly overlap with High Segregation and Poverty and Low Resource areas (Figures D-9 and D-11). These areas are primarily located in Downtown and West Oakland and various census tracts in East Oakland, particularly around Fruitvale and along International Boulevard.

Recalling Figure D-3, persons with disabilities may have varied access to opportunity depending on where they live. Persons with disabilities are most highly concentrated in tracts in Downtown Oakland, one tract in West Oakland, and one tract in North Oakland. These tracts overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas.

~~Those living in~~In Oakland, female-headed households ~~also may~~ have ~~varied~~disproportionately less access to opportunity ~~depending on where they live~~. Census tracts with higher concentrations of female-headed households similarly overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas in Downtown and West Oakland (Figures D-5 and D-11).

None of the census tracts with higher concentrations of protected groups are High Resource tracts.

Figure D-11: State HCD/TCAC Opportunity Areas, Composite Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Economic Opportunity

The Economic Score map is similar to the Composite Score map (Figure D-11) with more positive economic outcomes in the northeastern part of the city, the Port industrial area, immediately surrounding Lake Merritt, and one tract in the Jack London District (Figure D-12). Downtown and West Oakland contain a mix of economic outcomes, though none fall into the more positive category. East Oakland falls entirely into the lowest outcomes category. The findings from Figure D-12 align with the Gentrification and Displacement map (Figure D-19) shown later in this chapter. In general, there is more access to economic opportunity in tracts that are in advanced gentrification stages, stable, or exclusive/becoming exclusive and less access to economic opportunity in tracts that are not yet gentrified. Gentrification tends to bring substantial economic development and rising housing costs, which both factor into the economic score.

Those living in Oakland's R/ECAPs have less access to economic opportunity, particularly those living in East Oakland, where census tracts are associated with the least positive economic outcomes; those living in Downtown and West Oakland census tracts may be geographically near access to economic opportunity as some of these tracts have been recently gentrified, but that does not mean that BIPOC populations or people living in poverty can access the opportunities available in these areas (Figures D-9 and D-12).

Residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. So, while there are a greater proportion of persons with disabilities living in and adjacent to census tracts with varied access to economic opportunity (Downtown, near Piedmont Avenue, and West Oakland), that does not outweigh general employment challenges for those with disabilities (Figures D-3 and D-12).

Female-headed households with children typically have greater need for affordable housing and accessible day care, health care, and other supportive services. Therefore, these challenges might outweigh geographic access to economic opportunity. In fact, according to findings from Appendix B, 39.72 percent of female-headed households with children live below the poverty line. So, while there are a greater proportion of female-headed households with children living in and adjacent to census tracts in Downtown and West Oakland with varied access to economic opportunity, ranging from less positive to more positive outcomes, that does not outweigh other challenges, such as finding affordable childcare, that female-headed households must balance (Figures D-5 and D-12).

Transportation Opportunity

State HCD/TCAC does not map access to opportunity with regards to transportation, but All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[15] Oakland's All Transit Performance score of 8.3 (on a scale of 0 to 10) reflects a high number of transit trips taken per week combined with the number of jobs accessible to transit. On average, 15 transit lines (bus and rail) are accessible within a half mile of Oakland households, 388,553 jobs (96.7 percent of jobs in Oakland) are accessible in a 30-minute transit trip, and 22.82 percent of commuters use transit. This score is consistent with the HUD Opportunity Indices for Jobs Proximity and Transit. Oakland's score is highest in the flatlands, along the BART corridor, and decreases towards the Hills, where scores fall into the 4-6 range. This means that transit is accessible to those living in R/ECAPs, tracts with high concentrations of female-

[15] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed April 2022.

headed households, and tracts with high concentrations of persons with disabilities (Figures D-3, D-5, and D-9). 83.9 percent of households earning an annual salary of less than $50,000 live within a half-mile of high-frequency transit.

Education Opportunity

Disparities in access to quality education is a significant fair housing issue. As shown in Figure D-13, most census tracts in Oakland are associated with the lowest educational outcomes. The more positive educational outcomes are clustered in the northeastern part of Oakland, particularly the North Oakland Hills and tracts immediately south of Piedmont, which is also where predominantly non-Hispanic white tracts are located (Figures D-13 and D-1B). All R-ECAP tracts have lower educational outcomes, with slightly better (but still low) outcomes in Downtown tracts (Figures D-9 and D-13). Female-headed households with children and persons with disabilities are also concentrated in tracts with lower educational outcomes (Figures D-5, D-3, and D-13).

Table D-6 summarizes test score results from the 2018-2019 Smarter Balanced assessments of math and English language arts, which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). These data reflect public schools; private schools are not mandated to take standardized tests. While Alameda County outperforms the state, Oakland's scores are notably lower than those of the state and county.

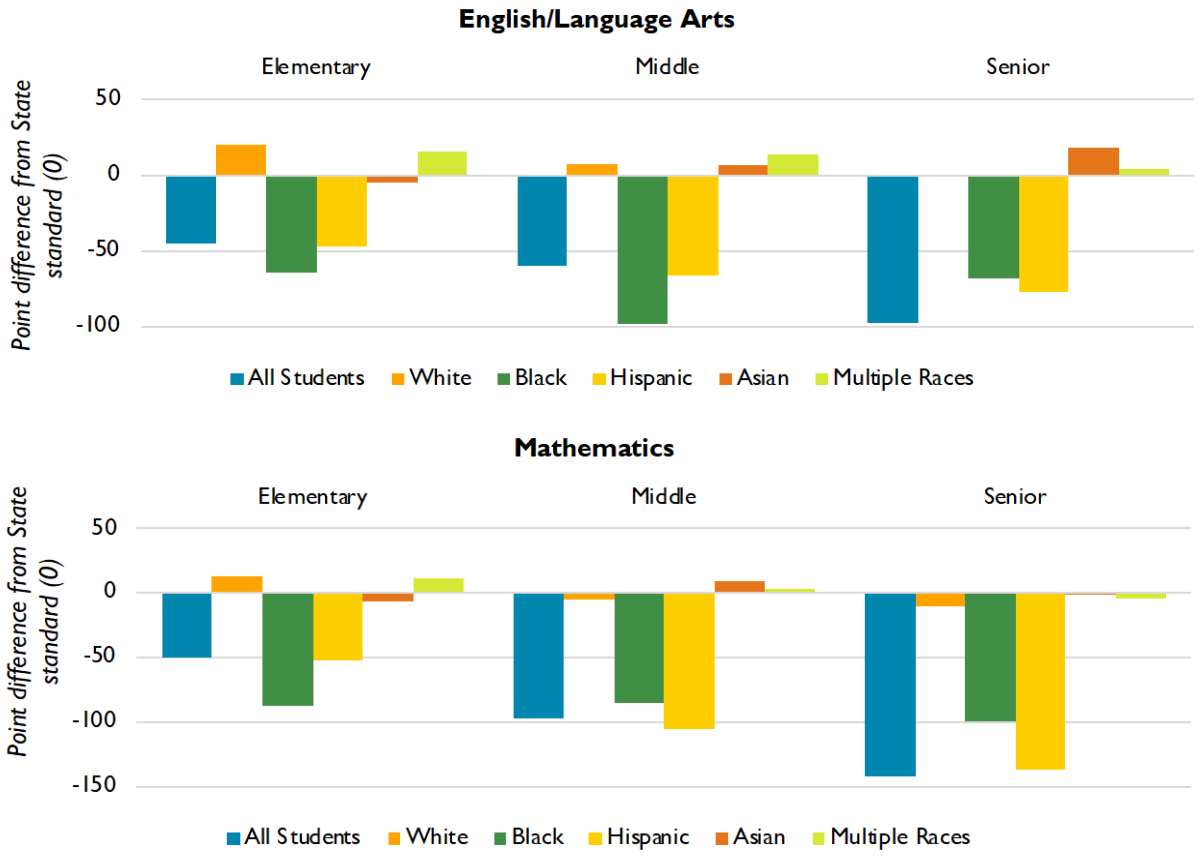
Table D-6: CAASPP Smarter Balanced Test Results, 2018-2019

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	51.10%	39.73%
Alameda County	56.84%	48.98%
Oakland Unified School District	33.46%	27.00%

Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019

Chart D-5 illustrates how school performance among students for the 2018-2019 school year significantly differs by race. In the Oakland Unified School District (OUSD), Black and Hispanic/Latinx students' average scores are less than the State standards for the Smarter Balanced Summative Assessments and California Alternative Assessments as reported by the California Department of Education (CDE). Moreover, students of all races fall further behind as they progress in their education (i.e., senior/high school performance is worse than elementary school level performance). At a school level, Hillcrest Elementary has the overall highest achieving levels for both English/language arts and mathematics. Hillcrest Elementary is located in a Highest-Resource, predominantly white census tract, miles from any R/ECAPs, where less than 10 percent of the population lives in poverty and less than 20 percent of children live in female-headed households. The lowest-performing elementary school for both subjects is Markham Elementary. Markham Elementary is located in a Low Resource census tract, adjacent to a R/ECAP tract, where 20-30 percent of the population lives in poverty and 41-60 percent of children live in female-headed households. Notably, this school is located in the one Oakland census tract that has no racial/ethnic majority population, but adjacent to tracts with slim Hispanic/Latinx and Black/African American majorities. These outcomes are typical of patterns in race and income; schools in majority-white and more affluent areas (such as Hillcrest Elementary) tend to score higher and often are supported by Parent Teacher Associations (PTAs) with substantial budgets for enrichment activities than schools in lower income and/or majority-BIPOC neighborhoods (such as Markham Elementary).

Chart D-5: OUSD Student Performance by Race (2018-2019 School Year)



Notes: Other categories not shown due to insufficient data: Pacific Islander, Filipino, Native American/Alaskan. Elementary includes K-8; Middle includes 6-12; Senior includes Alternative. Charter schools and Independent Study not included.

Sources: California Department of Education, 2019; Oakland Unified School District, 2021; Dyett & Bhatia, 2022.

OUSD school enrollment is based on a lottery. This technically allows students and families access to more proficient schools. However, applications for students applying to schools in their own neighborhoods are prioritized. Additionally, students applying to Chabot Elementary, Edna Brewer Middle School, and Sequoia Elementary who live in Priority Census Blocks (based on the concentration of Latinx and Black/African American residents, median household income, and number of students participating in free and reduced-price lunch) are prioritized in the application process. Regardless, having to travel across the City to access a better resourced than one's neighborhood school is a deeply inequitable situation.

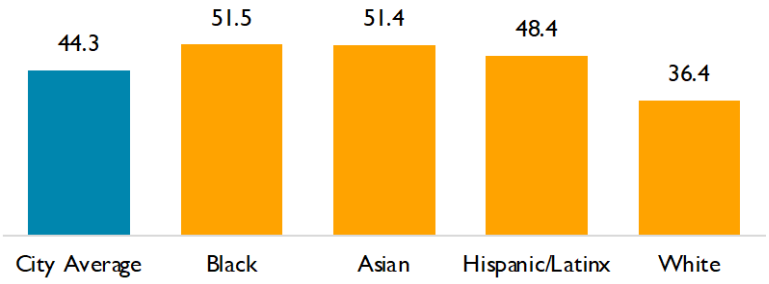
Environmental Opportunity

Environmental health is another key consideration in fair housing. Today's persistent environmental injustices result from not only recent action or inaction but from historical decisions that determined the city's land use patterns, industrial base, and transportation network. The racial inequities in levels of air pollution, ground contamination, noise, and other environmental problems reflect ineffectively or differential enforcement of environmental protection laws, as well as the siting of

residential areas in proximity to noxious industrial uses and the routing of truck traffic through low-income, Port-adjacent communities and on I-880 but not I-580. By recognizing the impacts of this history in Oakland, the City can better focus efforts on starting to address the negative impacts of past decisions.

As discussed in detail in the Environmental Justice and Equity Baseline March 2022 Report, The City of Oakland has an overall CalEnviroScreen 4.0 Pollution Burden percentile score of 44.3, meaning that it is less impacted by environmental effects and exposures than almost 56.7 percent of tracts in California. However, this relatively low citywide value hides the disproportionate pollution burden experienced by some Oakland census tracts. Although seven out of 113 census tracts in the city have a score of less than 10, four tracts are among the top 10th percentile in the entire state for pollution burden. Chart D-6, below, shows that there are higher concentrations of BIPOC communities living in tracts that have higher pollution burden scores, meaning that they are more at risk than white populations.

Chart D-6 CalEnviroScreen 4.0 Pollution Burden Scores by Race, 2021



Source: CalEnviroScreen 4.0, CalEPA, 2021

The State HCD/TCAC Opportunity Areas- Environmental Score map (Figure D-14) visualizes environmental health opportunity based on specific exposure and environmental effect indicators from CalEnviroScreen 3.0 (3.0 was the latest data when the 2021 State HCD/TCAC Opportunity Maps were created): ozone, PM2.5, diesel particulate matter, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. This methodology produces a distinctly different map than one composed of CalEnviroScreen scores, which additionally account for health and socioeconomic factors (e.g., Jack London Square has a lower, or better, CalEnviroScreen Score of 55 than the adjacent Chinatown census tract, which scores 91, because the latter tract's population experiences higher socioeconomic burdens, such as the lack of health care, which could lead to more emergency room visits for asthma). Therefore, the State HCD/TCAC Opportunity Areas - Environmental Score map purely reflects environmental exposure and is not weighted in any way; the Economic and Education HCD/TCAC Opportunity Maps account for many of the socioeconomic factors that CalEnviroScreen scores do. Therefore, the State HCD/TCAC Opportunity Areas - Composite Score map will appear more similar to a CalEnviroScreen score map than the Environmental Score map.

As shown in Figure D-14, the least positive outcomes are along the coastal edge of the city, adjacent to the industrial Port areas and I-880. Nearly all of West Oakland, which is bounded by freeways on all sides and includes and is adjacent to industrial areas, falls into the least positive environmental outcomes. Downtown tracts that include or are immediately adjacent to freeways are also among the least positive outcomes. The Hills, which include and abut regional parkland, and some adjacent census tracts, are associated with more positive environmental outcomes, but there are additional tracts scattered throughout the city, not adjacent to parkland, that also are among the more positive

outcomes. Some of the tracts associated with the lowest economic and education outcomes, such as those in East Oakland adjacent to International Boulevard, are among the tracts with the best environmental outcomes. While this is surprising, this is where it is important to consider that this environmental score does not account for the socioeconomic and health factors that the CalEnviroScreen scores do. It should also be noted that CalEnviroScreen extrapolates and models much of their data – some low pollutant scores may be due to the lack of a nearby air monitoring system. Outside of the Hills tracts, which get an environmental score boost from including or being adjacent to parkland, scores for tracts that include or are adjacent to freeways appear to be ultimately more negatively impacted than tracts that do not include freeways, which is why some Deep East Oakland tracts that are not near freeways have better environmental scores than I-580-adjacent tracts in the Grand Lake area.

According to Figure D-14, those living in R/ECAPs have limited access to environmental opportunity; all West Oakland R/ECAPs are associated with the least positive environmental outcomes, and those in Downtown fall into the two lowest environmental outcome categories. East Oakland R/ECAPs have mixed access to environmental opportunity, ranging from the lowest to the highest outcomes. However, these results must be considered along with the race/ethnicity-based data presented earlier in this section (Chart D-6). Even if some East Oakland tracts are associated with more positive environmental outcomes, BIPOC individuals living in these communities still carry a larger pollution burden.

Persons with disabilities may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of persons with disabilities (Figure D-3), those who live in the Piedmont Avenue area are in tracts associated with more positive environmental outcomes, while those in West Oakland are in tracts associated with less positive environmental outcomes (Figure D-14). Those living in Downtown are in tracts that fare slightly better environmentally than the West Oakland tracts. Again, however, the environmental health disparities associated with race/ethnicity (Chart D-6) must be considered along with disability status.

Female-headed households with children may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of female-headed households with children (Figure D-5), tracts in West Oakland are associated with less positive environmental outcomes, while tracts in Downtown fare slightly better environmentally (Figure D-14).

While more must be done to increase access to environmental opportunity for protected groups, some long-overdue actions have recently been taken to reduce disparities in exposure to air pollution. East and West Oakland are both identified as areas disproportionately impacted by air pollution under the Community Air Protection Program (Assembly Bill [AB] 617). California Air Resources Board (CARB) adopted the West Oakland Community Action Plan (WOCAP) action plan on December 5, 2019, which identified 89 potential community-level strategies and control measures intended to reduce criteria pollutant and TAC emissions and decrease West Oakland residents' exposure to these TAC emissions. Specifically, the plan sets forth equity-based targets for cancer risk, and DPM and $PM_{2.5}$ concentrations in seven "impact zones" with the highest pollution levels in the City.[16] On February 10, 2022, CARB designated East Oakland for the development of an AB 617

[16] Bay Area Air Quality Management District and West Oakland Environmental Indicators Project, 2019. Owning Our Air: The West Oakland Community Action Plan – Volume 1: The Plan, October. Available at http://www.baaqmd.gov/community-health/community-health-protection-program/west-oakland-community-action-plan, accessed January 2021.

Community Emission Reduction Plan which will begin in the spring and summer of 2022 and continue for a year-long planning process followed by implementation.

In conjunction with this Housing Element Update, the General Plan Update will also include a new Environmental Justice Element, which will address Oakland's environmental justice issues in more detail.

As is evident in this section, there is limited utility in assessing access to opportunity using the State HCD/TCAC Opportunity Maps alone. The environmental map does not effectively underscore the environmental justice issues that BIPOC communities face in Oakland, and labeling census tracts as "Low Resource" or "High Segregation and Poverty" disregards the fact that many communities of color in Oakland are vibrant, ethnic enclaves that deserve the investment that higher resource areas have received and benefited from. It is not enough to shuttle children living in Low Resource/High Segregation and Poverty tracts to higher-performing elementary schools across the City or simply to build more affordable housing in higher resource areas; while the solution may include these strategies, place-based investments in BIPOC communities must be the priority so that existing residents who want to stay where they are have the ability to do so while being able to benefit from access to economic, educational and environmental opportunity.

Figure D-12: State HCD/TCAC Opportunity Areas, Economic Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Figure D-13: State HCD/TCAC Opportunity Areas, Education Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Figure D-14: State HCD/TCAC Opportunity Areas, Environmental Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

D.5 Disproportionate Housing Needs and Displacement Risk

According to State HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Consistent with State HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, displacement risk, publicly assisted housing, substandard housing, and homelessness.

COST BURDEN

Households paying more than 30 percent of their income on housing costs are considered cost burdened, while those paying more than 50 percent are considered severely cost burdened. Cost burden among homeowners and rents in Oakland is discussed in depth in Appendix B, the Housing Needs Assessment. Here, cost burden is examined by race/ethnicity. Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households (Chart D-7). As described in Table B-31b in the Housing Needs Assessment, while cost burden in Alameda County and the Bay Area region are comparable, cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened (20.9 percent) than in the County (17.1 percent) or region (16.8 percent). Several factors result in Oakland experiencing higher cost burdened than the county and regional average, including a higher percentage of households that make less than the area median income, a higher share of very low income households, a higher percentage of single and two-person households, and, although comparatively lower in other cities and regions, a very high median renter costs. More information on these factors is available in Appendix B.

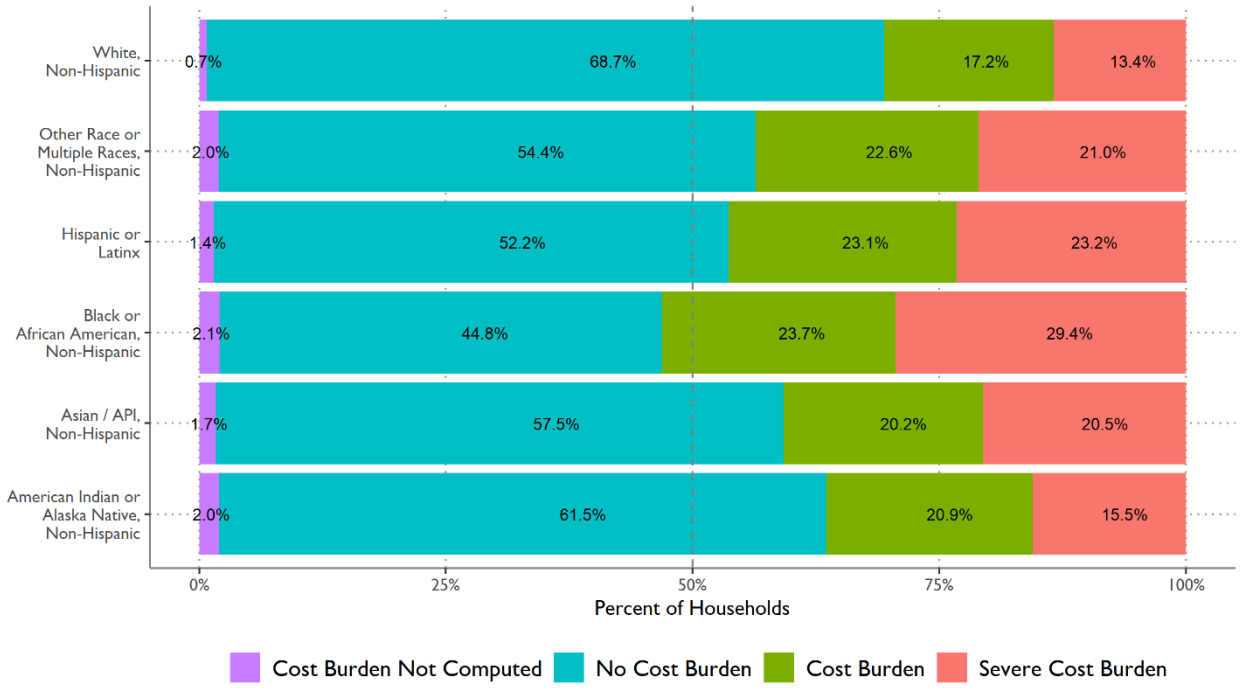


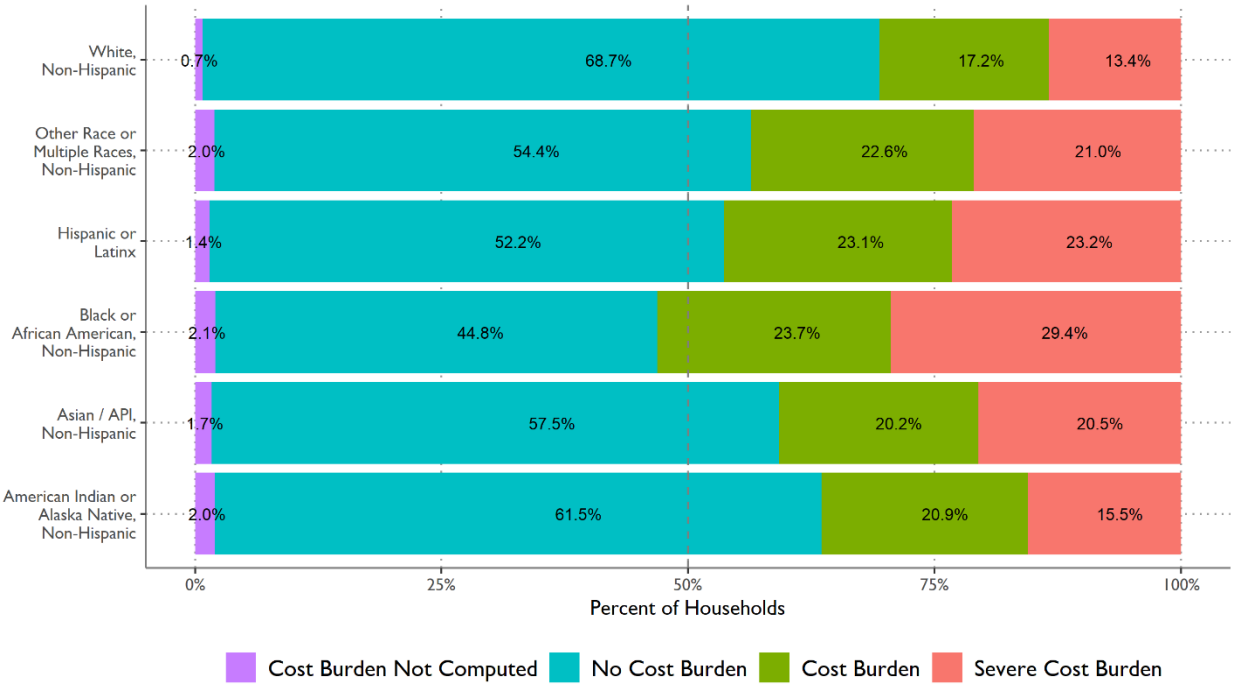
Chart D-7: Cost Burden by Race in Oakland, 2013-2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD). Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Figures D-15 and D-16 show the geographic distribution of cost burden in Oakland for owner- and renter-occupied households, respectively. Rates of households experiencing cost burden—among both renters and owners—do not exceed 80 percent in any one census tract.[17] The lowest levels of renter cost burden (less than 20 percent) are in Rockridge, the North Oakland Hills, and one tract south of Piedmont. The lowest levels of homeowner cost burden (less than 20 percent) are located in two North Oakland tracts and two West Oakland tracts. The highest rates (60-80 percent) of both homeowner and renter cost burden are located in East Oakland, plus a couple additional tracts experiencing high homeowner cost burden in the Jack London District and the Grand-Lake neighborhood. Renter cost burden skews higher than homeowner cost burden, with most tracts having over 40 percent cost burden for renters.

[17] The State HCD AFFH Data and Mapping Tool provides cost burden data in quintiles, with over 80 percent representing the highest concentration of cost burden possible. This should not be interpreted as a threshold, but rather a natural break in the data.

~~**Chart D-7: Cost Burden by Race in Oakland, 2013-2017**~~



~~*Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)*~~

Figure D-15: Homeowner Cost Burden, 2021

Source: HCD AFFH Data and Mapping Resources, 2021

Figure D-16: Renter Cost Burden, 2021

Source: HCD AFFH Data and Mapping Resources, 2021

OVERCROWDING

~~The~~Appendix B, the Housing Needs Assessment ~~chapter,~~ discusses overcrowding in detail, but here the geographic component of overcrowding is examined. The highest tract-level rates of overcrowding were found in the East Oakland flatlands, notably in Fruitvale and other tracts along International Boulevard near the Coliseum (Figure D-17). All tracts experiencing some level of overcrowding higher than the statewide average are also tracts identified by State HCD/TCAC as Low Resource or High Segregation and Poverty areas. Recalling Figure D-1B, most tracts experiencing higher levels of overcrowding (more than 15 percent of households) have a predominant Hispanic or Latinx population, though a few tracts have a predominant Black or African-American population, one has a predominant Asian population, and one tract is the sole census tract in Oakland without a predominant race/ethnicity (in the Bancroft-Havenscourt neighborhood).

As noted in the Housing Needs Assessment, Oakland experiences slightly higher rates of overcrowding (8.41 percent) than the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent).

Figure D-17: Overcrowded Households, 2021

Source: HCD AFFH Data and Mapping Resources (CHHS, 2021)

DISPLACEMENT RISK

As housing costs increase, lower-income households may be displaced from their neighborhoods, whether this is due to landlord action or market changes. In Oakland, communities of color are particularly impacted by this dynamic.

The City's 2021 East Oakland Mobility Action Plan reported significant racial displacement of Black and Asian American populations from 2000 to 2018 in former ethnic enclaves. Black residents faced the largest decline and are no longer the majority population in the Black ethnic enclaves. For example, from 2000 to 2018, the Black population in Eastmont experienced a 53% decrease. During the same period these same neighborhoods experienced significant increases in higher income white population. There was an unprecedented rise in rent while median renter household income for Black, Asian, and Latinx households decreased. While East Oakland renters had previously maintained relative housing affordability, big spikes in housing unaffordability occurred from 2013 to 2018. By 2018, East Oakland renters making the median renter household income would have to pay 81% of their income to afford median rents in their neighborhoods, compared to 65% citywide. Current racialized displacement and housing unaffordability are directly linked to predatory sub-prime lending and foreclosures in the 2000s that removed the safety net of homeownership stability and equity. Many of the Black ethnic enclaves had Black homeownership rates higher than citywide rates until the foreclosure crisis which was concentrated in East and West Oakland flatland areas. Today, many of the East Oakland neighborhoods, especially the once Black ethnic enclaves, have higher homelessness risks than citywide, reflecting the lasting impact of the foreclosure crisis and ongoing displacement across East Oakland.

Stanford University's Changing Cities Research Lab performed an in-depth investigation of Oakland residential instability in 2021 and found that West and East Oakland were disproportionately affected.[18] Key findings include:

- Eviction filing rates in 2018-2019 were highest in the southern parts of West Oakland, as well as in pockets of East Oakland; however, eviction filing locations did not align fully with the spatial distribution of moves among lower-socioeconomic-status residents. Rather, eviction filings were likely being used as a tactic to collect rent. Residents are likely experiencing informal forms of displacement that instigate moves.
- Unregistered rentals as of July 2020 were highest in West and Deep East Oakland, two areas that were hit hard by the foreclosure crisis and underwent the most disinvestment during the Recession.
- Tax delinquent properties, owners of large numbers of properties, and code violations are most prevalent in Deep East and West Oakland.

These findings underscored a need for preservation and protection strategies in Deep East Oakland and pockets of West Oakland, which have majority BIPOC populations, long histories of disinvestment and are at high risk of renter vulnerability. These findings also highlighted a need to

[18] Hwang, Jackelyn, and Vineet Gupta 2021. 'Residential and Neighborhood Instability in Oakland." Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland (accessed November 2022).

monitor vulnerable areas for disinvestment and residential instability, especially in the wake of the COVID-19 pandemic.

The State HCD AFFH Data and Mapping Tool also provides information related to neighborhood displacement risk. This includes "sensitive communities" typologies developed by UC Berkeley's Urban Displacement Project (UDP) to quantify the risk of displacement within a community.[19] Sensitive communities are those with populations vulnerable to displacement due to increased redevelopment and drastic shifts in housing cost. Figure D-18 shows that most of Oakland is vulnerable to displacement, except the Oakland Hills, Rockridge, Temescal, and neighborhoods surrounding the City of Piedmont. The 2020 AI noted that between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents at a census tract level. Recalling racial/ethnic demographic data from Section D.2, the Black population was the only racial/ethnic group in Oakland to experience a net loss in population from 2010 to 2019. However, other racial/ethnic groups are also being displaced, but perhaps to other locations within the City. This data might also reflect that as lower-income residents of certain racial/ethnic groups are displaced from Oakland, higher-income residents of the same racial/ethnic groups are replacing them.

From the 2020 AI survey distributed to residents across Alameda County, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of Black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the UDP which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

UDP provides useful information in examining displacement risk at the tract level. Table D-7 describes the criteria used to develop neighborhood typologies.[20] Table D-8 provides the number of households at displacement risk in 2018, broken down by owner-occupied vs renter-occupied. More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification. Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. This is greater than the region as a whole—according to UDP, "As of 2018, over 10% or 161,343 low income households (households making below 80% of AMI) lived in areas at risk of or currently experiencing gentrification. Nearly half of these households live in either Alameda or San Francisco counties."

Figure D-19, the map that corresponds with Tables D-7 and D-8, illustrates where these neighborhoods are located by typology. Exclusive areas are all clustered in/around the North Oakland Hills, while most of the northwestern tracts of Oakland, including Downtown, are in varying stages of gentrification or at risk of gentrification, and most tracts in the East Oakland flatlands are either low income/susceptible to displacement or at risk of gentrification, with one tract experiencing ongoing displacement. Only a handful of tracts in Oakland are considered Stable Moderate/Mixed Income, which UDP defines as neighborhoods that are not experiencing housing

[19] Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021, available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[20] It should be noted that this data is several years old and does not capture all factors of neighborhood change – not all Oakland neighborhoods experiencing displacement may be captured in UDP's model.

market pressures characteristic of the rest of the country, so the displacement of low-income residents is rare.

Regionally, sensitive communities are concentrated in coastal census tracts in Contra Costa, Alameda, and San Francisco County. The cities of Vallejo, Richmond, Berkeley, San Leandro, Oakland, and San Francisco are shown to have the highest number of sensitive communities, meaning these communities are at the highest risk of experiencing the displacement of existing established communities. UDP also identified that many parts of the Bay Area region, nearly 30% of all tracts, are either at risk or becoming exclusive to low income households. Exclusive tracts are concentrated in suburban counties, including Marin and San Mateo, but also include enclaves in Oakland, Berkeley, and San Francisco.

Table D-7: Gentrification and Displacement Census Tract Typologies, 2018

Typology	*Criteria*
Low-Income/Susceptible to Displacement	• Low- or mixed-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low- or mixed-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Did not gentrify 1990-2000 or 2000-2018 • Marginal Change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018
At Risk of Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high- or mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

Source: UC Berkeley, Urban Displacement Project, 2018

Table D-8: Households by Displacement Risk and Tenure in Oakland, 2015-2019

Typology	*Owner-Occupied*	*Renter-Occupied*	*Percent*
Susceptible to or Experiencing Displacement	13,699	21,625	21.7%
At Risk of or Experiencing Gentrification	19,744	56,452	46.9%
Stable Moderate/Mixed Income	9,505	8,208	10.9%
At Risk of or Experiencing Exclusion	22,415	9,747	19.8%
Other	857	290	0.7%

Source: Urban Displacement Project, 2018; American Community Survey 5-Year Data (2015-2019), Table B25003

Figure D-18: Sensitive Communities, 2019
Source: HCD AFFH Data and Mapping Resources (Urban Displacement Project, 2019)

Figure D-19: Gentrification and Displacement Census Tract Typologies, 2018
Source: Urban Displacement Project, 2018

~~PUBLICY~~PUBLICLY ASSISTED HOUSING

The Oakland Housing Authority (OHA) provides publicly assisted housing to residents of Oakland. According to OHA's Draft Fiscal Year 2023 Making Transitions Work Annual Plan, OHA's housing inventory includes public housing (1,454 units), Project-Based Section 8 vouchers (4,973 allocated units), Housing Choice Vouchers and other HUD programs (15,168 units), and other local programs (1,910 units). According to Figure D-20, most public housing units are concentrated in Downtown, West Oakland, and the Coliseum area, primarily in tracts designated by TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas, with none in Highest Resource areas. Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource, but most is clustered in Downtown and West Oakland (California Housing Partnership, 2021).[21] According to the 2020 AI, across Alameda County, BIPOC populations (excluding Hispanic and Latinx) are overrepresented in publicly assisted housing, with the Black and African American population composing the majority across all housing types.

[21] It should be noted that the State HCD AFFH Data and Mapping Tool does not provide the most current information on Project-Based Section 8 vouchers and Housing Choice Vouchers – existing patterns of geographic distribution may differ from data provided by the State.

Figure D-20: Subsidized and Public Housing and Housing Choice Vouchers, 2021
Source: HCD AFFH Data and Mapping Resources, 2021

SUBSTANDARD HOUSING

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. As summarized in the Housing Needs Assessment, about 80.4 percent of Oakland's housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010.

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-white reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent white. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, lower income residents in West and East Oakland indicated that they face unhealthy housing conditions including lack of heat, electrical issues, faulty plumbing, and exposure to mold and lead.

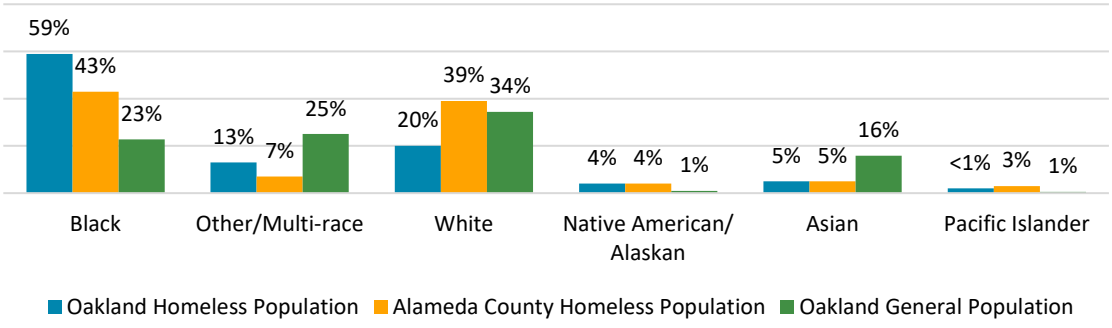
Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the city's housing stock is likely substandard.

HOMELESSNESS

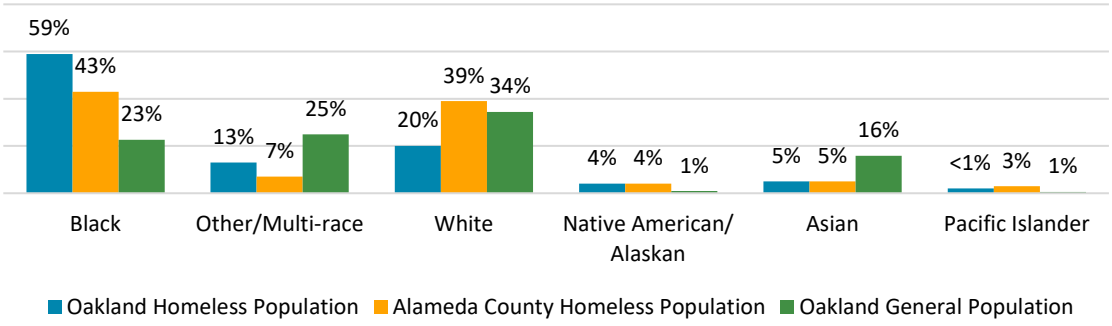
Homelessness is a significant issue in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks.

Point-in-Time (PIT) Counts are a common way to assess the number of persons experiencing homelessness in a jurisdiction. The PIT Count is a biennial (every two years) census of sheltered and unsheltered persons within a Continuum of Care (CoC) area completed over a 24-hour period~~.~~\.[22] On February 23, 2022 (the date of the last Alameda County Point-in-Time count), there were a total of 9,747 persons experiencing homelessness in the County, 5,055 of whom were in the City of Oakland. In Alameda County, this is an increase of 1,~~725~~275 people (22 percent) from the ~~8~~28,022 unhoused individuals who were counted in 2019. These numbers ~~also~~ represent ~~a~~an unprecedented 24 percent increase in total homelessness in Oakland and a four percent increase in unsheltered homelessness ~~in Oakland~~ since 2019. These numbers account for only a fraction of the people who become homeless over the course of a year. When disaggregated by race, as shown in Chart D-8, the ~~2022~~202 PIT Count shows that there is a disproportionate representation of Black individuals experiencing homelessness. Those who identify as Black or African American (Hispanic and non-Hispanic) represent 70 percent of Oakland's unhoused population, but only 23 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Oakland residents but less than one percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. However, it is noted that data from HUD does not separately distinguish Hispanic/Latinx as a racial group, so those identifying as Hispanic/Latinx may be counted under any of the other racial groups. When considering ethnicity alone, Hispanic/Latinx individuals made up ~~16~~13 percent of Oakland's homeless population and ~~25~~17 percent of Alameda County's homeless population, while 27 percent of Oaklanders identify as Hispanic/Latinx (of any race).

Chart D-8: Point-in-Time Count of the Homeless Population in Oakland, ~~2022~~2019 by Race



[22] Due to this method, community advocates and local datasets often have a more comprehensive, better understanding of the unhoused population and describe higher numbers of unhoused people than what is reported in PIT Counts.



Note: Because Hispanic/Latinx origin is tracked as an ethnicity rather than a racial group, data shown above may include Hispanic/Latinx populations.

Source: City of Oakland Homeless Count & Survey Comprehensive Report Applied Survey Research Housing Instability Research Department, 2019; ACS 5-Year Estimates, 2019

The increase in homeless residents over the past five years has resulted in a significant rise in the number of homeless encampments; the City estimates that at least 140 encampments are scattered throughout the city.[23] In 2017, the City established the Encampment Management Team (EMT) to address the physical management of homeless encampments and establish criteria for determining the types of interventions to undertake at encampments. In April 2021, the City of Oakland Office of the City Auditor conducted a performance audit of the City's homeless encampment management interventions and activities, including activities by the EMT. This report highlighted the need to establish and fund a formal encampment management program to implement an effective management system for the City's new encampment policy passed in October 2020.

A substantial proportion of the homeless population in Oakland includes formerly incarcerated individuals. According to the City's updated Permanent Access to Housing (PATH) framework, systemic barriers often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities. Additionally, the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In addition to the barriers associated with returning home from incarceration, other main drivers of homelessness in Oakland include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The PATH Framework organizes strategies to address homelessness under three major themes:

- Prevention strategies to keep people from becoming homeless;
- Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
- Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. These actions are described in the Housing Action Plan.

[23] City of Oakland, Homelessness Services Report, March 18, 2021, https://oakland.legistar.com/View.ashx?M=F&ID=9256071&GUID=9ED0688A-A876-4DEF-9EC1-F426269363F0.

~~D.6~~D.6 Housing Sites Inventory Analysis

Tables D-9 though D-15 provides a summary of analysis that includes the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs.[24] The tables analyze the following categories:

Black, Indigenous, and People of Color Concentration: The analysis evaluates the number of units in the Site Inventory that are in areas where the average of tracts across the City are comprised of people of color. Conversely, this also measures how units are distributed in predominantly white census tracts. Averaged across all census tracts, the average percentage of people of color is approximately 69 percent. Tracts higher than this average have greater percentages of people of color; tracts below this average have greater percentages of white people. Overall, 41 percent of all units added in tracts with a greater white population than the Citywide average include lower and moderate-income housing. In tracts with higher percentages of people of color, lower and moderate income housing units are approximately 47 percent of all units in these tracts. Coupled with housing actions that protect Oakland residents from displacement (policies and actions under Goal 1) and promote opportunities for homeownership (actions under Policy 5), the sites inventory makes progress in addressing racial inequities related to housing.

Table D-9: Number of Units with Above or Below Citywide Average Concentrations of Black, Indigenous, and People of Color

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **50**	1,957	937	4,198
Tracts above citywide average = **63**	8,979	4,252	15,144

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

TCAC Opportunity Area: This analysis estimates the number of units in each TCAC opportunity area, including racially/ethnically concentrated areas of poverty. Generally, the sites inventory adds more housing in moderate and higher resource areas and avoids concentration of lower income units in high-segregation and poverty areas, consistent with direction to affirmatively further fair housing. As shown in Table D-10, the sites inventory adds most units to High Segregation/Poverty, Low, Moderate TCAC areas, which is consistent with the bulk of developable area in Oakland being classified as Low and Moderate opportunity (see Table C-22 in Appendix C for more information). The inventory avoids concentrating lower income units in areas of high segregation and poverty, while also providing additional homes affordable to these incomes. Approximately 47 percent of units added in the highest resource areas are affordable to lower and moderate incomes; however, about a third of units are affordable to lower and moderate incomes in high resource tracts. This is due to significant environmental constraints, including wildfire hazard, that limit siting of lower

[24] This analysis does not reflect the 90 percent capacity modifier on "other potential projects" as described in Appendix C as the modifier is not site-specific; however, the percentage remains proportional.

income sites in these areas. However, the Housing Action Plan also includes a number of policies and actions to increase housing in higher opportunity areas. In particular, the Affordable Housing Overlay Zone action would create much broader opportunities for the construction of affordable housing in high resource areas, even if the underlying zoning would impose density maximums that limit the feasibility of affordable housing development.

Table D-10: Number of Units in Each TCAC Opportunity Area

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
High Segregation/Poverty (RE/CAPs)	2,457	1,206	3,651
Low	5,292	2608	8045
Moderate (rapidly changing)	114	144	402
Moderate	2,303	1,067	5,656
High	477	130	1,214
Highest	293	34	374

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Areas of Affluence: This analysis estimates the number of units in areas of affluence. There are 16 census tracts in Oakland that are designated as RCAAs. The sites inventory adds 3,080 housing units to these areas of affluence, as shown in Table D-11. Consistent with findings above, areas of affluence are primarily in very high fire hazard severity zones and in areas with steep slopes. As such, there are limited opportunities to add lower and moderate income housing to certain affluent areas of Oakland. However, the sites inventory makes a concerted effort to locate housing in the Rockridge area, which includes good access to transit, amenities, and opportunity, Adding approximately 1,089 lower and moderate income units to these areas.

Table D-11: Number of Units in Areas of Affluence

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
RCAA tracts	842	247	1,991

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Lower- or Moderate-Income population: The analysis evaluates number of units in census tracts based on percentage of lower- or moderate-income population. Averaged across all census tracts, the average percentage of lower or moderate-income populations in Oakland census tracts is approximately 57 percent. As shown in table D-12, the inventory locates more lower and moderate-income housing sites in these areas accordingly. This helps to alleviate cost. While a greater number of above moderate units are located in areas with higher rates of lower- or moderate-income people, a number of goals, policies, and actions in the Housing Action Plan, including actions 1.1.1 through

1.1.14 under Policy 1: Tenant Protections and Anti-Displacement, reduce displacement pressures that may be associated with these units.

Table D-12: Lower or Moderate Income Population

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average (lesser percentage of lower and moderate-income population) = 47	1,957	937	4,198
Tracts above citywide average (greater percentage of lower and moderate-income population) = 66	8,979	4,225	15,100

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Rent Burden: Also linked with lower or moderate-income populations is cost burden. Averaged across all census tracts, the average percentage of rent burdened populations is approximately 47 percent. Similar to table D-12, the inventory adds a greater proportion of lower and moderate-income sites in areas that experience greater rent burden, as shown in Table D-13. For tracts above the citywide average, approximately 49 percent of all units added in these areas are affordable to lower and moderate incomes.

Table D-13: Number of Units Where Tracts are Below or Above Citywide Rent Burden Rates

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **52**	3731	1,744	8,186
Tracts above citywide average = **61**	7,205	3,418	1,1112

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Overcrowding: As shown in Table D-14, the distribution of units in areas both above and below the citywide average for overcrowding is about equal, despite there being a greater number of census tracts that fall above the citywide average. Averaged across all census tracts, the average percentage of households experiencing overcrowding is approximately six percent. While the location of sites in the inventory will not likely move the needle on overcrowding, the inventory would help address two associated AFFH considerations, including housing needs of lower-income and moderate-income people, in addition to those who are cost burdened.

Table D-14: Number of units in areas where there are rates of overcrowding and/or severe overcrowding greater than the citywide average

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **44**	5,347	2,477	10,120
Tracts above citywide average = **69**	5,589	2,685	9,178

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Displacement: As described above, there are several tracts in Oakland that experience displacement pressure. As shown in Table D-15, the sites inventory adds a substantial number of lower and moderate-income units to areas that are susceptible to displacement, at risk of gentrification, and areas at risk of gentrification. While the inventory adds above-moderate income housing to tracts that are experiencing gentrification, Housing Action Plan policies 1.1.1-1.1.14 help to protect tenants and prevent displacement in these areas.

The inventory also adds an equal mix of lower and moderate-income housing to stable mixed income communities. While about 71 percent of lower and moderate income housing units added to "becoming exclusive" sites, indicating location of housing in more moderate- and higher-resourced areas, the inventory does not add a significant amount of lower and moderate-income units in advanced exclusive tracts. These tracts, as described above, are in high fire hazard severity zone areas.

Table D-15: Number of units added in areas as defined by the Urban Displacement Project.

-	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*
Low-income/susceptible to displacement	4,065	1,570	2,744
Ongoing displacement of low-income households	0	0	7
At risk of gentrification	3,485	1,920	7,462
Early ongoing gentrification	1,506	1,003	5,190
Advanced gentrification	581	306	1,412
Stable moderate/mixed income	1,011	198	1,327
At risk of becoming exclusive	1	0	342
Becoming exclusive	134	61	79
Stable/advanced exclusive	48	7	348
Unavailable or Unreliable Data	106	124	415

D.7 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues and their contributing factors and assign a priority level for each factor. Further, each jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within it. Goals, actions, and priorities related to affirmatively furthering fair housing can be found in the Housing Plan of this Housing Element. Oakland will also continue to implement its 2015 goals described in the 2020 AI.

Based on the findings of this assessment and the 2020 AI, Table D-9 presents a summary of existing fair issues, their contributing factors, and their priority level, as well as actions to take. Contributing factors with a high priority level are those that the City can directly address, while medium factors are either those that are longer term problems the City is working on or otherwise has limited ability to address.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Fair Housing Outreach and Enforcement	Lack of outreach and enforcement from both the private (nonprofit) and public sector	High	The City should continue to maintain adequate staffing levels to carry out the mandate to affirmatively further fair housing. The City should also increase residents' awareness of nonprofit fair housing service providers.
	Lack of resources for fair housing agencies and organizations	Medium	Continue to apply for grants to fund fair housing agencies and seek more grant opportunities if possible.
	Lack of federal, State, and local funding for affordable housing	Medium	Apply for more grants to fund affordable housing.
Segregation	Affordable housing is limited by location and housing type	High	Provide mobility counseling and recruit landlords to help Housing Choice Voucher holders find housing options in resource-rich neighborhoods. Increase voucher payment standards in resource-rich neighborhoods and enact source of income laws that prohibit owners from refusing to rent to Housing Choice Voucher holders. Increase affordable housing in high-resource areas where it is lacking. This may require the City to purchase land or partner with developers in order to develop mixed-income housing. Eliminate single family zoning to ensure there are no restrictions on housing type.
	Concentration of low-income households and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially and Ethnically Concentrated Areas of Affluence (RCAAs)	Medium	Lower-income households and individuals living below the poverty line are concentrated in specific parts of the city. Many of these same tracts have been identified as R/ECAPS. The City should invest in R/ECAPs and other historically disinvested communities using place-based strategies. The City should identify properties in resource-rich (including RCAAs) and gentrifying neighborhoods that could be preserved as affordable housing with project-based vouchers. Finally, the City should ensure publicly-assisted housing is well-distributed in transit-accessible locations throughout the City.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Housing Discrimination	Refusal to rent based on disability status or voucher use	Medium	Housing Choice Voucher holders and those with disabilities have reported difficulty in finding appropriate-sized units that will accept their voucher. Fair housing enforcement must be increased. Unfortunately lack of funding for fair housing enforcement continues to perpetuate this problem. Another option would be to incentivize landlords to accept vouchers.
	Loan denial rates are generally higher for BIPOC individuals	Medium	While the City has limited control over the approval of home loans, it should continue and expand its workshop offerings with prospective low-income homebuyers and homebuyers of color.
Disability and Access	Difficult to find rental housing that is accessible	High	Review development standards for accessible housing and inclusionary policies for accessible housing units; recommend appropriate amendments. Encourage affordable accessible housing when reviewing development applications for new housing.
Limited Access to Opportunity	Racial/ethnic disparities in access to jobs, low-poverty neighborhoods and quality education exist and these disparities are compounded for those living in poverty	Medium	The City must focus investments in neighborhoods considered “Low Resource” and “High Segregation and Poverty” by the State HCD/TCAC Opportunity Maps. These neighborhoods have high concentrations of BIPOC populations. Despite being considered “Low Resource”, these neighborhoods are culturally rich with strong communities; investing in them will allow residents to remain in place while improving economic and educational outcomes. A lot of fair housing capacity is concentrated in these neighborhoods and the City should take advantage of its partnerships with fair housing providers who serve these neighborhoods.
	Lack of public and private investments in specific neighborhoods	Medium	Most tracts in Oakland are considered low resource, and most moderate and higher resource tracts are those that are in the stages of gentrification or exclusivity (i.e. have benefited from investment and working class people have been excluded or displaced). Disparities in access to economic and educational opportunity is most salient. OUSD should invest more strongly in historically underfunded schools, rather than solely relying on

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			lottery-based placement strategies to fix educational imbalances. In tandem, the City must pursue place-based strategies to encourage community revitalization in lower income neighborhoods. These strategies should include production of new affordable housing, preservation of existing affordable housing, and stronger protection from displacement. While making it possible to move to high-opportunity areas is one strategy, that must be complemented with strategies that enhance opportunity and housing security where lower income people already live, including neighborhoods that are under significant gentrification pressure.
Disproportionate Housing Needs and Displacement Risk	High rates of cost burden for renters and BIPOC individuals, especially Black and Hispanic/Latinx populations	Medium	Provide financial assistance for security deposit and prepaid rent, which can be obstacles for low-income households and people experiencing homelessness. This could be a grant paid directly to a landlord of a low-or no-interest loan funded by federal block grant programs like the Community Development Block Grant, HOME, or Emergency Solutions Grant program.
	Homelessness crisis	Medium	The City must implement the updated PATH framework and focus on securing permanent housing for residents who are currently unhoused. However, current resources are insufficient: the City needs to expand revenues dedicated to this issue and engage the government and the private sector at every level in this effort.
	Prevalence of sensitive communities	Medium	Most of Oakland is considered vulnerable to displacement pressures. The City should implement affordable housing preservation and renter protection strategies, especially in neighborhoods with majority BIPOC populations, long histories of disinvestment and a high risk of renter vulnerability. To reduce housing demand, which may in turn reduce displacement risk, the City should encourage the development of

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			new affordable projects throughout the city.

Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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E.1 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary recurring funding sources for housing currently used in Oakland include Oakland Housing Authority Funds~~,~~ for operating subsidy, and the City's Affordable Housing Trust Fund~~, and City~~ and its local allocation of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. Most other sources are not regularly recurring (voter approved Measure KK funds) or require competitive applications (e.g., State Local Housing Trust Fund). A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year

	Actual Allocations						*Projected Allocations*
Source	*FY2018*	*FY2019*	*FY2020*	*FY2021*	*FY2022*	*FY2023*	*FY2024*
Affordable Housing Impact Fee	$4,894,717	$0	$4,968,500	$4,132,563	$7,644,567	$1,202,605	$3,807,000
Jobs Housing Impact Fee	$2,463,804	$0	$0	$5,273,519	$3,382,198	$2,714,524	$2,211,000
Boomerang	$0	$92,225	$3,780,704	$5,182,725	$4,340,648	$6,826,142	$3,370,000
Low-Mod Income Housing Asset Fund	$0	$4,292,982	$3,074,957	$0	$0	$0	$1,228,000
HOME	$0	$440,253	$5,485,152	$2,642,594	$2,642,594	$2,642,594	$2,309,000
HOME-ARP	$0	$0	$0	$0	$9,627,050	$0	$0
Excess Redevelopment Bond	$9,000,000	$0	$0	$4,350,000	$3,900,000	$0	$0
Measure KK	$55,000,000	$45,000,000	$0	$0	$0	$0	$0
CalHome	$0	$0	$78,220	$3,000,000	$0	$0	$0
Local Housing Trust Fund	$0	$0	$0	$0	$5,000,000	$0	$0
Total Sources	$71,358,521	$49,825,460	$17,387,533	$24,581,401	$36,537,057	$12,818,865	$12,925,000

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development's (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below. Where appropriate, the City's Department Housing & Community Development (DHCD) coordinates with OHA when awarding funds to the same projects. For example, OHA may rely on DHCD's competitive NOFA process to award OHA funds.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest $25 million in the acquisition and development of properties in the development pipeline.

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
MTW Public Housing		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
Voucher Program		

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
General MTW HCV	MTW	13,107
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.
- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.
- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.
- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.

- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-low-income seniors in two scattered sites in Downtown Oakland (all units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.
- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During ~~the~~ FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.
- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., "boomerang funds"). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City's Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of $17,519,186 as of June 30, 2021. This amount includes AHIF revenue received, as well as accrued interest and investment earnings. A total of $12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, $4,585,277 of the June 30, 2021 fund balance ~~remains~~remained uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.[1]

[1] https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
Pre-Development				
Friendship Senior Rental Housing	Senior Rental	48	$2,235,000 ($1,885,000 in FY 2019-2020, and $350,000 in FY 2020-2021)	*City funds*: Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) *State funds*: Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	$3,965,000	*City funds*: Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	$3,264,000 ($1,024,500 in FY 2019-2020 and $2,239,500 in FY 2020-2021)	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *State funds*: Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	$460,192	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Transit Oriented Development Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources
Under Construction				

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
95th Avenue & International Boulevard	Multifamily Rental	55	$1,409,717	*City funds*: Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) *State funds*: Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
Completed/Closeout Underway				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	$1,600,000	*County funds*: Alameda County Measure A1 Housing Bond *State funds*: Low Income Housing Tax Credit *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive $7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition to funds from program income and prior year resources, totaling about $10.9 million in funding. The City expects to have at least $22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time ~~homebuyers~~homebuyers' program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
CDBG	$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment	$3,173,979	Citywide	100.0%	Affordable Housing

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
Partnerships Program (HOME)				
HUD's Opportunities for Persons with AIDS (HOPWA)	$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	$4,532,841 (CDBG-CV) $3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	$2,275,917 (ESG-CV) $19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a "-CV" suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county's housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA's specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
    - 7,160 beds provided
    - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued $580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of $49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The $~~3~~100,000~~,~~.000 in funds ~~are~~were available to a number of borrowers, including affordable housing developers and community land trusts. The program ~~is~~was limited to buildings with one to four units. Measure KK funds have been entirely committed.

In November 2022, Oaklanders voted on whether to approve Bond Measure U, which would provide $350 million for the construction and preservation of affordable housing. Resources from this measure are expected to serve an important role in funding projects like those funded by Measure KK.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received $3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received $2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received $628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG activities will support the Permanent Access To Housing (PATH) Strategy;

providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property for 20 years. A property is considered "vacant" if it is in use less than 50 days in a calendar year, subject to certain exemptions. In its first year, the VPT brought in approximately $5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and ~~clean up~~cleanup of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
HOME Investment Partnerships Program (HOME)	HUD-provided formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors. In California, project developers must apply to the State for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high cost Bay Area jurisdictions like Oakland.
State Programs	
~~Home Investment Partnerships (HOME) Funds~~	~~State HCD-administered program that uses HUD funding to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very-low-income households. Funds are available in California communities that do not receive HOME funding directly from HUD.~~
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. The City must partner with developers to apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic ~~Notices of Funding Availability (NOFAs).~~NOFAs.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with $23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Project developers apply to approved lenders for this funding directly.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The City is the lead applicant for this program.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. Project developers apply directly to the State for this funding.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process. The City partners with developers to pursue this competitive funding from the State.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program ~~assist~~assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds ~~matches~~match local housing trust funds as ~~downpayment~~down payment assistance to first-time homebuyers. The City applies directly for this competitive annual NOFA.
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable ~~mobilehome~~mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Project developers apply directly for this competitive State funding.
No Place Like Home (NPLH)	NPLH dedicates up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness. Alameda County administers these funds and project developers apply directly to the County for this funding.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants. In partnership with the County, the City has secured its first five years of allocation from 2019-2023 to be administered to provide operating subsidy for homeless units.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA~~.~~, and developers apply directly to the State.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants to developers for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. Project developers must apply to TCAC for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high-cost Bay Area jurisdictions like Oakland. These awards are typically the last source of funding needed before starting construction of new affordable housing projects.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
City Programs	

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
~~Neighborhood Housing Revitalization Program~~	~~Provides financial assistance to owners of vacant and blighted residential properties with one-to-four units or single-family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.~~
~~Rental Rehabilitation Program~~	~~Provides rehabilitation financing for privately owned residential properties. The maximum loan amount will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. Loan interest rates will be linked to the market. Affordability requirements will be set to balance anti-displacement interests with property owner's incentives to participate in this rental unit improvement program.~~
~~Residential Receivership Program~~	~~Not yet under way, this program is designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "receiver" is appointed by the courts to obtain the financing and to provide design construction services necessary to rehabilitate blighted properties throughout the City of Oakland.~~
~~Weatherization and Energy Retrofit Loan Program~~	~~Provides loans to owner-occupied low- and moderate-income households to provide weatherization and baseline energy efficiency upgrades.~~
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available~~.~~ through State CalHOME NOFAs as well as loan repayments. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.
~~Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers~~	~~This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. Loans will be up to $50,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.~~

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
~~First Time Homebuyer CalHome Program~~	~~A California State grant funded program that provides assistance to first time homebuyer via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.~~
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds ~~the next time grants become available. City staff will administer loans under this program as program income becomes available.~~and administer them as State or other grants become available. Because the State's Local Housing Trust Fund (LHTF) program is competitive and scores more highly for new construction, the City's recent applications have dedicated any awarded LHTF funds towards its new construction pipeline.
~~Community Buying Program~~	~~A program designed to transform abandoned and/or foreclosed properties into new affordable ownership or rental housing.~~
~~Foreclosed Properties Blight Abatement~~	~~Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements.~~
~~Home Preservation Loan Program~~	~~Provide up to $50,000 in forgivable loan funds for distressed homeowners.~~
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
~~ROOT Loan Fund (Neighborhood Stabilization Program (NSP) Program Income)~~	~~A foreclosure mitigation pilot loan program that provides assistance to eligible homeowners to preserve ownership of homes in foreclosure.~~
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
~~Affordable Housing Rehabilitation and Preservation~~	~~Provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.~~
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
~~Door-to-Door Foreclosure Prevention Outreach~~	~~Door-to-door outreach on foreclosure prevention and other housing assistance services.~~
~~Foreclosure Counseling and Prevention~~	~~Provides housing counseling and legal services for homeowners in foreclosure.~~
~~Housing Assistance Center~~	~~Provides one-stop housing services and referrals, including accessing affordable housing and homeless shelter placements.~~
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
~~Rental Assistance Fund~~	~~Provide up to $5,000 in rental assistance grants to distressed tenants.~~
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects. Project developers apply directly to participating lenders for these competitive funds.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods. This is relevant because some of the above lending activities (e.g., LIHTC equity investment or construction lending for affordable projects) are CRA-eligible.

E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide ~~for~~ affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

~~Note that the~~The Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, ~~housing~~located within the Public/Private Development Division of the Economic and Workforce Development Department (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section 8 program in Oakland, and also ~~own~~owns and ~~oversee~~oversees the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

E.3 Other Housing Resources and Considerations

PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as "developable" sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future~~.~~, including some that have already undergone solicitation for affordable housing proposals. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 ~~Foothil~~Foothill Blvd	Vacant	0	Surplus Land	0.24	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 ~~Foothil~~Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.

Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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E.1 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary recurring funding sources for housing currently used in Oakland include Oakland Housing Authority Funds~~,~~ for operating subsidy, and the City's Affordable Housing Trust Fund~~, and City~~ and its local allocation of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. Most other sources are not regularly recurring (voter approved Measure KK funds) or require competitive applications (e.g., State Local Housing Trust Fund). A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year

	Actual Allocations						*Projected Allocations*
Source	*FY2018*	*FY2019*	*FY2020*	*FY2021*	*FY2022*	*FY2023*	*FY2024*
Affordable Housing Impact Fee	$4,894,717	$0	$4,968,500	$4,132,563	$7,644,567	$1,202,605	$3,807,000
Jobs Housing Impact Fee	$2,463,804	$0	$0	$5,273,519	$3,382,198	$2,714,524	$2,211,000
Boomerang	$0	$92,225	$3,780,704	$5,182,725	$4,340,648	$6,826,142	$3,370,000
Low-Mod Income Housing Asset Fund	$0	$4,292,982	$3,074,957	$0	$0	$0	$1,228,000
HOME	$0	$440,253	$5,485,152	$2,642,594	$2,642,594	$2,642,594	$2,309,000
HOME-ARP	$0	$0	$0	$0	$9,627,050	$0	$0
Excess Redevelopment Bond	$9,000,000	$0	$0	$4,350,000	$3,900,000	$0	$0
Measure KK	$55,000,000	$45,000,000	$0	$0	$0	$0	$0
CalHome	$0	$0	$78,220	$3,000,000	$0	$0	$0
Local Housing Trust Fund	$0	$0	$0	$0	$5,000,000	$0	$0
Total Sources	$71,358,521	$49,825,460	$17,387,533	$24,581,401	$36,537,057	$12,818,865	$12,925,000

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development's (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below. Where appropriate, the City's Department Housing & Community Development (DHCD) coordinates with OHA when awarding funds to the same projects. For example, OHA may rely on DHCD's competitive NOFA process to award OHA funds.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest $25 million in the acquisition and development of properties in the development pipeline.

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
MTW Public Housing		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
Voucher Program		
General MTW HCV	MTW	13,107

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.
- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.
- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.
- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.
- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-

low-income seniors in two scattered sites in Downtown Oakland (all units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During ~~the~~ FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.
- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., "boomerang funds"). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City's Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of $17,519,186 as of June 30, 2021. This amount includes AHIF revenue received, as well as accrued interest and investment earnings. A total of $12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, $4,585,277 of the June 30, 2021 fund balance ~~remains~~remained uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.[1]

[1] https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
Pre-Development				
Friendship Senior Rental Housing	Senior Rental	48	$2,235,000 ($1,885,000 in FY 2019-2020, and $350,000 in FY 2020-2021)	*City funds*: Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) *State funds*: Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	$3,965,000	*City funds*: Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	$3,264,000 ($1,024,500 in FY 2019-2020 and $2,239,500 in FY 2020-2021)	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *State funds*: Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	$460,192	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Transit Oriented Development Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources
Under Construction				

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
95th Avenue & International Boulevard	Multifamily Rental	55	$1,409,717	*City funds*: Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) *State funds*: Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
Completed/Closeout Underway				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	$1,600,000	*County funds*: Alameda County Measure A1 Housing Bond *State funds*: Low Income Housing Tax Credit *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive $7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition to funds from program income and prior year resources, totaling about $10.9 million in funding. The City expects to have at least $22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time ~~homebuyers~~homebuyers' program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
CDBG	$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment Partnerships Program (HOME)	$3,173,979	Citywide	100.0%	Affordable Housing

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
HUD's Opportunities for Persons with AIDS (HOPWA)	$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	$4,532,841 (CDBG-CV) $3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	$2,275,917 (ESG-CV) $19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a "-CV" suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county's housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA's specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
    - 7,160 beds provided
    - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued $580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of $49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The $~~3~~100,000~~,~~,000 in funds ~~are~~were available to a number of borrowers, including affordable housing developers and community land trusts. The program ~~is~~was limited to buildings with one to four units. Measure KK funds have been entirely committed.

In November 2022, Oaklanders voted on whether to approve Bond Measure U, which would provide $350 million for the construction and preservation of affordable housing. Resources from this measure are expected to serve an important role in funding projects like those funded by Measure KK.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received $3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received $2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received $628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG activities will support the Permanent Access To Housing (PATH) Strategy; providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property for 20 years. A property is considered "vacant" if it is in use less than 50 days in a calendar year, subject to certain exemptions. In its first year, the VPT brought in approximately $5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and ~~clean up~~cleanup of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
HOME Investment Partnerships Program (HOME)	HUD-provided formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors. In California, project developers must apply to the State for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high cost Bay Area jurisdictions like Oakland.
State Programs	
~~Home Investment Partnerships (HOME) Funds~~	~~State HCD-administered program that uses HUD funding to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very-low-income households. Funds are available in California communities that do not receive HOME funding directly from HUD.~~
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. The City must partner with developers to apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic ~~Notices of Funding Availability (NOFAs).~~NOFAs.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with $23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Project developers apply to approved lenders for this funding directly.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The City is the lead applicant for this program.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. Project developers apply directly to the State for this funding.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process. The City partners with developers to pursue this competitive funding from the State.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program ~~assist~~assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds ~~matches~~match local housing trust funds as ~~downpayment~~down payment assistance to first-time homebuyers. The City applies directly for this competitive annual NOFA.
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable ~~mobilehome~~mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Project developers apply directly for this competitive State funding.
No Place Like Home (NPLH)	NPLH dedicates up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness. Alameda County administers these funds and project developers apply directly to the County for this funding.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants. In partnership with the County, the City has secured its first five years of allocation from 2019-2023 to be administered to provide operating subsidy for homeless units.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA~~.~~, and developers apply directly to the State.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants to developers for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. Project developers must apply to TCAC for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high-cost Bay Area jurisdictions like Oakland. These awards are typically the last source of funding needed before starting construction of new affordable housing projects.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
City Programs	

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
~~Neighborhood Housing Revitalization Program~~	~~Provides financial assistance to owners of vacant and blighted residential properties with one-to-four units or single-family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.~~
~~Rental Rehabilitation Program~~	~~Provides rehabilitation financing for privately owned residential properties. The maximum loan amount will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. Loan interest rates will be linked to the market. Affordability requirements will be set to balance anti-displacement interests with property owner's incentives to participate in this rental unit improvement program.~~
~~Residential Receivership Program~~	~~Not yet under way, this program is designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "receiver" is appointed by the courts to obtain the financing and to provide design construction services necessary to rehabilitate blighted properties throughout the City of Oakland.~~
~~Weatherization and Energy Retrofit Loan Program~~	~~Provides loans to owner-occupied low- and moderate-income households to provide weatherization and baseline energy efficiency upgrades.~~
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available~~.~~ through State CalHOME NOFAs as well as loan repayments. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
~~Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers~~	~~This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. Loans will be up to $50,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.~~
~~First Time Homebuyer CalHome Program~~	~~A California State grant funded program that provides assistance to first time homebuyer via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.~~
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds ~~the next time grants become available. City staff will administer loans under this program as program income becomes available.~~and administer them as State or other grants become available. Because the State's Local Housing Trust Fund (LHTF) program is competitive and scores more highly for new construction, the City's recent applications have dedicated any awarded LHTF funds towards its new construction pipeline.
~~Community Buying Program~~	~~A program designed to transform abandoned and/or foreclosed properties into new affordable ownership or rental housing.~~
~~Foreclosed Properties Blight Abatement~~	~~Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements.~~
~~Home Preservation Loan Program~~	~~Provide up to $50,000 in forgivable loan funds for distressed homeowners.~~
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
~~ROOT Loan Fund (Neighborhood Stabilization Program (NSP) Program Income)~~	~~A foreclosure mitigation pilot loan program that provides assistance to eligible homeowners to preserve ownership of homes in foreclosure.~~
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
~~Affordable Housing Rehabilitation and Preservation~~	~~Provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.~~

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
~~Door-to-Door Foreclosure Prevention Outreach~~	~~Door-to-door outreach on foreclosure prevention and other housing assistance services.~~
~~Foreclosure Counseling and Prevention~~	~~Provides housing counseling and legal services for homeowners in foreclosure.~~
~~Housing Assistance Center~~	~~Provides one-stop housing services and referrals, including accessing affordable housing and homeless shelter placements.~~
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
~~Rental Assistance Fund~~	~~Provide up to $5,000 in rental assistance grants to distressed tenants.~~
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects. Project developers apply directly to participating lenders for these competitive funds.
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods. This is relevant because some of the above lending activities (e.g., LIHTC equity investment or construction lending for affordable projects) are CRA-eligible.

E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide ~~for~~ affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

~~Note that the~~The Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, ~~housing~~located within the Public/Private Development Division of the Economic and Workforce Development Department (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section

8 program in Oakland, and also ~~own~~owns and ~~oversee~~oversees the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

E.3 Other Housing Resources and Considerations

PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as "developable" sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future~~.~~, including some that have already undergone solicitation for affordable housing proposals. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 ~~Foothil~~Foothill Blvd	Vacant	0	Surplus Land	0.24	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	Address	Existing Use	Number of Units	Surplus Status	Acres	Notes
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 ~~Foothil~~Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	Address	Existing Use	Number of Units	Surplus Status	Acres	Notes
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.

Appendix F: Housing Constraints

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State law requires an analysis of governmental and non-governmental constraints to Oakland meeting its housing needs. Governmental constraints can include zoning regulations, development standards, fees, and processing and permitting times, among others. Non-governmental constraints can include infrastructure, environmental, and market challenges. This appendix provides an assessment of these constraints as required by law and provides context on relevant local efforts to remove governmental constraints. The Housing Action Plan contained in Chapter 4 provides strategies the City will take to remove identified constraints.

Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity~~, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development. Both market~~ . Both market-rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

F.1 Governmental Constraints

While government regulations are intended to guide development in a community and ensure quality housing, they may also contribute to delays or increased development costs with negative impacts on housing affordability and availability. The following section assesses constraints imposed by governmental regulation on residential development, including those imposed by the current General Plan, specific plans, and the Municipal Code. Feedback received during community outreach highlighted the following controversial issues as governmental constraints impacting the development of housing:

- A lack of local and State funding to support the development of affordable housing. During outreach, community members expressed frustration with a perceived lack of political appetite to spend local money on affordable housing;
- A lack of clarity on available permit streamlining processes as well as how affordable housing is prioritized;
- The lack of City staff capacity as a major cost driver for all housing developments, including affordable and market-rate projects; and
- An abundance of concessions for market-rate projects and community perception that these concessions have led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Funding for Affordable Housing Development

Sources of funding for affordable housing development, including those at the local, State, and federal levels, are severely limited. Recent State efforts to increase the availability of funding, including the $1.75 billion California Housing Accelerator fund and expanded Homekey funding, will provide only limited support for affordable housing development over the upcoming planning cycle. Moreover, popular funding mechanisms, such the California Tax Credit Allocation Committee's (TCAC) competitive tax credit applications, disadvantage cities like Oakland, where the majority of area is considered "low resource."

Funding at the local level is also very limited due to restrictions on the City's ability to raise tax revenues and budgeting decisions made by the City Council. According to a SPUR research brief, California's Proposition 13 has a major impact on Oakland's ability to collect revenue that could be used towards affordable housing development.[1] A key finding of the brief states that "Oakland misses out on $400 million in Prop. 13 residential taxes every year, equivalent to what it spends on four city departments combined" – including over $33 million for Housing and Community Development at minimum. According to SPUR, the uncollectible taxes are more than ten times the amount the City has currently budgeted for helping people experiencing homelessness, seven times more than it spends to protect tenants and create affordable housing, and more than five times the City's spending on programs and services for children in the City.

Local budget decisions also affect the availability of funding for affordable housing. Oakland has no major source of local revenue dedicated exclusively to affordable housing besides the Jobs Housing and Affordable Housing impact fees. This is different from other communities like San Jose, where 100% of the real estate transfer tax is dedicated to addressing housing and homelessness challenges. At present, the only ongoing local investment in the construction of affordable housing in Oakland comes from development impact fees and federal block grants.

During outreach, affordable housing developers noted that they are continually challenged by a lack of federal, State and local funding, as well as competition from market-rate developers to secure highly valuable land for development. In response to high land prices and increasing land values, the City approved Bond Measure KK in 2016 to fund affordable housing projects, including the 1-4 Unit Acquisition and Rehabilitation Program, which provides loans for acquisition-related and rehabilitation costs associated with developing, protecting and preserving long-term affordable housing throughout the city. Additional KK funds were allocated for site acquisition for multifamily affordable development. However, all KK funds will have been disbursed by 2023. Measure U, a bond measure approved by Oakland voters in November 2022 , will be able to assist in funding the same kind of affordable housing investments as Measure KK, but will be inadequate to meet Oakland's funding shortfall to meet RHNA goals. Additional funding and acquisition strategies are

[1] Jacob Denney, Phil Levin, and Susannah Parsons. "Burdens and Benefits: Investigating Prop. 13's unequal impacts in Oakland." *SPUR*, February 2022. Available at https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

provided in the Housing Action Plan, actions 2.2.2, 3.1.1., 3.3.1, 3.3.4, 3.3.6, 3.3.10, 3.3.13, 3.3.14, and 3.3.18.

LAND USE POLICIES AND REGULATIONS

General Plan

The City of Oakland last performed a comprehensive update to its General Plan in 1998 and is in the process of updating it again to reflect emerging opportunities, challenges, and approaches. As the General Plan Update is prepared in parallel with this Housing Element, its policy direction and shared goals will inform the assessment of constraints in this chapter.

The Land Use and Transportation Element (LUTE) of the General Plan sets forth the City's policies for guiding local land use and development. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. These policies, together with the zoning regulations, establish the amount and distribution of land allocated for different uses within the city. Table F-1 shows General Plan residential land use designations along with their descriptions from the City's Planning Code. These designations support a variety of housing types, ranging from large estate lot residential developments to multifamily high-rise apartments. Generally, the LUTE provides significant flexibility on zoning and density. However, the document was originally adopted in 1998 and will be revised during Phase II of the General Plan update (i.e., by July 2025) to address changing conditions in Oakland. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. About half the city is available for residential development, while much of the remaining acreage is designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.

Table F-1: General Plan Residential Land Use Designations, 2022

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.

Source: City of Oakland, Planning Code, 2022; Dyett & Bhatia, 2022

~~Cumulative Impacts of Land Use Regulations~~

~~This section evaluates how and to what extent Oakland's land use regulations constrain the maintenance, improvement, and development of housing.~~ ~~Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively.~~ ~~Less than half the city is available for any kind of residential development, although much of the remaining acreage includes designated open space, rights-of-way, and environmentally constrained areas.~~ ~~See Figure F-1 for the distribution of residential zones in Oakland.~~

Table F-2 Summary of Development Permitted, 2022

Project Type	*Base Zones*[1]	*Total Acreage*	*Percent of Total City Acreage*[2]
Multifamily Housing[3]	RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R/-P/-C/-X, S-2, S-15, S-15W, D-WS, D-OTN, D-BV-2, D-BV-3, D-BV-4, D-KP-1 to -3, D-CE-3 and -4, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	4,881.9	9.8%
Single-Family Housing[4]	RH-1 to -4, RD-1 to -2, RM-1 to -4, RU-1 to RU-3, R-80, HBX-1 to HBX-3, C-40, C-45, S-2, D-WS, D-OTN, D-KP-1 to -3, D-CE-3, D-OK-1 to -2	21,665.9	43.4%
Two-Family Housing[5]	RM-2 to RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R, S-2, D-WS, D-OTN, D-BV-4, D-KP-1 to -3, D-CE-3, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	8,903.1	17.8%

1. The D-OK zoning district has not yet been implemented.
2. Zoning district acreage across project types is not mutually exclusive, and percentages should not be summed.
3. Multifamily housing requires a conditional use permit in RM-2, RM-3, D-BV-1, and D-CO-4 Zones.
4. Single-family housing requires a conditional use permit in S-15 and D-OK-3 Zones.
5. Two-family housing requires a conditional use permit in RD-2, RM-1, S-15, S-15W and D-CO-4 Zones.

Source: City of Oakland, 2022; Dyett and Bhatia, 2022

Figure F-1: Residential Zones

Source: City of Oakland, 2022

A sample of variance/zoning concessions identified in staff reports between 2019 and 2021 is provided in Table F-3 below. Requests for variances were generally minor, with about one-third of the sample pertaining to setbacks for single-family dwellings, another two for driveway and paving separation, and one variance for group open space for a multifamily (10-unit) building. The two parking variance requests were for a single-family dwelling and a four-unit building.

Table F-3: Sample of Variance/Zoning Concessions, 2019-2021

Year	*Case Number*	*Requested Variance*
2019	PLN19184	Minor Variance for live/work units for 12-unit building
	PLN19044	Minor Variance for group open space for 10-unit building
	PLN18280	Minor Variance for setbacks and group open space for eight-unit building
	PLN16302	Minor Variance for setbacks and parking in mixed-use building
	PLN15197-R02	Minor Variance for driveway separation in nine-unit building
	PLN18420	Minor Variance for group open space in three-lot mini-lot development
2020	PLN19289	Minor Variance for parking in four-unit building
2021	PLN20088	Minor Variance for setbacks in single-family dwelling
	PLN20117	Minor Variance for setbacks in single-family dwelling
	PLN20127	Minor Variance for setbacks in single-family dwelling
	PLN21005	Minor Variance for paving in setback of single-family dwelling
	PLN21174	Minor Variance for parking in mixed-use building
	PUD06101-PUDF012	Minor Variance for setbacks in single-family dwelling

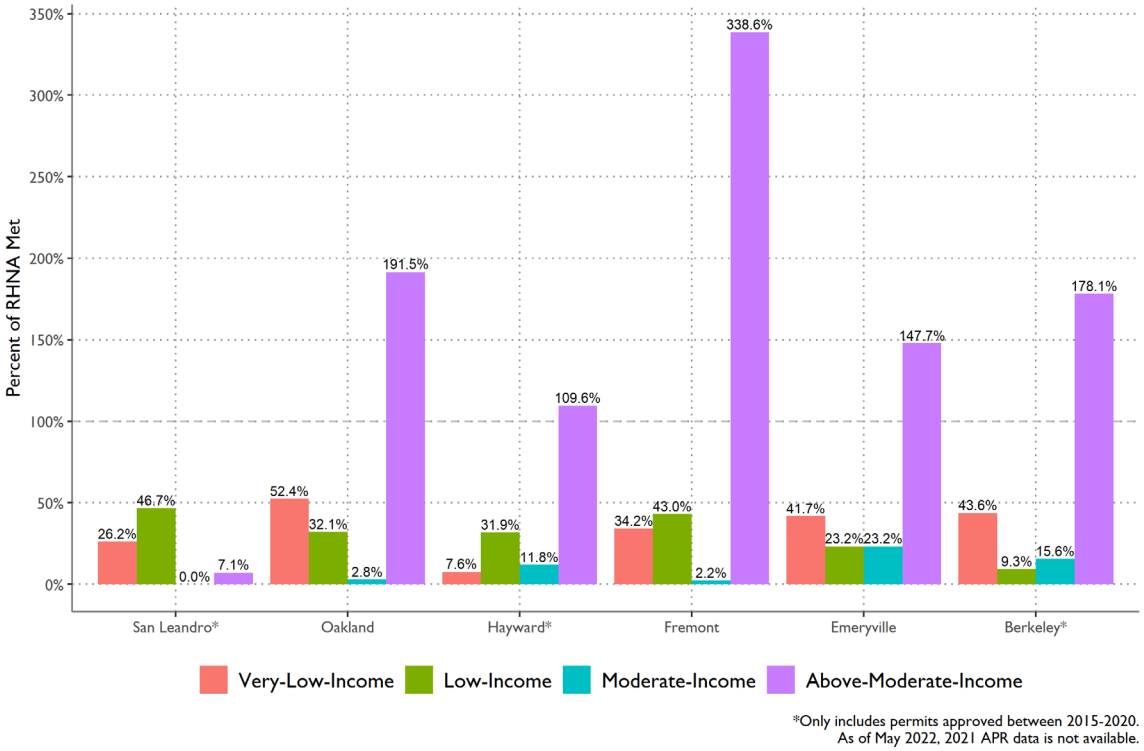
Source: City of Oakland, Staff Reports, 2019-2021

Chart F-1 below provides an overview of building permit approval rates compared to the 2015-2023 Regional Housing Needs Allocation (RHNA) for jurisdictions within Alameda County.[2] This provides a proxy for the comparative impact of land use regulations in Oakland and neighboring jurisdictions. Oakland is permitting at about the same rate as peer cities – the City has exceeded its above-moderate-income goal but has fallen short on its moderate- and lower-income goals. Oakland has one of the highest very-low-income building permit approval rates and one of the lowest moderate-income building permit approval rates among peer cities, including the five largest cities in Alameda County and neighboring Emeryville. The lag in affordable housing production is ~~in large part~~ due largely to a lack of local and State funding to meet Oakland's affordable housing needs, as well as the length and complexity of permit processing. During outreach, stakeholders also pointed to an abundance of

[2] Note that permitting rates do not include building permits approved in 2021 in the cities of San Leandro, Hayward, and Berkeley. At the time of this draft (May 2022), these cities had not submitted their 2021 Annual Progress Reports (APRs) to State HCD.

concessions for market-rate projects, which stakeholders conclude has led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Chart F-1: Building Permit Approval by Percentage of the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2015-2021

Planning Code

The type, location, density, and scale of residential development in Oakland is regulated through the City's Planning Code, which is ~~Chapter~~Title 17 of the Oakland Municipal Code. Zoning ~~is~~regulations serve to implement the ~~primary tool that local jurisdictions use to plan what goes where. It is used "to designate certain areas as 'appropriate' for certain uses," to "restrict or prohibit certain land uses in certain areas,"~~General Plan and ~~determining "~~are designed to protect and promote the ~~allowable uses to which land may be put."[3]~~health, safety, and general welfare of residents. Zoning policies, which generally separate land into broad categories of use, such as residential, commercial, and industrial, thus have intense implications on social, environmental, and racial equity within a city. In the early 1900s, cities employed racial zoning, designating neighborhoods only for members of certain racial groups. The Supreme Court declared racialized zoning as unconstitutional in 1917, but jurisdictions found ways to use economic zoning to accomplish racial segregation, with the help of the federal government. In 1921, President Harding's Advisory Committee on Zoning created a manual describing why every municipality should have a zoning ordinance and

~~[3] Schwarzer, M. Hella Town: Oakland's History of Development and Disruption. 2021.~~

published a model zoning ordinance.[4] While not explicitly stated, it was clear that "the creation of racially homogenous neighborhoods [w]as the reason why zoning should become such an important priority for cities."[5]

~~Today,~~ Oakland's Planning Code includes five zoning districts that are focused on prioritizing residential uses over most other uses. Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. However, the City is undertaking significant efforts to amend its zoning code to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing.

Permitted uses range from one-family dwellings with ~~a secondary unit~~accessory dwelling units in the RH and RD zones to two-family dwellings, multifamily dwellings, and rooming house residential facilities in RM, RU, and R-80 zones. As shown in Table F-4, residential uses are permitted by-right and do not require a conditional use permit (CUP). Various types of special needs housing may be permitted by-right, require a CUP, or be subject to certain limitations as noted in Tables F-4 through F-6 and discussed further below. The Housing Action Plan, Chapter 4 of the Housing Element, includes several actions under Policy 4.3 that are intended to reduce constraints on the production of these various special needs housing types, including emergency shelters, permanent supportive housing, employee housing, and smaller units such as rooming units.

Except for those projects determined exempt from design review as set forth in Section 17.136.025 of the Planning Code, residential projects must be approved pursuant to the design review process. This is discussed further in the Permits and Processing Procedures section of this Appendix. Action 3.4.8 moves design review toward more ministerial approvals by implementing objective design standards.

There are also 16 zoning districts included in the Planning Code that allow various types of residential uses along with commercial, industrial, agricultural, public, or open space uses. Within these zoning districts, some forms of residential development are permitted by-right, without being developed in conjunction with a commercial use on the same property. ~~Other residential uses are very limited in non-commercial zones.~~ Table F-5 and Table F-6 summarize permitted and conditionally permitted residential uses for these zoning districts.

[4] Maantay, J, "Zoning, Equity, and Public Health," American Journal of Public Health, 91, no. 7 (2001).

[5] Rothstein, R, The Color of Law: a Forgotten History of how our Government Segregated America, 1 st ed. (New York: Liveright Publishing Corporation, 2017), 51.

Many zoning district boundaries cut through parcels instead of following property lines, especially along International Boulevard. This can make development challenging, as overlapping zones lead to conflicting permitted land uses and development standards for new construction. ~~Efforts the City will take to address this issue are outlined in the Housing Action Plan.~~Action 3.4.6 corrects these divisions. Further, while not necessarily a constraint, it should be noted that the Planning Code separates permitted facility and activity types.

Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. Current zoning restrictions make it economically infeasible for low-income people to move to more affluent areas of Oakland because of higher development costs in low-density areas. In order to make a return on their development, developers must sell or rent houses at a higher price, functionally barring low-income people from these areas. Property owners may charge well above the development cost based on demand, regardless of what is affordable for most people in the area.

However, the City is undertaking significant efforts

to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing. These actions are also outlined in the Housing Action Plan.

Table F-4: Permitted Residential Land Uses in Residential Zones, 2022

Type of Residential Use[1]	*RH-1*	*RH-2*	*RH-3*	*RH-4*	*RD-1*	*RD-2*	*RM-1*	*RM-2*	*RM-3*	*RM-4*	*RU-1*	*RU-2*	*RU-3*	*RU-4*	*RU-5*	*R-80*
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~(L)~~	~~(L)~~	~~P~~
Two-Family Dwelling	-	-	-	-	-	C(L)	C(L)	P	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C(L)	C(L)	P(L)	P	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P
Vehicular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	(L)
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C(L)	C(L)	P
Bed and Breakfast	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited

Source: City of Oakland, Planning Code, 2022

Table F-5: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*HBX-1*	*HBX-2*	*HBX-3*	*HBX-4*	*CN-1*	*CN-2*	*CN-3*	*CN-4*	*CC-1*	*CC-2*	*CC-3*
One-Family Dwelling	P(L)	P(L)	P(L)	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~P~~	~~C~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Multifamily Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Rooming House	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Vehicular	P	P	P	C	P	P	P	P	P	P	(L)
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Supportive Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Transitional Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Semi-Transient	C	C	C	C	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	C	C(L)	C(L)	C(L)	C(L)	C	C	C(L)

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. HBX = Housing and Business Mix Commercial; CN = Neighborhood Center Commercial; CC = Community Commercial

Source: City of Oakland, Planning Code, 2022

Table F-5 Continued: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*CR-1*	*C-40*	*C-45*	*CBD-R*	*CBD-P*	*CBD-C*	*CBD-X*	*S-2*	*S-6*	*S-15*	*S-15W*
One-Family Dwelling	(L)	P	P	(L)	(L)	(L)	(L)	P	-	C	(L)
~~One-Family Dwelling with Secondary Unit~~	~~(L)~~	~~P(L)~~	~~P(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~P(L)~~	~~-~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	(L)	P	P	P	-	-	-	P	-	C	C
Multifamily Dwelling	(L)	P	P	P	P	P	P	P	-	P	P
Rooming House	(L)	P	P	P	P	P	P	P	-	-	C
Vehicular	(L)	P	P	P	P	P	P	P	P	P	P
Residential Care	-	P(L)	P(L)	P(L)	P(L)	P(L)	P	P(L)	-	P(L)	P(L)
Supportive Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Transitional Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Semi-Transient	C(L)	P	P	C	C(L)	C(L)	C	P	-	-	-
Bed and Breakfast	-	-	-	P	P	P	P	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. CR = Regional Commercial; C-40 = Community Thoroughfare Commercial; C-45 = Community Shopping Commercial; CBD = Central Business District; S-2 = Civic Center Commercial; S-6 = Mobile Home Combining; S-15 = Transit-Oriented Development Commercial

Source: City of Oakland, Planning Code, 2022

Table F-6: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-WS*[3,4]	*D-OTN*[3,4]	*D-BV-1*[4]	*D-BV-2*[4]	*D-BV-3*[4]	*D-BV-4*[4]	*D-KP-1*[4]	*D-KP-2*[4]	*D-KP-3*[4]
One-Family Dwelling	P	P	(L)	(L)	(L)	(L)	P	P	P
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~P~~	~~P~~	~~P~~
Two-Family Dwelling	P	P	(L)	(L)	(L)	P(L)	P	P	P
Multifamily Dwelling	P	P	C(L)	P(L)	P(L)	P	P	P	P
Rooming House	-	-	C(L)	P(L)	P(L)	P	P	P	P
Vehicular	-	-	C(L)	C(L)	C(L)	P	P	P	P
Residential Care	P(L)	P(L)	C(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	P	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Transitional Housing	-	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Semi-Transient	-	C	-	-	-	-	C	C	C
Bed and Breakfast	-	-	-	C	C	C	C	C	C

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-WS and D-OTN Zones permit "permanent residential activity".
4. D-WS = Wood Street District; D-OTN = Oak to Ninth District; D-BV = Broadway Valdez District; D-KP = Kaiser Permanente Oakland Medical Center District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CE-1*	*D-CE-2*	*D-CE-3*	*D-CE-4*	*D-CE-5*	*D-CE-6*	*D-LM-1*	*D-LM-2*	*D-LM-3*	*D-LM-4*	*D-LM-5*
One-Family Dwelling	(L)	(L)	P	(L)	(L)	C(L)	(L)	(L)	(L)	(L)	(L)
~~One-Family Dwelling with Secondary Unit~~	~~(L)~~	~~(L)~~	~~P~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	(L)	(L)	P	(L)	(L)	(L)	P	P(L)	P(L)	P(L)	P(L)
Multifamily Dwelling	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Rooming House	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Vehicular	(L)	(L)	P	(L)	(L)	(L)	P	P	P	P	P
Residential Care	-	-	P(L)	P(L)	-	-	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Transitional Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Semi-Transient	-	-	C	C	-	-	C(L)	C(L)	C(L)	C(L)	C
Bed and Breakfast	-	-	P	-	-	-	P	P	P	P	P

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CE = Central Estuary District; D-LM = Lake Merritt Station Area District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CO-1*	*D-CO-2*	*D-CO-3*	*D-CO-4*	*D-CO-5*	*D-CO-6*	*D-OK-1*	*D-OK-2*	*D-OK-3*
One-Family Dwelling	-	-	-	-	-	-	P	P	C
~~One-Family Dwelling with Secondary Unit~~	-	-	-	-	-	-	~~P~~	~~P~~	~~C~~
Two-Family Dwelling	P	P	-	C	-	-	-	-	P
Multifamily Dwelling	P	P	-	C	-	-	-	-	P
Rooming House	-	-	-	-	-	-	-	-	-
Vehicular	P	P	-	C	-	-	P	P	C
Residential Care	P(L)	P(L)	-	C(L)	-	-	P(L)	P(L)	P(L)
Supportive Housing	P	P	-	C(L)	-	-	P	P	P
Transitional Housing	P	P	-	C(L)	-	-	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CO = Coliseum Area District; D-OK = Oak Knoll District

Source: City of Oakland, Planning Code, 2022

Development Standards

Oakland regulates the location, density, and scale of residential development primarily through development standards contained in the Planning Code. The Planning Code regulates the size of residential structures through requirements for minimum lot size, setbacks, and height limits. A development application must comply with all uniformly applied development standards, typically imposed as Standard Conditions of Approval, including those development applications "deemed approved" under the State Permit Streamlining Act. Most residential projects are also subject to design review, which is discussed further in the Permits and Processing Procedures section below. A summary of the structural residential development standards for the residential and non-residential zoning districts is provided in Table F-7 and Table F-8 below. An analysis of the impact of individual key development standards and their cumulative effect is provided in the subsections below.

Development standards will be impacted by recent State law, including SB9 – which went into effect on January 1, 2022. Some of the key changes in SB9 include permitting landowners to build two residential units on one lot in a single-family zone ministerially, requiring that the minimum size of residential units must be 800 feet, and permitting an urban lot split ministerially.[6] Notably, while the bill establishes minimum housing unit sizes, it does not impose maximums. No setback can be required for a structure constructed in the same location and to the same dimensions as an existing structure. For all other new construction, the minimum side and rear setbacks are four feet. As part of its missing middle housing strategy~~,~~ (Action 3.2.1), the ~~Cit~~City intends to eliminate single-family zoning except in the Very High Fire Hazard Severity Zones. As part of the zoning code amendments that would be made, reduction of minimum lot size and reduced setbacks will also be included.

[6] The City hosts more information on the SB 9 permitting process at https://www.oaklandca.gov/resources/sb-9-two-unit-residential-duplexes-lot-subdivision.

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
Hillside Residential										
RH-1	1 primary unit per lot	N/A	25	30	15	25	35	6/15%	6	43,560
RH-2			25	30	15	25	35	6/15%	6	25,000
RH-3			25	30	15	20	25	6/10%	6	12,000
RH-4			25	30	15	20	20	5/10%	5	6,500 or 8,000
Detached Unit Residential										
RD-1	1 primary unit per lot	N/A	25	30	15	20	20	5	5	5,000
RD-2		2 units on lots 6,000 sf or greater	25	30	15	20	15	5	5	5,000
Mixed Housing Type										
RM-1	1 primary unit per lot	2 units on lots ≥ 4,000 sf	25	30	15	20	15	5	5	5,000
RM-2	1 primary unit on lots < 4,000 sf; 2 units on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25	30	15	20	15	5	5	5,000
RM-3		Lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30	30	15	15	15	4	4	4,000
RM-4	1 primary unit on lots < 4,000 sf; for 1-4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35	35	15	15	15	4	4	4,000
Urban Residential										

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	Maximum Density		Maximum Height (ft)[1]			Minimum Setback (ft)[2]				Minimum Lot Size (sq. ft)
	Permitted Density	Conditionally Permitted Density	Wall Primary Building	Pitched Roof Primary	Accessory Structures	Front	Rear	Interior Side	Street Side	
RU-1	1 unit per 1,100 sf	N/A	40	40	15	15	15	4	4	4,000
RU-2	1 regular unit or rooming unit per 800 sf		50	50	15	10	15	4	4	4,000
RU-3	1 regular unit or rooming unit per 450 sf		60	60	15	10	15	0	4	4,000
RU-4	1 regular unit or rooming unit per 225-550 sf		35 – 120			5	0/10/15	0	0	4,000
RU-5						0	0/10/15	0	0	4,000
High-Rise Apartment Residential										
R-80	1 regular unit per 300 sf or 1 rooming unit per 150 sf	The number of permitted units may be increased by but not to exceed 50 percent	None prescribed			None prescribed				4,000

1. Maximum height for footprint slope of ≤ 20%.

2. Minimum setback for a lot with a street-to-setback gradient of ≤ 20%.

Source: City of Oakland, Planning Code, 2022

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
Neighborhood Center Commercial							
CN-1, CN-2, CN-3, CN-4	1 unit per 550 sf	35 - 90	0	10/15	0	0	4,000
Community Commercial							
CC-1, CC-2, CC-3	1 unit per 225 – 550 sf	35 – 160	0	10/15	0	0	4,000 or 7,500
Community Thoroughfare Commercial							
C-40	1 unit per 450 sf	None prescribed	10	0/10/15	0	0	4,000
Community Shopping Commercial							
C-45	1 unit per 300 sf	None prescribed			N/A		4,000
Central Business District							
CBD-R, CBD-P, CBD-C, CBD-X	1 unit per 90 – 300 sf	55 – No limit	0	0/10	0	0	4,000 or 7,500
Housing and Business Mix Commercial							
HBX-1, HBX-2, HBX-3, HBX-4	1 unit per 800 – 1,000 sf	35 - 55			N/A		4,000
Civic Center Commercial							
S-2	1 unit per 300 sf	None prescribed			N/A		4,000
~~**Mobile Home Combining**~~							
~~S-6~~	~~1 unit per 3,300 sf~~	~~N/A~~			~~N/A~~		~~45,000~~
Transit-Oriented Development Commercial							

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	Maximum Permitted Density	Maximum Height (ft)	Minimum Setback (ft)				Minimum Lot Size (sq. ft)
			Front	Rear	Interior Side	Street Side	
S-15, S-15W	1 unit per 225 – 550 sf	35 - 160	0	10	0	0	4,000
Wood Street District							
D-WS-1 – D-WS-9	1 unit per 332 – 1,535 sf	50 - 90	N/A	N/A	0/5/10	0/10	1,000 or 2,000
Broadway Valdez District Commercial							
D-BV-1, D-BV-2, D-BV-3, D-BV-4	1 unit per 90 – 450 sf	45 – 250	0	10/15	0	0	4,000, 7,500, or 10,000
Central Estuary District Zones							
D-CE-1 – D-CE-6	1 unit per 700 sf	45 - 85	0/5/10	10	0/4	0/4/5	4,000 or 10,000
Lake Merritt Station Area District							
D-LM-1 – D-LM-5	1 unit per 110 – 450 sf	45 - 275	0	0/10	0	0	4,000 or 7,500
Coliseum Area District							
D-CO-1 – D-CO-6	1 unit per 130 – 260 sf	85 - 159	0/10	10	0	0/10	4,000, 5,000, or 10,000
Oak Knoll District							
D-OK-1 – D-OK-7	1 primary unit per lot	20 - 46	0/5/8/15/20	0/5/12/15/20	0/3/4/5/20	0/5/ 20	2,000, 3,750, 4,000 or 5,000

Source: City of Oakland, October 2022

Residential Density

~~Three~~Seven residential zoning districts—RU~~,~~-1, RU-2, RU-3, RU-4, RU-5, and R-80, ~~and~~as well as RM-4 ~~with~~on parcels larger than 4,000 square feet—permit residential densities that exceed 30 dwelling units per acre (du/ac), as do a number of commercial, combining, and district zones. Permitted density within a zone also depends on the height area, discussed below. As noted in Table F-8 above, this include zones within the following districts: Neighborhood Commercial, Community Commercial, Community Thoroughfare Commercial, Community Shopping Commercial, Central Business District, Housing and Business Mix Commercial, Civic Center Commercial, Transit-Oriented Development Commercial, Wood Street District (D-WS-2, -3, -4, -7, and -8), Broadway Valdez District Commercial, Central Estuary District (D-CE-3 and -4), Lake Merritt Station Area District and the Coliseum Area District (D-CO-1 and -2). Most of these zones also permit multifamily development by right—excluding HBX-4, CR-1, D-BV-1, and D-CO-4—as noted in Tables F-4 through F-6 above.

The City permits significant residential densities throughout Oakland, although higher resource areas tend to be lower density. In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes. The intent of the resolution, which passed unanimously, is to end a historic pattern of exclusionary zoning. Actions the City will take to increase permitted densities are included in the Housing Action Plan. While the City does not currently have minimum densities, this has not historically affected realistic capacity—according to a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[7]

Floor Area Ratio (FAR)

FAR only applies to non-residential buildings, with a few exceptions. According to the City's Planning Code, the maximum FAR is 0.25 to 0.55 for one- and two-family dwellings in the RH~~, RD, and RM Zones~~ Zone, depending on lot size. The RD and RM Zones include similar maximum FAR requirements, but those requirements only apply to lots that have a footprint slope of greater than twenty percent. Lots with less than 5,000 square feet in area may have dwellings with at least 2,000 square feet, regardless of FAR listed. The RU Urban Residential ~~zones~~Zones do not have FAR regulations for residential development. However, nonresidential maximum FAR is 2.0 to 4.0 for the RU-4 and RU-5 Zones, depending on height area. For mixed use projects in the D-LM Lake Merritt Station Area District, D-BV Broadway Valdez District, and CBD Central Business District Zones, the total lot area shall be used as a basis for computing both the maximum non-residential FAR and the maximum residential density.

[7] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

For the CN Neighborhood Center, CC Community Commercial, and S-15 Transit-Oriented Development Commercial Zones, no portion of lot area used to meet the residential density requirements shall be used for computing the maximum non-residential FAR unless the total non-residential FAR on the lot is less than 3,000 square feet. In the proposed Zoning Code Amendments, the City will be looking at allowing double counting of the FAR and density in ~~the S-15~~all Residential and Commercial Zones ~~and allowing in the CN and CC Zones a larger exemption than 3,000 square feet for the non-residential square footage.~~.

The R-80 High-Rise Apartment Residential Zone regulations permit a maximum FAR of 3.5 for both residential and non-residential facilities, with additional increases allowed upon the granting of a conditional use permit. These ratio ranges are relatively similar to Oakland's peer jurisdictions. The City of Berkeley does not have maximum FARs prescribed to residential districts but does have maximum FAR standards in its commercial zones. Berkeley has a FAR of up to 3.0 in its Neighborhood Commercial (C-N) District and up to 6.0 in its Downtown District. The City of Emeryville has maximum FAR values ranging from 0.5 to 3.0. However, some areas may reach a maximum of up to 6.0 with a density bonus. The City of Richmond prescribes maximum FARs between 0.5 to 5.0 in commercial mixed-use zones. Generally, Oakland's FAR requirements are comparable to these other jurisdictions and have not posed a significant constraint to residential development.

Building Height

Permitted building heights depend on the zoning district and the City's height area maps. Height areas are intended to promote cohesive development patterns in high density neighborhoods, including in downtown, near the Lake Merritt BART station, and in the Broadway Valdez Specific Plan District. Allowable building heights and densities along corridors in Oakland need to better align with Building Code construction types to ensure development feasibility by increasing heights to allow for the maximum height under wood frame construction (as an example, there are some areas where current height limits may be shy of 5 feet to allow a full top story under Type 3/Type 5 construction, therefore limiting the development potential~~)~~). This misalignment can create uncertainty in the development process and poses a constraint. The City will revise permitted building heights as part of the Housing Action Plan (Action 3.4.1).

Setbacks

In zones primarily intended for single-family development, the minimum front setback ranges from 20 to 25 feet, the minimum side setback ranges from four to six feet (up to 20 feet in the D-OK districts), and the minimum rear setback ranges from 15 to 35 feet. In mixed-use and multifamily zoning districts front and rear setbacks range from zero to 15 feet, and side setbacks range from zero to 10 feet (in some districts, like R-80, no setbacks are required). These requirements are fairly similar to ~~similar~~other jurisdictions, although some minimum rear setbacks are greater than in peer cities. However, setback requirements were not identified as a constraint to development during public outreach. For comparison, a summary of required setbacks in neighboring cities is provided in Table F-9 below.

As Oakland seeks to encourage more missing middle development within traditionally single-family zones, setback requirements that have not historically been a constraint could impede higher density development. For example, in the RD zones, adherence to existing front, side, and rear setbacks could reduce the buildable area on a smaller, 4,000-square-foot lot with 40 feet of frontage to 1,800 square feet. Similarly, adherence to existing front, side, and rear setbacks on a 4,000-square-foot parcel with 40 feet of frontage in the RM zones would result in a buildable area of 2,240 square feet. A fourplex in a traditional two-unit ground floor, two-unit second floor layout would ordinarily require 1,600 square feet of buildable area, so these setback requirements alone would not act as a constraint. Nonetheless, because the site may have additional constraints, and because the City seeks to encourage increases in density that would not necessary require demolition of existing structures, the City is including in its Housing Action Plan proposals to reduce setback requirements, with particular focus on reducing existing rear setback requirements (Action 3.4.1 and 3.4.7).

Table F-9: Summary of Minimum Setbacks by Jurisdiction

	Single-Family Setbacks (ft.)			*Multifamily Setbacks (ft.)*		
Jurisdiction	*Front*	*Side*	*Rear*	*Front*	*Side*	*Rear*
Oakland	20-25	4-6[1]	15-35	0-15	0-10	0-15
Richmond	20-25	5-10	20-25	10	5-10	20
Berkeley	20	4-15	20	15-20	4-15	15-21
Emeryville[2]	-	-	-	5-10	3	15

1. Up to 20 feet in D-OK zones
2. Setbacks are only required in the RH, RMH, and RM zoning districts.

Source: City of Oakland, Planning Code, 2022; City of Richmond, Municipal Code, 2022; City of Berkeley, Municipal Code, 2022; City of Emeryville, Municipal Code, 2022

Minimum Lot Size

Minimum lot sizes for residential districts range from 4,000 square feet for multifamily development to between 4,000 and 43,560 square feet for single-family development. In commercial and other zoning districts, minimum lot sizes are typically 4,000 square feet, but can reach as high as 10,000 square feet in some districts. For comparison, the City of Berkeley requires a minimum lot size of between 5,000 to 25,000 square feet in single-family zones, 5,000 square feet in multifamily and other zones, and no minimums in limited commercial districts. Similarly, the City of Richmond requires a minimum of between 3,750 and 11,000 square feet for single-family zones, 5,000 square feet for multifamily zones, and between 5,000 and 10,000 square feet in other zones (up to 20 acres in open space development). The City of Emeryville does not require minimum lot areas except in the RM Medium Density Residential zone, which requires 2,500 square feet. Generally, Oakland's minimum lot size standards are comparable to these jurisdictions and ~~do~~have not ~~pose~~historically posed a significant constraint to development but could impede the development of missing middle housing that the City is currently seeking to encourage. Action 3.4.1 and 3.4.7 reduce minimum lot sizes to facilitate subdivision of existing lots.

Ground Floor Commercial

A number of zoning districts either require or allow active commercial uses on the ground floor. In the case where ground floor commercial is required, this can limit residential capacity in a given project. A summary of ground floor commercial regulations by zoning district is provided below:

- **Urban Residential.** Completely residential projects are permitted in all zones. In the RU-4 and RU-5 ~~zones~~Zones, commercial uses are also permitted, but may only be located either on the ground floor of a corner parcel or in an existing non-residential facility built prior to 2011, and are typically permitted up to 5,000 square feet.

- **Neighborhood Center Commercial.** The CN-1 and CN-2 ~~zones~~Zones do not permit new ground floor residential facilities (except for incidental pedestrian entrances), while CN-3 permits ground floor only on interior lots with a CUP and not on corner lots.

- **Community Commercial.** The CC-1 and CC-2 ~~zones~~Zones require a CUP for residential uses on the ground floor, although buildings not located within 20 feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from the CUP requirement. Further, in CC-1, multifamily ground floor development is only permitted if ~~part of a development that has~~ a majority of floor area is devoted to commercial activities.

- **Central Business District.** In the CBD-P and CBD-C ~~zones~~Zones, residential activities may not be located within 30 feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building. There are no restrictions on ground floor residential in the CBD-R and CBD-X ~~zones~~Zones.

- **Broadway Valdez District Commercial**. In the D-BV-2 ~~zone~~Zone, residential uses are not permitted if located on the ground floor of a building and within 50 feet of any street-abutting property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction. In the D-BV-3 ~~zone, if a~~Zone, residential uses located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway, 27th Street, or Piedmont Avenue are only permitted with a CUP; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this requirement. In the D-BV-4 ~~zone~~Zone, residential uses are prohibited if located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway; incidental pedestrian entrances that lead to one of these activities in stories above the ground floor are exempt from this restriction.

- **Central Estuary District.** Completely residential projects are permitted in all zones. Some ground-floor commercial uses are permitted in the D-CE-3 through D-CE-6 ~~zones~~Zones.

- **Lake Merritt Station Area District.** In D-LM-1 through D-LM-4 ~~zones~~Zones, residential uses may not be located within 30 feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within 30 feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

While these requirements are intended to foster thriving commercial centers and corridors to increase access to amenities and opportunity, they do restrict the capacity of residential development projects. Further, especially as the transition of retail and commercial businesses away from brick-and-mortar storefronts has been accelerated by the COVID-19 pandemic, increasing numbers of ground floor storefronts remain vacant in Oakland. To address prolonged ground floor vacancies, the City will ~~explore ways to permit and incentivize~~increase the allowance for residential development on the ground floor in these buildings as part of the Housing Action Plan~~.~~ (see Action 3.8.2).

Open Space

Oakland's open space requirements—especially for group or common open space—are higher than in other cities of similar density and size. Minimum usable open space requirements differ by zoning district in Oakland. For example, Housing and Business Mix Commercial (HBX) zones require a minimum of 100 to 200 square feet of usable open space per dwelling unit. The Lake Merritt Station Area District (D-LM) zones require 75 square feet per unit. Primarily residential areas, like the Urban Residential (RU) zones, require 100 to 150 square feet of group useable open space per unit. However, each one square foot of private usable open space ~~shall be~~is considered equivalent to two square feet of required group usable open space and may be so substituted. These open space requirements do not apply to Downtown. In comparison, the City of Berkeley's C-DMU Downtown Mixed-Use District requires a minimum of 40 square feet of usable open space per dwelling unit. San Diego requires 36 to 48 square feet per unit. Oakland also limits the amount of the common space that can be on rooftops, while many other jurisdictions do not have such limitation. So as to not hinder construction, these standards could be adjusted to be more in line with the standards of peer jurisdictions. Actions the City will take to address these constraints are provided in the Housing Action Plan (see Action 3.4.1 and 3.4.4).

Courtyard Requirements

Per Section 17.108.120 of the Planning Code, courtyards are required for lots that contain residential facilities with two or more dwelling units, except for a single-family home with an ADU. Courtyard requirements were not identified as a significant constraint to development during outreach. Courtyards must meet minimum depths between exterior walls, listed below:

- Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum

horizontal depth equal to 16 feet, plus four feet for each story above the level of the aforementioned court, but shall nor be required to exceed 40 feet.

- Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of 10 feet.

Parking Requirements

In California, the cost of providing structured parking can add between $36,000 to $38,000 per housing unit to the overall costs of a multifamily housing development project (or about 8.0 percent of per unit costs).[8] Parking-related requirements and costs can significantly impact and constrain multifamily housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multifamily housing development. Further, for built-out cities like Oakland, the reliance on infill development and underground parking may lead to higher costs than in cities with more open land.

Recent State law has reduced minimum parking requirements for ~~specific~~ projects near transit. For instance, AB 2923 allows BART to enable transit-oriented development (TOD) through land-use zoning on BART-owned property in collaboration with local jurisdictions. Baseline zoning standards from the bill include no minimum number of vehicle parking spaces is enforced in these TOD areas. For properties undergoing the SB9 process, local agencies may not impose parking requirements when a parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Changes in accessory dwelling unit (ADU) regulations, Density Bonus parking waivers, and SB 35 streamlined approvals have led to further parking reductions in Oakland.

The City's parking requirements for residential uses—provided in Section 17.116.060 of the Planning Code—vary by residential facility type. Lower density zones require as much as two spaces per unit, while higher density zones require one space or less per unit. Chapter 17.94 of the Planning Code details Residential Parking Combining (S-12) Zone regulations. This combining zone is intended to ensure that adequate off-street parking is provided for high density residential neighborhoods and adjacent commercial areas. Oakland parking requirements are provided in Tables F-10 and F-11 below.

[8] Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020.

Table F-10: Residential Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Total Required Parking*
One-Family Dwelling	RH Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
One-Family Dwelling with Secondary Unit	CBD, S-2, and D-LM Zones, except when combined with the S-11 or S-12 Zone.	No additional space required for the Secondary Unit.
	Any other zone, except when combined with the S-11 or S-12 Zone.	One space for the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-11 Zone.	One space for each bedroom in the Secondary Unit, up to a maximum requirement of two spaces per Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-12 Zone.	One space for each bedroom in the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
Two-Family Dwelling.	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.

Multifamily Dwelling	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters space for each dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
Rooming House	CBD, S-2, D-LM, D-BV-1, and D-BV-2 Zones.	No spaces required for Rooming Units.
	All other zones	One space for each two Rooming Units.
Micro-Living Quarters	D-BV-1 and D-BV-2 Zones. (Micro-Living Quarters are not permitted in any other zone.)	No spaces required.
Mobile Home	CBD, S-2, and D-LM Zones	No spaces required.
	All other zones.	One space for each dwelling unit plus one additional space for each four dwelling units.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Table F-11: Residential Maximum Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Maximum Number of Parking Spaces*
One-Family Dwelling. One-Family Dwelling with Secondary Unit. Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per dwelling unit.
	All other zones	No maximum parking requirement.
Rooming House	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Parking regulations in the city are higher relative to some adjacent cities. For example, the City of Emeryville has no parking minimums for any use (including residential). Emeryville also has *maximum* parking regulations, which caps parking provided to be no more than 10 percent of the estimated demand – which is provided in the City's Municipal Code. The City of Berkeley recently approved an ordinance that eliminates parking requirements for residential properties citywide, with the exception of hillside properties, and placed a maximum of the number of off-street parking units allowed for new projects in transit-rich areas. Although Oakland undertook efforts to reduce its parking standards for residential and commercial buildings in 2016—with no required parking and a cap on maximum parking in areas close to major transit hubs such as downtown or near BART stations—additional efforts are needed to reduce parking requirements citywide. The City of Oakland will ~~conduct a comprehensive review of~~reduce its parking ~~regulations~~requirements to remove a constraint to development following adoption of the Housing Element, as further discussed in the Housing Action Plan (See Action 3.4.~~3~~4).

Combining Zone Standards

Combining zones are overlay districts which may be appended to existing base zones. Combining zones are typically used when local conditions, including environmental or other conditions, generate a need for more specific regulations. The standards of the combining zone are supplementary to that of the base zone when applied. The impact of combining zones on residential use is summarized in Table F-12 below.

Cumulative Effect of Development Standards

As described above, a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[9] As shown in Appendix C: Sites Inventory, tables C-4 and C-5, pipeline projects with planning and building permits have average densities of 115 percent and 150 percent of allowable density, respectively. Many of these projects utilize the State and City density bonus to achieve these higher densities. Thus, Oakland's development standards do not present a constraint to achieving maximum densities when considered cumulatively. Combined with actions to revise zoning standards, building heights, setbacks, lot coverage, open space requirements, parking requirements, and other individual constraints as listed above, Oakland's future development standards should reduce any potential constraints even further.

[9] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

Table F-12: Summary of Combining Zone Standards, 2022

Combining Zone	*Applicable Base Zones*	*Impact on Residential Use*
S-4 Design Review	Any other zone	Requires design review process for all new construction or alteration, unless exempt.
S-7 Preservation	Any other zone	Requires additional design review criteria to structures with special character, mostly applicable to older neighborhoods.
S-9 Fire Safety	Any other zone	Protects uses in Very High Fire Hazard Severity Zones, and prohibits accessory dwelling units not entirely within an existing structure.
S-10 Scenic Route	Any other zone	Enhances areas along scenic routes, and includes additional design review criteria, subdivision restrictions, height restrictions on downslope lots, and conditional use permit restrictions.
S-11 Site Development and Design Review	Any other zone	Applicable to areas subject to the North Oakland Hill Area Specific Plan, and includes additional residential siting requirements, design review criteria, and limitations on residential density.
S-12 Residential Parking	Any zone in which Residential Facilities are permitted or conditionally permitted	Ensures adequate off-street parking in high-density residential neighborhoods, including additional off- and on-street parking requirements.
S-15 Transit-Oriented Development Commercial Zone Regulations	Provided in Table F-5	Provided in Table F-8.
S-17 Downtown Residential Open Space	Any zone within the General Plan-designated Central Business District	Provides open space and landscaping standards for downtown residential development.
S-19 Health and Safety Protection	HBX, D-CE-3, D-CE-4, CIX-1, CIX-1A, CIX-1B, CIX-1C, CIX-1D, CIX-2	Related to the storage and use of hazardous materials.
S-20 Historic Preservation District	Any other zone	Provisions are similar to S-7, but applies to larger areas (i.e., historic districts). S-20 includes additional design review standards, and provides more expeditious review procedures than S-7.

Source: City of Oakland, Planning Code, 2022

Specific Plans

Oakland has embarked on a series of area plans for creating sustainable and vibrant neighborhoods. Through the use of specific plans, the City can guide development at a neighborhood scale and meet local community needs. This section summarizes recent specific plans with potential for residential development. Permitted residential densities are described in Table F-7 and Table F-8 above. The success of specific plan areas in meeting their residential development goals is provided in Appendix A.

Central Estuary Area Plan (2013)

The City adopted the Central Estuary Area Plan (CEAP) in April 2013 to guide future development of the Central Estuary area, which is encompassed by 19th Avenue to the north, 54th Avenue to the south, I-880 to the east, and the Oakland Estuary to the west. Certain portions of the Plan Area have been designated to accommodate multifamily and mixed-use residential development. As of adoption, the CEAP anticipated an additional development potential of 391 residential units and 31 live/work units. Projects completed within the Plan Area include the 41-unit Phoenix Commons senior housing project in 2016 and the 41-unit market-rate 3030 Chapman apartment building in 2018. More recent entitled and permitted projects include warehouse and industrial conversions to residential uses, a six-unit condominium project, and accessory dwelling units.

The CEAP is implemented in the Planning Code through the D-CE Central Estuary District Zones, provided in Chapter 17.101E of the Oakland Planning Code. The D-CE District Zones include the following:

- **D-CE-1 (Embarcadero Cove).** The D-CE-1 zone is intended to create, maintain, and enhance the marine, office and other commercial uses in the Central Estuary area.
- **D-CE-2 (High Street Retail).** The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
- **D-CE-3 (Jingletown/Elmwood).** The D-CE3 zone is intended to provide development standards for areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
- **D-CE-4 (Mixed Use Triangle).** The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.
- **D-CE-5 (Food Industry Cluster, High Street Warehouse Wedge, Tidewater South).** The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and

industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.

- **D-CE-6 (Con Agra, Owens Brockway, Tidewater North).** The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/ glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Lake Merritt Station Area Plan (2014)

The Lake Merritt Station Area Plan (LMSAP) was adopted by the City as a specific plan in December 2014. The approximately 315-acre Planning Area covers the area around the Lake Merritt BART station in Downtown Oakland. The LMSAP projects that there is capacity for 4,900 additional housing units through 2035. All of the opportunity sites identified in the LMSAP have access to necessary infrastructure to support development. Therefore, the opportunity sites could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. Further, the LMSAP provides a target that 15 percent of new units built in the Planning Area be affordable for low- and moderate-income households.

The LMSAP is implemented in the Planning Code through the D-LM Lake Merritt Station Area District Zones, provided in Chapter 17.101G. The D-LM Zones include the following:

- **D-LM-1 Lake Merritt Station Area District Mixed - 1 Residential Zone.** The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities.

- **D-LM-2 Lake Merritt Station Area District Pedestrian - 2 Commercial Zone.** The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities.

- **D-LM-3 Lake Merritt Station Area District General - 3 Commercial Zone.** The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities.

- **D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone.** The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District

appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

- **D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone.** The intent of the D-LM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses.

Broadway Valdez District Specific Plan (2014)

The City adopted the Broadway Valdez District Specific Plan (BVDSP) in June 2014. The BVDSP provides a framework for development in the approximately 95-acre area along Oakland's Broadway corridor between Grand Avenue and I-580. Amendments to the Planning Code include the development of new zoning regulations for the Broadway Valdez District (D-BV) that are tailored to address specific conditions in the district and achieve the vision set forth in the BVDSP. D-BV zones establish retail and mixed-use commercial zones in the Plan Area and emphasize transit-oriented development. In addition, proposed height areas allow for greater densities, particularly at retail and mixed-use boulevard zones.

The BVDSP projected 1,800 new housing units through 2035. Sites were identified for mixed-use or purely residential uses to accommodate over 30 units per acre; with maximum residential density ranging from 90 to 450 square feet of lot area required per dwelling unit. The Environmental Impact Report (EIR) for the BVDSP allowed for flexibility and a mix and match of uses as long as the total car trip allocation was not exceeded. As of spring of 2022, the plan area has a total of approximately 4,100 residential units that have applied for planning permits, approved for planning permits, applied for building permits, have had a building permit issued, or completed construction. Of those 4,100 residential units, approximately 2,200 units have been completed so far. That still leaves approximately 1,900 units in the pipeline of approval and construction. All of the sites have access to necessary infrastructure to support development. A good portion of the opportunity sites identified in the BVDSP have been developed, but there are additional sites in the pipeline as well as ~~ones that have do not have projects applied for yet~~sites without submitted plans that could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. The BVDSP aims to encourage 15 percent of all new housing units in the Plan Area to be affordable including both units in mixed-income developments and units in 100 percent affordable housing developments. A few of the newer projects have included some affordable units as part of their project while others have paid Affordable Housing Impact Fees to go into the Affordable Housing Trust Fund to help fund affordable housing development. Affordable Housing Impact Fees were adopted after the adoption of the BVDSP project, so a number of projects were underway before the Affordable Housing Impact Fees went into effect in September 2016.

Coliseum Area Specific Plan (2015)

The City adopted the Coliseum Area Specific Plan (CASP) in April 2015. The CASP, consisting of approximately 800 acres along I-880 and Hegenberger Road, seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-

class sports, entertainment, and science and technology district that boasts a dynamic and active urban setting with retail, entertainment, arts, culture, and live and work uses. The CASP amended the maximum residential density and non-residential FAR in the "Community Commercial" and "Regional Commercial" LUTE designations. The CASP allows for development of up to 5,750 housing units by 2035.

The CASP implemented new zoning districts, which include the following:

- **Coliseum District-1 (D-CO-1).** This zone replaces the Transit Oriented Development zone (S-15) mapped around the Coliseum BART station. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone limits the building height in this area to 159 feet unless Federal Aviation Administration (FAA) review and CUP review allows taller building heights. The new D-CO-1 zone applies to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area.

- **Coliseum District-2 (D-CO-2).** This zone replaces the Regional Commercial-1 (CR-1) zone that applied to the majority of the Coliseum District. The new D-CO-2 zone specifically permits and encourages development of regional-drawing centers of activity, such as new sports and entertainment venues, residential, retail, restaurants, and other activity-generating uses, as well as a broad spectrum of employment activities. The new D-CO-2 zone clarifies that any building height over 159 feet will require FAA review and City CUP approval.

West Oakland Specific Plan (~~2018~~2014)

The West Oakland Specific Plan (WOSP) was adopted by the City in ~~2018~~2014, and comprises approximately 1,900 acres. The WOSP focuses on clarifying the industrial/residential interface, emphasizing commercial use along important corridors, and clarifying housing and business mix boundaries and urban open space uses. Such zoning changes include the adoption of the Commercial Industrial Mix (CIX-1A) business enhancement zone, Commercial Industrial Mix (CIX-1B) low intensity business zone, Commercial Industrial Mix (CIX-1C) high intensity business zone, Commercial Industrial Mix (CIX-1D) retail commercial mix zone, and Housing and Business Mix (HBX-4) zone, as well as mapping of commercial overlay zones near the West Oakland BART station along the 5th Street and Chester Street frontage area, and adopting zoning and height area maps.

Buildout of the West Oakland Opportunity Areas is expected to result in 4,286 to 5,267 new housing units by 2035. Areas with residential potential include along the 7th Street and San Pablo Avenue corridors (more than 1,400 housing units), the envisioned 24-acre mixed-use Transit Oriented Development at the West Oakland BART station (between 1,325 to 2,308

housing units), and approximately 1,520 housing units elsewhere within residential and housing and business mix areas.

The Downtown Oakland Specific Plan (Public Review Draft Plan, 2019)

In August 2019, the City published a public review draft of the Downtown Oakland Specific Plan (DOSP), which envisions new zoning regulations that can be introduced to more closely align with community goals and feasible development potential. The Plan Area encompasses approximately 930 acres, with a potential for 29,100 new housing units by 2040, of which 4,365 to 7,275 will be affordable units. Key issues related to housing that the zoning update will address include:

- **Establish development hierarchy based on land use character and intensity maps.** The Land Use Character Map and Intensity Map establishes a clear development hierarchy for downtown, depicting nodes and corridors of activity and intensity, as well as transitions to areas of preservation and less intensity. New development downtown should be consistent with the overall community vision established by this Plan.

- **Unlock bonus development potential in exchange for needed community benefits.** The Plan will ensure that downtown's continued growth and revitalization provides community benefits to local residents and the broader community. As part of the planning effort, the City is studying how "upzoning" areas of downtown would affect land value and, to what extent and through what approaches, this value creation may provide funding for pre-defined community benefits based on Plan goals. A zoning incentive program can apply to development projects of any size, with clearly identified benefits to be provided in exchange for increases in building intensity. The increased intensity allowed can be in the form of increased height, FAR, and/or density (to encourage micro-units and other affordable-by-design residential unit types).

- **Study intensity in General Plan.** The updated zoning regulations for downtown may also include an increase in the FAR and density permitted under the General Plan, particularly for portions of the plan area where an increase in intensity is desired, to be consistent with the proposed new bonus provisions. Increasing the maximum FAR and density in select downtown locations will not only capture value and contribute to community benefits, but it can also add intensity to the downtown without requiring lot aggregation, which often results in overly large building footprints and bulky podiums.

- **Include update to Jack London area zoning.** The zoning for the Jack London area dates to the 1960s and is inconsistent with the General Plan. The area was not included in recent 2009 and 2011 citywide zoning updates. Implementation of the Downtown Plan will make the zoning for the Jack London district consistent with the community vision to create an iconic waterfront that is a regional and local amenity with dining, living, entertainment, and civic uses.

- **Streamline approvals, create predictable outcomes.** A goal for the downtown zoning amendments should be to streamline the project approvals process and offer predictability for developers and the community. This can be done by clearly defining the desired urban form and maximum intensity of future development, including identified community benefits that should be provided in exchange for any bonus intensity.

- **Designate office opportunity sites.** Estimates of Downtown Oakland's potential capture of additional office space demand over the next 20 years vary from 10 million to 20 million square feet of space, and significantly more over additional time. Office Priority Sites are identified near BART stations within the Mixed-use Downtown Core Character area. Zoning updates for these identified Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.

Density Bonus

The State Density Bonus Law requires local governments to provide a density increase over the otherwise maximum allowable residential density, along with other incentives for the production of below market-rate housing units, when builders agree to construct housing developments with units affordable to lower- or moderate-income households. Historically, developers infrequently sought density bonuses in Oakland due to the fairly high residential densities permitted in the City. However, the City has seen an uptick in recent years as a means of builders receiving not only a bonus in allowable density, but also relaxation of various development standards that may otherwise preclude construction or increase costs.

Density bonus standards in Oakland are contained in Chapter 17.107 of the Planning Code. The Density Bonus Ordinance was updated in April 2014, and amended again in April 2022, to remain consistent with State law. Prior to this most recent revision, Oakland implemented its local density bonus program in the manner required to ensure consistency with State law. Oakland anticipates that the State Density Bonus Law will continue to be revised by the State legislature in future years. As a result, Chapter 17.107 provides that any provision of the State Density Bonus Law, California Government Code Sections 65915 through 65918, but not included in Chapter 17.107 shall nonetheless be considered valid and applicable to density bonus projects in the City of Oakland. Oakland's density bonus ordinance provides for density bonuses to both for-sale and rental housing development projects that include deed-restricted moderate income units, while state law applies to moderate-income units only in for-sale housing developments.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100 percent affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100 percent affordable housing development production. The City of Oakland has implemented the provisions of these amendments at the time that they went into effect and have incorporated those amendments into the latest revision to Chapter 17.107.

In addition to implementing the California Density Bonus law, Oakland has available additional local density bonuses, including a Senior Housing Density Bonus and a Planned Unit Development (PUD) bonus.[10] The City of Oakland Senior Housing Density Bonus, Oakland Planning Code Section 17.106.060, provides for an increase of 75 percent more senior housing units than otherwise permitted by zoning if a conditional use permit is approved. An applicant may choose whether to seek the Oakland Senior Housing Density Bonus or to utilize the State Density Bonus for senior citizen housing developments, but cannot combine the two. In addition, the City of Oakland's flexible Planned Unit Development procedures offer varying special bonuses for worthwhile projects, some of which include increases in overall density. When a project seeks both a Planned Unit Development and State Density Bonus, the Planned Unit Development bonus is calculated first, up to the General Plan maximum density, and then the State Density bonus is calculated from this new allowed number of units.

According to Annual Progress Reports (APRs) submitted to HCD, 10 projects were permitted between 2018 and 2021 that used density bonus provisions to provide affordable housing. The total capacity of these projects is 1,526 units, including 176 very low-income units, 105 low-income units and 64 moderate-income units. In addition, over the same period, eight density bonus projects were completed with 245 very low-income units, 19 low-income units and 315 market-rate units. For comparison, there were about 169 market-rate projects (excluding single-family homes and ADUs) during this period – meaning 5.9 percent of these projects utilized a density bonus. About 1,526 units were provided in these 169 projects, of which 345 units are provided for lower- and moderate-income households (22.6 percent). Waivers and concessions requested by density bonus projects include reductions in parking requirements, increases in allowable building heights, reductions in usable open space requirements, and eliminating a required loading berth.

On- and Off-Site Improvements

The Oakland Municipal Code requires several on- and off-site improvements for new development, depending on the zone. Site improvements may include those related to streets, sidewalks, water and sewage, landscaping, recreation amenities, and any other public improvements found necessary to mitigate the impacts of new development. Additional site improvements may be required in the City's specific plan areas. Since Oakland is mostly built out, housing in the city is largely located on already subdivided lots. Depending on the potential transportation impacts and the location of redevelopment, off-site infrastructure improvements may be required to satisfy California Environmental Quality Act (CEQA) requirements. Off-site improvements may include transit boarding islands, transit shelters,

[10] A PUD is a large, integrated development adhering to a comprehensive plan and located on land equaling 60,000 or more square feet in size. Certain uses may be permitted in addition to those otherwise allowed in the underlying zone, certain of the other regulations applying in said zone may be waived or modified, and the normally required design review process may also be waived for developments at the time of initial granting of a PUD permit. The PUD density bonus permits an increase of density by up to 33 percent (except in the RH and RD-1 zones) if the development contains detached buildings each containing only one living unit; townhouse or similar single-family semi-detached or attached buildings each containing only one living unit; buildings each containing two living units and; buildings each containing more than two living units.

curb extensions, bike facilities, or pedestrian lighting. Table F-13 summarizes the City's current complete street design standards.

Table F-13: Complete Streets Design Standards, 2022

Street	*Width of Right-of-Way (ft.)*	*Visibility Measured Along the Centerline (ft.)*	*Minimum Radii of Curvature on Centerline of Streets (ft.)*	*Tangent length between all reversed curves (ft.)*
Arterial	80	300	500	150
Collector	60	200	300	150
Local	40	100	100	50
Blind	50	-	-	-
Alley	26	-	-	-

Source: Oakland Municipal Code, Chapter 16.16 Design Standards, 2022

Per the City's Standard Conditions of Approval, all land use projects that generate more than 50 net new a.m. or p.m. peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan as early as feasible in the planning process. Mandatory strategies that must be incorporated into a TDM plan based on a project location or other characteristics are provided in Table F-14 below.[11]

[11] City of Oakland Transportation Impact Review Guidelines (TIRG) are available on the City's website: https://cao-94612.s3.amazonaws.com/documents/oak063581.pdf

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
Bus boarding bulbs or islands	• A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb
Bus shelter	• A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day
Concrete bus pad	• A bus stop is located along the project frontage and a concrete bus pad does not already exist
Curb extensions or bulb-outs	• Identified as an improvement within site analysis
Implementation of a corridor-level bikeway improvement	• A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips
Implementation of a corridor-level transit capital improvement	• A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	• Always required
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	• When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection
In-street bicycle corral	• A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages.
Intersection improvements[2]	• Identified as an improvement within site analysis

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	• Always required
No monthly permits and establish minimum price floor for public parking[3]	• If proposed parking ratio exceeds 1:1000 sf (commercial)
Parking garage is designed with retrofit capability	• Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf (commercial)
Parking space reserved for car share	• A project is located within downtown. One car share space preserved for buildings between 50 – 200 units, then one car share space per 200 units.
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	• Typically required
Pedestrian crossing improvements, pedestrian-supportive signal changes[4]	• Identified as an improvement within site analysis • Identified as an improvement within operations analysis
Real-time transit information system	• A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Relocating bus stops to far side	• A project is located within 0.10 mile of any active bus stop that is currently near-side
Signal upgrades[5]	• Project size exceeds 100 residential units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage abuts an intersection with signal infrastructure older than 15 years
Transit queue jumps	• Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Trenching and placement of conduit for providing traffic signal interconnect	• Project size exceeds 100 units, 80,000 sf of retail, or 100,000 sf of commercial; and

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
	• Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and • A major transit improvement is identified within operations analysis requiring traffic signal interconnect
Unbundled parking	• If proposed parking ratio exceeds 1:1.25 (residential)

1. AC Transit must be consulted for any transit related elements.

2. Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

3. May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

4. Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a “scramble” signal phase where appropriate.

5. Including typical traffic lights, pedestrian signals, bike actuated signals, transit only signals.

Source: City of Oakland, Transportation Impact Review Guidelines, 2017

While on- and off-site improvements increase the costs of development, they are required to mitigate the impact of new development on the City's infrastructure and are largely unavoidable. However, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies. Further, Oakland's requirements were not identified as a significant constraint during outreach with affordable housing developers.

Building Codes and Enforcement

Oakland adopts the California Model Building Codes (CMBC) established by the California Building Standards Commission (CBSC) through Title 24 of the California Code of Regulations, which was last updated in ~~2019~~2022. The CMBC establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations. Local jurisdictions are required to enforce the CMBC but may also enact more stringent amendments to the CMBC based on climatic, geological, or topographical conditions. Oakland's modifications to the CMBC are generally for the purpose of protecting health and safety in areas subject to natural hazards. Local amendments that may increase development costs are largely related to fire risks, habitability issues, topography, and seismic risks. These amendments do not substantially differ from those of other cities within Alameda County and thus are not considered to act as a constraint on the development of housing.[12] While requirements may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Oakland.

The City's Planning & Building Department reviews all new construction and improvements to existing structures in Oakland. Building services performed include field inspections, plan reviews, and permit issuance in person or electronically. Planning & Building allows users to apply for selected permits, check on the status of permits, research property records, and print permits or inspection cards via the Online Permit Center. The Green Building Code, or CALGreen, applies to most new residential construction (including affordable housing construction). Both single-family and multifamily units must meet CALGreen mandatory measures for residential new construction, as do Category 2 ADUs. Depending on the project, Oakland's green building requirements may also apply.[13]

When applying for building permits, applicants may be required to undergo the Plan Check process. During Plan Check, City engineers review development plans for compliance with applicable codes and regulations. This can include compliance with applicable local, State and federal laws to ensure access for disabled persons. Plans may need to be submitted to the Fire

[12] The latest local amendments, including standard findings, are available at the following link: https://oakland.legistar.com/LegislationDetail.aspx?ID=4212920&GUID=C9824F8B-AF8B-44CE-B43A-BC83BFC2FD34

[13] https://www.oaklandca.gov/topics/green-building

Prevention Bureau for initial review, or may be routed for concurrent review during the Building Plan Check process.

Upon issuance of a building permit, the following inspections are typically required – pre-construction, pre-pour/foundation stage, framing stage, rough-in/frame stage, insulation, drywall/lath/gas test, and final. A final inspection is called in when all related permits have an approved rough-in inspection. To increase predictability during the construction process, the City provides resources on its website of what is typically required.[14]

Code Enforcement Services carries out the City's enforcement program to address violations of the Oakland Municipal Codes, City ordinances, and land use regulations. Code Enforcement Services uses progressive enforcement to follow up on complaints – property owners are notified through the U.S. Postal Services. When a violation is verified by a Building Inspector a Notice of Violation is issued that includes a list of violations and corrections that must be made. The property owner has 30 days to correct the violation. Residents are able to file a complaint via the Accela Citizen Access Portal. Code enforcement efforts are also linked to housing rehabilitation efforts – if an inspection results in an Order to Abate – Habitability or a if a property is a Substandard Public Nuisance a Compliance Plan may be required. Compliance Plans are agreements with the property owner/agent/buyer to rehabilitate the property, correct housing violations, and pay fee assessments in an agreed timeline. The Investor-Owned Residential Property Registration, Inspection & Rehabilitation Program also ensures the regular inspection and maintenance of properties with a default or foreclosure history that have non-owner occupant buyers.

Efforts to comply with State Health and Safety Code Section 17980, related to the abatement of substandard buildings, are contained in Section 15.08.110 of the Oakland Municipal Code and require notice to residential tenants of buildings deemed substandard. Further, under the Code Compliance Relocation Program, residential tenants who are displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population, including those populations with special needs. This section summarizes the extent to which various housing types are permitted in the city, as well as any constraints that may be contained in City regulations.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs)—formerly known as secondary or granny units—are attached or detached units that provide complete independent living facilities for one or more

[14] See Building Bureau resources at the following links: https://cao-94612.s3.amazonaws.com/documents/What-to-expect-during-your-City-of-Oakland-Building-Inspection-4.2021.pdf and https://cao-94612.s3.amazonaws.com/documents/Overview-of-Planning-and-Building-Inspection-Types.pdf

persons and are located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as a single-family or multifamily structure. By their nature, ADUs tend to cost less to construct because they do not involve the purchase of land. The California legislature has found ~~and declared~~ that ADUs often provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. As noted by the Terner Center for Housing Innovation and the Center for Community Innovation, in higher-wealth areas, ADU construction is providing new housing supply with access to existing resources, and in lower-income areas, new ADUs are helping to reduce overcrowding, provide new rental income, and build home equity.[15] Several pieces of recent State legislation modified regulations for ADUs with the intent and effect of encouraging their construction. Some of the key changes included prohibiting standards related to lot coverage standards, lot size, FARs, or open space that may impede the development of ADUs, reducing review time for permit applications, and reducing regulations related to parking, height, setbacks, and unit size.

In Oakland, ADUs are regulated by Section 17.103.080 of the Planning Code. New regulations for ADUs were adopted by the City Council in January 2022 to meet the State law requirements. The Planning Code differentiates between a Category One and Category Two ADU. Category One units are those that are located entirely within a One-Family Residential Facility or detached accessory structure and involve no expansion of the existing building envelope. Category Two units are those that a) are not entirely within the building envelope of a One-Family Residential Facility or detached accessory structure; and b) involve either construction of a new structure, or an exterior addition to an existing structure. In addition, Multifamily Category One ADUs are conversions of existing non-habitable space within an existing multifamily building; Multifamily Category Two ADUs are newly constructed detached ADUs or conversions of an existing detached accessory structure; and Multifamily Category Three ADUs are interior or attached to the primary structure. All ADUs are subject to ministerial approval and regulations related to occupancy, sale of unit, parking configuration, fire sprinklers, and compliance with building and fire codes. The relevant standards for ADUs are shown in Table F-15.

The City's Planning Code also lays out requirements for junior accessory dwelling units (JADU) and meets the State law for them. According to State law, JADUs involve the conversion of space within the building envelope of an existing or proposed single-family dwelling, resulting in a living unit of not more than 500 square feet, requiring owner-occupancy in the JADU or primary dwelling unit. In comparison to the 1,000 square foot maximum for Category Two ADUs that are detached in Oakland, both the City of Berkeley and the City of Emeryville permits a 1,200 square foot maximum for detached ADUs. Oakland does allow for a 1,200 square foot for Category Two ADU that is attached or a Category One ADU as well as for a Category Two ADU Oakland has a height limit of 20 feet, which is greater than the minimum 16-foot height limit that the State requires. Housing Action Plan policies 3.2.5

[15] Karen Chapple, David Garcia, Eric Valchuis, and Julian Tucker. "Reaching California's ADU Potential: Progress to Date and the Need for ADU Finance." *The Terner Center for Housing Innovation at University of California*, August 2020

reduce constraints to the development of ADUs, and 3.2.6 commits the City to monitoring affordability of permitted ADUs.

Table F-15: ADU Development Standards, 2022

Standards	*One-Family ADU Category One*	*One-Family ADU Category Two*
Maximum Size	Conversion of Attached Structures: 50% of floor area of primary residence or 850 sf., whichever is greater, but shall not exceed 1,200 sf. Interior Conversion: size is limited by the existing building envelope, but shall not exceed 1,200sf.	For detached: 850 sf. for studio or 1-bedroom. 1,000 sf. for 2-bedroom or more For attached: Whichever is greater: 850 sf. for studio or 1- bedroom, and 1,000 sf. For a 2-bedroom or more; or 50% of floor area of primary residence, but shall not exceed 1,200 sf.
Parking for ADU	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem
Side and Rear Setbacks	-	4 feet or the regularly required setback, whichever is less, but in no case shall the setback be less than 3 feet from the side or rear lot line;

Source: Oakland Planning Code, Section 17.103.080 Accessory Dwelling Units in conjunction with One-Family, Two-Family, and Multifamily Dwelling Residential Facilities, 2022

Live-Work Units

Live-work units are properties that combine residential and non-residential uses in either commercial or residentially zoned areas. There are numerous types of live-work units that are permitted in the city as outlined in Table F-16. The City makes a distinction between live/work and work/live units. They define live/work units as those that accommodate both residential and non-residential activities, while work/live units are primarily non-residential with an accessory residential area. These units are generally permitted within the commercial districts and must meet certain criteria. Live/work units are also permitted in

HBX and D-CE zoning districts, and work/live units are permitted, under limited circumstances, in industrial zones.

All live-work units are subject to Building Code requirements which may be costly to update and have a significant effect on the function and layout of these units, particularly in terms of Americans with Disabilities Act (ADA) access and bathroom configuration.

For comparison, the City of Berkeley permits live-work units by right in all commercial districts except C-SA and C-W, which require a use permit or an administrative use permit. Live-work units are not permitted in all residential districts. In the City of Emeryville, live-work units in residential zones are subject to on-premises sales and work ~~restricts~~is restricted to occupants. In a residential zone, no live-work building may be converted to wholly nonresidential uses; however, it may be converted to wholly residential uses. In a nonresidential zone, any live-work building may be converted to wholly nonresidential uses which are permitted in that zone. Action 3.2.2. updates development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan.

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
JLWQ	Joint Living and Working Quarters (JLWQs) are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities.	Zones that permit or conditionally permit residential dwelling units.
Residentially Oriented JLWQ	Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old.	Within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. Unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area.
HBX Work/Live and Live/Work Units	HBX work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Housing and Business Mix (HBX) Zones
D-CE Work/Live and Live/Work Units	D-CE work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Central Estuary District (D-CE) -3, -4, and -5 Zones

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
Industrial Work/Live Units	Work/live units established as part of a new building or the conversion of an existing building if the site is within 300 feet of a Residential Zone.	CIX, IO, and IG Zones. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization of existing units that house artists are conditionally permitted anywhere in the CIX, IG, and IO Zones.
Work/Live Units in Additions and New Buildings	Live/work and work/live units in a newly constructed building or expansion of an existing building.	CIX, IO, IG, HBX, D-CE Zones

Source: Oakland Planning Code, 2022

Manufactured Housing and Mobile Home Parks

Manufactured homes, also referred to as factory-built homes or modular homes, consist of a residential building or dwelling unit which is either wholly or partially constructed or assembled off-site. Manufactured housing is typically constructed off-site and installed on a foundation, which is significantly less costly than the construction of individual single-family homes on site.

Mobile home parks were previously permitted in the Mobile Home Combining (S-6) Zone. This zone was intended to create, preserve, and enhance areas containing attractive mobile home parks, and is typically appropriate to a variety of living environments with good access to major thoroughfares.

The Oakland Construction Innovation and Expanded Housing Options Ordinance (No. 13666), passed into law in November 2021, aimed to address the city's increasing cost of building housing, while increasing housing options and affordability to residents. The ordinance updated the City's zoning regulations to:

- Allow residential occupancy of recreational vehicles (RVs) and tiny homes on wheels ("Vehicular Residential Facilities") on private property subject to certain health and safety standards;
- Allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted;
- Establish density and open space regulations for efficiency dwelling units; and
- Establish height regulations for modular construction.
- In addition, the Ordinance amended the Oakland Building Code to allow light straw-clay construction.

Housing for Persons with Disabilities

California Government Code 65583 requires jurisdictions to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. Further, the Lanterman Developmental Disabilities Services Act and Community Care Facilities Act states that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones. In addition, both the Federal Fair Housing Act and the California Fair Employment and Housing Act place an affirmative duty on jurisdictions to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The following sections provide a summary of the relevant portions of Oakland's Zoning Code that address these requirements, as well as any potential constraints.

In Section 17.09.040 of the Oakland Planning Code, a family is defined as "one person, or a group of people living together as a single housekeeping unit, together with any incidental domestic servants and temporary nonpaying guests."

Reasonable Accommodation

While the City's Planning & Building Department implements the reasonable accommodation requirements in the California Building Code, Chapter 17.131 further outlines reasonable accommodations policy and procedures in the City's Planning Code. The intent of this chapter is to provide flexibility in the application of the Planning Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. The chapter facilitates compliance with federal and State fair housing laws and promotes housing opportunities for residents of Oakland.

The reasonable accommodation procedure is a ministerial process. The Planning Director, or his or her designee, shall have the authority to consider and act on requests for reasonable accommodation and shall make reasonable accommodations in rules, policies, practices, or services when those accommodations may be necessary to afford persons with disabilities equal opportunities to use and enjoy the dwelling. "Category A" Requests are requests for accommodation from development regulations not specified as a "Category B" request, including but not limited to, setbacks, building height limits and parking regulations in the Planning Code, or for any additions to Residential Facilities which meet the definition of a "Small Project," as defined in Section 17.136.030(B), shall be considered "Category A" requests. A proposal will qualify for "Category A" Request if it meets each of the provisions set forth below.

- The proposal is limited to one or more of the types of work listed as "Category A" request in 17.131.040(B)(1); and
- The accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling.

"Category B" Requests are requests for accommodation from residential density regulations in the Planning Code; distance separation requirements in the Planning Code; land use activities not permitted by the Planning Code; any additions to Residential Facilities which meet the definition of "Regular design review" as defined in Section 17.136.040(A); and any other accommodations request, under the discretion of the Planning Director, shall be considered "Category B" requests. A proposal will qualify for "Category B" Request if it meets each of the provisions set forth below.

- That the housing, which is the subject of the request for reasonable accommodation, will be used by people with disabilities protected under fair housing laws;
- That the accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling;
- That the requested accommodation will not require a fundamental alteration to zoning laws, rules, policies, practices and procedures; and
- That the requested accommodation will not impose an undue financial or administrative burden on the City.

Residential Care Facilities

Residential care facilities include facilities that require a State license or are State-licensed for seven or more residents which provide twenty-four hour primarily nonmedical care and supervision as defined in the City's Planning Code. Occupancy of living accommodations by six or fewer residents are excluded and are treated as single-family dwellings. Currently, residential care facilities are permitted in residential zones if located in single family dwellings, but require conditional use permits if located in any other residential facility type. Additionally, this also includes requirements that they be located no closer than 300 feet from any other facility, and require parking demand generation and noise not be substantially greater than normally generated by surrounding residential activities. Residential care facilities are permitted in non-residential zones if they are located in single family dwellings, but require conditional use permits if located in any other residential facility type and/or when located on the ground floor of a street fronting building~~.~~., though Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. Currently, residential care facilities in CC zones are also required to comply with each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;
2. That the proposal will not impair a generally continuous wall of building facades;
3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

Residential care facilities require one parking space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than two spaces are required, additional spaces beyond two may be provided in tandem.

While the City has not denied permits for residential care facilities in the past few years, the City will amend the Zoning Code to ~~Allow~~allow residential care facilities by-right in all residential facility types; allow residential care facilities by-right in the ground floor in non-residential zones; add standard conditions of approval (in place of conditional use permits); and add an exemption to the overconcentration restriction that allows residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility to align with State licensing overconcentration requirements~~/exclusions.~~ in California Health and Safety Code Section 1520. 5 (see Action 3.7.8).

Housing for Persons Experiencing Homelessness

Persons experiencing homelessness are identified as a special needs group and may require specialized forms of housing, including emergency shelters, transitional and supportive housing, low barrier navigation centers, and single room occupancy (SRO) units. The City also has 85 Project Homekey-funded sites. The following sections summarize City requirements for the various forms of housing that can meet the needs of the population experiencing homelessness.

Emergency Shelters

Emergency shelters include the provision of short-term housing, with or without a fee, to individuals and families who are homeless and who may require special services. According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds.

Emergency shelter for homeless individuals and families is permitted by right, without discretionary action, in eight areas throughout the City ~~by-right~~, subject to objective development and location standards, which are codified in the Oakland Planning Code Section 17.103. These areas are displayed in Figure F-2 below~~.~~, and described in further detail below along with the HCD/TCAC Opportunity Area designation. Analysis of the currently designated areas for by right approval of emergency shelters shows that high-resource areas are underrepresented, and no higher resource areas overlap with the by right designated areas. To redress this, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to provide greater opportunities for emergency shelters, including by providing for by right approval throughout the city when located on properties with religious institutions and similar community assembly civic activities (see Action 4.3.6).

- Segment 1 – the portion of Martin Luther King Jr. Way between 51st Street and the City of Oakland City Limits (Moderate and High Resource). This includes approximately 20 acres of land with parcels sizes averaging approximately 0.3 acres but ranging between 2,000 square feet to 7 acres. These parcels predominantly have existing uses. Portions of Segment 1 have public transportation through the Ashby and MacArthur BART Stations, and the entirety of the corridor is served by AC Transit. Segment 1 is designated in the Oakland General Plan for Mixed Use Residential, Urban Residential, and Neighborhood Commercial uses.

- Segment 2- the portion of San Pablo Boulevard between 53rd Street and the City of Oakland City Limits (Moderate Resource). This includes approximately 42 acres of land with parcel sizes averaging approximately 0.2 acres. City records have identified at least 11 vacant lots within Segment 2. Segment 2 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 2 is designated in the Oakland General Plan for Community Commercial and Neighborhood Commercial uses.

- Segment 3 – the portion of the area surrounding Webster Street bounded by 29th Street to the south, the I-580 overpass to the north, Elm Street to the west, and Webster Street to the east (Low Resource). This includes approximately 36 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 3 vacant lots within Segment 3. Segment 3 is well served by public transportation on Telegraph Avenue and Broadway provided by AC Transit. Segment 3 is designated in the Oakland General Plan for Institutional Uses and is zoned S-1 (Medical Center).

- Segment 4 – the portion of San Pablo Boulevard lying between Grand Avenue and I-580 (Low Resource). This includes approximately 34 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 33 vacant lots within Segment 4. Segment 4 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 4 is designated in the Oakland General Plan for Urban Residential and Community Commercial uses.

- Segment 5 – the area surrounding Third Street bounded by Martin Luther King Jr. Way to the east, Fifth Street to the north, Embarcadero West to the south, and Union Street to the west (mid of Low, Moderate, and High Resource). This includes approximately 80 acres of land with parcel sizes averaging 0.6 acres. City records have identified at least 19 vacant lots within Segment 5. Portions of Segment 5 is served by public transportation through the West Oakland BART station. Segment 5 is predominantly designated under the General Plan for Business Mix uses.

- Segment 6 – the portion of E. 12th Street between 14th Avenue and 23rd Avenue (High Segregation & Poverty). This includes approximately 37 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 14 vacant lots within Segment 6. Segment 6 is well served by public transportation through the AC Transit Tempo Bus Rapid Transit line. Segment 6 is predominantly designated under the General Plan for Business Mix uses.

- Segment 7 – the portion of MacArthur Boulevard between Fruitvale Avenue and High Street (Low and Moderate Resource). This includes approximately 68 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 121 vacant lots within Segment 7. Segment 7 is well served by multiple AC Transit lines, including the 54 line providing connections to Fruitvale BART. Segment 7 is designated in the Oakland General Plan for Neighborhood Commercial and Urban Residential uses.

- Segment 8 – the area of Coliseum Way bounded by San Leandro Street to the north, I-880 to the south, 66th Avenue to the east, and High Street to the west (Low Resource). This includes approximately 227 acres of land with parcel sizes averaging 1.1 acres. City records have identified at least 34 vacant lots within Segment 8. Portions of Segment 8 have limited public transportation options, either by walking to AC Transit options along San Leandro Street or by walking to the Coliseum BART station. Segment 8 is designated in the Oakland General Plan for General Industry and Transportation and Business Mix uses.

The City of Oakland has declared a local shelter crisis. For the duration of that declared emergency, emergency shelters are permitted by right with no discretionary approvals, including design review, on all properties owned or leased by the City that are designated by the City Administrator for use as temporary emergency housing sites. See Oakland Planning Code Section 17.07.060 for further details on implementation.

Additionally, emergency shelters are conditionally permitted in high-density residential zones and several commercial zones. Conditionally permitting alternative housing in all high-density residential zones and most commercial zones further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the CUP process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide these services which constrains the housing from being built. But in order to limit the possibilities that the permitting process would act as a constraint, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to reduce this from a major conditional use permit requirement to a minor conditional use permit requirement, which means the permit would be issued at the staff level and appealable only to the Planning Commission.

Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle, consistent with requirements in AB 139.

Transitional, Supportive, and Semi-Transient Housing

The Oakland Planning Code defines transitional, supportive, and semi-transient housing as follows:

- **Transitional Housing:** includes housing configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. As noted in Tables F-4 through F-6, transitional housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. (Action 4.3.3).

- **Supportive Housing:** includes housing with (a) no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by a target population (as defined in subdivision (g) of Government Code Section 65582). As noted in Tables F-4 through F-6, supportive housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. Supportive housing is required under state law to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies the requirements listed in Government Code Section 65651. To date, the City of Oakland has received two development application utilizing this provision but anticipates receiving more in the future. At the time of publication of this document, one of the two applications—PLN22172—has been determined eligible for streamlining and now has an approved entitlement for 40 lower income supportive housing units; the other—PLN22168—is assigned and undergoing review. The Housing Action Plan will include an action to redefine Supportive Housing to clarify that projects that meet the requirements of Government Code Section 65651 will be permitted by right without discretionary review (Action 4.3.3).

- **Semi-Transient Housing:** include the occupancy of living accommodations partly on a 30 days or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-thirty-days basis; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons.

Low Barrier Navigation Centers

Recent State law, including AB 101, requires that low barrier navigation centers for persons experiencing homelessness be allowed by right and without any discretionary approval within the local jurisdiction. Currently, the City does not provide a definition for "low barrier navigation centers" nor does it provide specific regulations for the development of these facilities. The City will address this as part of the Housing Action Plan. (see Action 4.3.5: Provide development standards for Low Barrier Navigation Centers).

Figure F-2: Approved Locations for Permitting Emergency Shelters By-Right, 2022

Source: City of Oakland, 2022

Single Room Occupancy (SRO)

Single-room occupancy units (SROs)—called Residential Hotels in the Oakland Planning Code—are defined in accordance with California Health and Safety Code Section 50519, and refer to any building built before 1960 containing six or more rooming units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, and where the entrances to the individual units are generally accessed via a shared lobby area.

SROs are an essential component of the city's supply of naturally occurring affordable housing, as they are a flexible and easily accessible form of housing that provides very-low-, and extremely-low-income residents the ability to remain in Oakland and avoid homelessness. To that end, on December 4, 2018, the Oakland City Council adopted new Planning Code Chapter 17.153, which regulates the conversion, demolition, rehabilitation, and sale of Residential Hotels to protect this important type of housing. The purpose of the chapter is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced very-low- and extremely-low-income, elderly, and disabled persons, which results from the loss of SRO units as a naturally occurring affordable housing option. The ordinance has established a process for identifying and preparing a registry of known existing Residential Hotel Units, and regulates the demolition, conversion and rehabilitation of Residential Hotel Units.

The City has been able to successfully implement the ordinance following adoption. The Planning Bureau has largely gone through the process of confirming the status of individual properties as residential hotels, and has flagged all properties in the Accela permitting system. If the Planning & Building Department receives an application for renovations or other projects pertaining to these properties, the application is routed to appropriate Planning staff. Staff can then review the residential hotel certificate of status for the property and compare it to the proposal to see if it proposes any amenity rehabilitation that is prohibited under the ordinance, or whether it would require a CUP meeting the requirements under Planning Code Chapter 17.153 to provide equivalent low-income housing. There have not been any CUPs issued or sought under Chapter 17.153, which means that residential hotels have been successfully preserved in their status quo. There have been some applications for amenity rehabilitation, often in buildings that have been vacant for 10 or more years.

Efficiency Dwelling Units and Rooming Units

Efficiency Dwelling Units are defined in the Oakland Planning Code as studio units, with kitchens, under 400 square feet. Rooming units are defined as units without kitchens, such as those commonly found in SROs. Both are a smaller unit formats, which typically cost less to build and are likely to be provided at a lower cost.

Efficiency dwelling units can be constructed in all zoning districts in which multifamily housing is permitted as either part of, or the entirety of, multifamily developments. Efficiency

units can be constructed at higher density, often at twice the density, than otherwise provided for larger format dwelling units.

As with efficiency dwelling units, rooming units are permitted to be constructed at densities significantly higher, often twice as dense, than the density provided for larger format dwelling units. However, rooming units are only permitted as part of rooming house facilities, a separate residential facility designation. Rooming units currently cannot be included in multifamily dwelling residential facilities. As shown in Table F-4, rooming house facilities are permitted and conditionally permitted in a wide variety of zoning districts similar to multifamily dwelling facilities. But in contrast to multifamily dwelling facilities, rooming houses are not permitted in RM, RU-1, S-15, D-WS, D-CO, D-OK zoning districts and are conditionally permitted rather than permitted in RU-2, RU-3, S-15W, zoning districts. The Housing Action Plan includes an action (Action 3.7.6) that would expand districts in which rooming house facilities may be constructed in order to reduce constraints on construction of rooming units, and additionally proposes actions to address an unaddressed need for "intentional community" housing types.

Farmworker and Employee Housing

Farmworkers, people whose primary income comes from permanent or seasonal agricultural labor, are considered to have special housing needs due to their limited income and unstable nature of employment. As discussed in Appendix B, farming is not a major industry in Oakland with only 0.5 percent of Oakland's labor force employed in the "agriculture, forestry, fishing and hunting" industry in 2019. The city is located in a highly urbanized area with no working farms within or adjacent to city limits. Oakland's stock of affordable housing is available to any farmworkers that may reside in the city. Since all affordable housing units are available to farmworkers in Oakland, it is not necessary for the City to establish a specific program or funding for farmworker housing.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. The Oakland Planning Code's definitions of "family" and "dwelling unit" in Section 17.09.040 do not restrict households to related members of a family or place a limitation on size of a household, but it does not explicitly state that this employee housing type would be treated the same as a single-family structure. The Housing Action Plan (Chapter 4) contains a program to amend the zoning code definitions to provide greater clarity that employee housing for six or fewer employees is treated the same as a single-family structure. The program will also include amendments to ensure the City of Oakland complies with Section 17021.6 of the Employee Housing Act, which require employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use.

PERMITS AND PROCESSING PROCEDURES

Residential Permit Processing

Housing development can be constrained by long permit processing timelines, which can create uncertainty, increase overall project costs, and ultimately make a project infeasible. A ministerial approval provides the shortest timeline, while a discretionary approval, particularly those with review in front of several adjudicatory bodies, can significantly add to the time required. The necessary approval process depends on several factors, including the applicable zoning district, the project type, size, and complexity, and the degree to which the project is seeking modifications to the applicable development standards such as through variances, conditional use permits, rezoning, or general plan amendments. This section explores the typical process for a development application in Oakland, including when discretionary approval is required.

The City of Oakland administers the permit process through the Planning and Building Department. Basic steps that are typically required in the approval process include the following:

- **Pre-Application Meeting.** Proposals that involve multiple permit approvals or complex design considerations is typically initiated through a voluntary pre-application review process. The Pre-Application meeting involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

- **Application for Development Review.** The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action.

- **Supplemental Planning Forms.** Most project applications require supplemental forms including findings for Conditional Use Permits (CUPs), design review, and variances.

- **Environmental Review.** Pursuant to the California Environmental Quality Act, projects are required to undergo environmental review to identify significant environmental impacts. Infill development consistent with the General Plan and zoning requirements may be exempt from such review. Depending on project size, environmental review typically takes between 6 and 9 months for projects consistent with the Oakland General Plan and between 12 and 36 months for more complex projects.

The time required to process an application depends primarily on the permit type, size, and complexity of the project and the number of approvals required. Typical timelines for common applications, as well as the relevant approval body, are provided below in Table F-17.

Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. Generally, the City streamlines processes for the issuance of zoning and building permits for affordable housing projects. The City prioritizes affordable housing development during the entitlement process, and actively works with affordable housing developments to ensure that projects can smoothly go through the entire approval process. However, there is limited staff capacity to review projects which can increase the time required for permit approval. Affordable housing developers have emphasized the need for permit streamlining, approving projects by right, reducing permitting costs, and facilitating development on smaller sites.

Table F-17: Application Processing Times, 2022

Application Type	*Approval Body*	*Typical Processing Time*[1]
Residential Design Review	Director of City Planning	9 months
Tentative Parcel Map	Director of City Planning	9-12 months
Parcel Map	City Engineer	5-9 months
Tentative Subdivision Map	Planning Commission	12 months
~~Final Subdivision Map~~	~~City Council~~	~~9-15 months~~
Major Conditional Use Permit	Planning Commission	9-12 months
Minor Conditional Use Permit	Director of City Planning	9 months
Planned Unit Development	Planning Commission	2 years
Development Agreement	Planning Commission & City Council	3 years
Variance—Major	Planning Commission	9-12 months
Variance—Minor	Director of City Planning	9 months
General Plan Amendment	Planning Commission & City Council	2-3 years
Rezone	Planning Commission & City Council	2-3 years

1. Does not include appeals.

Source: City of Oakland, 2022

Depending on project type and applicable zoning, a project application may be subject to discretionary review. As noted in Table F-4, single-family dwellings are permitted by right in almost every residential zoning district. Two-family dwellings require a CUP in the RD-2 and RM-1 districts, while multifamily dwellings require a CUP in the RM-2 and RM-3 districts. The most common forms of discretionary review and the general ministerial review process are described in further detail below.

Ministerial Review

Projects subject to ministerial review are permitted by right, meaning development approvals require little or no personal judgement by a public official and are granted through

reference to objective standards. Although there are a variety of zoning districts in Oakland that permit multifamily development without a conditional use permit, most residential developments are subject to design review – a discretionary process discussed further below. Projects that are currently subject to by-right review that is not subject to CEQA are limited to ADUs, affordable housing and supportive housing streamlining projects (SB 35 and AB 2162), and SB 9 lot splits. Efforts to expand by-right procedures, including for Low Barrier Navigation Centers and affordable developments, are provided in the Housing Action Plan.

Affordable housing developments under Government Code Section 65913.4, commonly referred to as an SB 35 project, are subject to streamlined, ministerial approval. The City processed its first SB 35 affordable housing application in 2018. The City maintains and regularly updates an SB 35 streamlining checklist on its website.[16] Prior to submitting an application for streamlined ministerial approval under SB 35, an applicant must first submit a notice of intent pre-application to the City, which commences the tribal scoping consultation process in accordance with AB 168. Only when the tribal scoping consultation is completed may an applicant submit an application for streamlined ministerial approval. Approvals must be completed within 90 days of submittal (for proposed projects involving 150 or fewer units) or 180 days of submittal (for proposed projects containing more than 150 housing units). As ministerial approvals, these projects are not subject to CEQA under CEQA Guidelines Section 15268.

Design Review

On December 19, 2006, the Oakland City Council adopted design review-related amendments to the Oakland Planning Code (Title 17). The design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. There are two types of residential design review processes – regular design review and small project design review (SPDR). Historic properties and landmarks may be subject to additional regulations. Applications for design review are processed concurrently with other planning permits.

Regular design review is required for the construction of all new dwelling units, except for ~~secondary~~accessory dwelling units (~~i.e., ~~ADUs~~)~~), projects streamlined under state law such as SB 35 and AB 2162, and those deemed exempt pursuant to Oakland Planning Code Section 17.136.025. Regular design review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. The decision on a regular design review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Regular design review applicants may submit for pre-application review, and may be requested to do so if the project is of a larger scale or involves a significant policy issue. As

[16] https://cao-94612.s3.amazonaws.com/documents/2021-New-Construction-NOFA-SB-35-Streamlining-Checklist-PDF.pdf

noted in Table F-17, residential design review is considered by the Director of City Planning. Residential design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

3. That the proposed design will be sensitive to the topography and landscape;

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; and

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Application of these design review criteria can impact project cost and timing, and lead to applicant uncertainty about the project review process. As a result, the design review criteria can act as a constraint on housing construction. When evaluating projects for compliance with these criteria, Planning staff utilizes published design guidelines that include both objective and subjective criteria. Applicants are also often required to include photographs of adjacent properties to document the neighborhood context. Relying on both the design guidelines and an analysis of neighborhood context, Planning staff may request design changes to the project to meet the design review criteria. Addressing these comments can extend the approval process by requiring additional rounds of review and revisions to the project to meet the design review criteria. Depending on the project's context and an applicant's resources to make requested revisions, the design review process can add anywhere from weeks, to several months, to a year to the review process. For more complex projects, review of a project's compliance with the design review criteria is provided both at the staff level and through input from members of the Oakland Planning Commission Design Review Committee and other applicable boards. This might result in several rounds of revision and review, resulting in additional impacts to project cost and timing. To address this constraint, the Housing Action Plan proposes Action 3.4.7, the creation and implementation of objective design standards available to all housing development projects. Projects utilizing objective design standards will not be required to independently make findings of compliance with the regular design review criteria.

SPDR applies to all additions citywide of more than 10 percent, but not more than 1,000 square feet or 100 percent of the total floor area or footprint on site, whichever is less. There are three tracks for SPDR approval – based on whether a proposal involves a local register property and the size of an upper-story addition. SPDR was designed to have a quicker turnaround time than other types of zoning permits, including regular design review. A final

decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For SPDR proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the SPDR decision, and approval shall be granted to applications that meet the following criteria:

1. That for Nonresidential Facilities and the nonresidential portions of Mixed-Use Development projects, the proposed design conforms with the adopted checklist criteria for nonresidential facilities, as may be amended;

2. That for Residential Facilities with one or two primary dwelling units and the residential portions of Mixed-Use Development projects with one or two primary dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with one to two primary dwelling units, as may be amended;

3. That for Residential Facilities with three or more living units and the residential portions of Mixed-Use Development projects with three or more dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with three or more living units, as may be amended; and

4. That for Local Register Properties, the proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Design review can increase the approval timeline of a project significantly, especially when approval criteria are subjective. In Oakland, case by case design review of single-family homes and single-family home additions can create a bottleneck in the permitting process and diverts resources from other planning efforts. Further, State law requires that jurisdictions review new multifamily and residential mixed-use developments ministerially against objective standards. The City has already started a process to develop new procedures, regulations, and objective design and development standards to streamline the approval of housing. These standards will have a particular focus on much-needed affordable housing projects in transit-rich areas. This effort is described further as part of the Housing Action Plan.

Historic Preservation

Oakland has a program for officially designating select landmarks and preservation districts, based on a set of a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance as established in the Historic Preservation Element. Landmarks and preservation districts—also referred to as S-7 and S-20 Zones—are nominated by owners, the City, or the public and are designated after public

hearings by the Landmarks Board, Planning Commission, and City Council. Since the program began in 1973, about 140 individual landmarks have been designated, out of nearly 100,000 buildings in Oakland. There are currently nine designated preservation districts containing about 1,500 buildings. They include Preservation Park, Old Oakland-Victorian Row, and the Bellevue-Staten Apartment District along Lake Merritt in Adams Point, and Sheffield Village. Also included are Oak Center Historic District and 7th Street Commercial District in West Oakland.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties. The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource (e.g., by following the Secretary of the Interior's Standards for Rehabilitation) will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

CEQA requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use federal funds and require Section 106/National Historical Preservation Act review to avoid adverse effects on historic resources.

Conditional Use Permits (CUPs)

The Planning Code allows two types of uses in each zoning district: permitted and conditional uses. CUPs help ensure the proper integration of uses and neighborhood compatibility and give the City flexibility if special conditions of approval are required. An application for a major CUP is considered by the Planning Commission at a noticed public hearing, while a minor CUP is subject to approval by the Director of City Planning. Minor CUP decisions can be appealed to the Planning Commission, while major CUP decisions can be appealed to the City Council. For a major CUP, the Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. In order to grant a use permit, pursuant to Planning Code Section 17.134.050, the Planning Commission must make the following findings:

- That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

- That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

- That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

- That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

- That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council; and

- For proposals involving a One- or Two-Family Residential Facility: If the CUP concerns a regulation governing maximum height, minimum yards, maximum lot coverage, or maximum FAR, the proposal also conforms with at least one of the following additional criteria:

  – The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

  – At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any CUP.

As noted previously, most residential projects do not require a CUP in residential zoning districts. The requirement of a CUP for multifamily dwellings in the RM-2 and RM-3 districts, both of which permit small multifamily developments, is ~~a~~an identified constraint. The criteria for approval of a CUP in these districts is relatively subjective, which may especially prove a hinderance to affordable housing projects. Further, a CUP in the RM-3 district may only be granted upon determination that the proposal conforms to additional criteria involving impacts on the adjoining property and surrounding neighborhood, which include privacy, safety, and residential amenity considerations. The current CUP requirements for density in the RD and RM residential zoning districts pose a constraints for new housing development, and will be eliminated as part of the proposed code amendments.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large

integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner.

PUDs require a development plan, which is considered for approval by the Planning Commission at a noticed public hearing. Commission findings are based on requirements set forth in Planning Code Section 17.140.080 and PUD regulations established in Planning Code Chapter 17.142. Applicants can appeal a Commission decision to the City Council within 10 calendar days. The PUD process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark sites.

Development Agreement

An application for a ~~development agreement~~Development Agreement is heard by the City Planning Commission at a noticed public hearing. The Commission forwards its recommendations to the City Council ~~within ten days.~~. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed ~~development agreement~~Development Agreement or approve it with changes and/or conditions. The decision of the Council is final.

Environmental Review

Discretionary review of development projects, including residential development projects, are subject to CEQA. In general, CEQA requires the City to consider the potential environmental impacts of a development before approving the project. The process is intended to inform decisionmakers and the public about potential environmental impacts of proposed activities, and to identify ways to avoid or reduce those impacts. Projects that are required to prepare a comprehensive environmental evaluation, known as an Environmental Impact Report (EIR), experience a prolonged approval time. Further, the potential for appeals of project under CEQA, and even CEQA lawsuits, create additional uncertainty for residential projects.

To the greatest extent possible, Oakland utilizes applicable categorical exemptions and streamlining provisions of CEQA for infill development projects that are consistent with existing land use general plan standards. Oakland has developed several specific plans, described above, and have prepared environmental impact reports for those plans that can be relied upon for residential projects that are proposed within the specific plan area. Categorical exemptions are available for the classes of projects generally considered not to have potential for impacts on the environment and are provided in CEQA Guidelines Sections 15300-15333. However, categorical exemptions are not available for projects when the project is located in a particularly sensitive environment, the cumulative impact of successive projects of the same time in the same place over time is significant, the project is located on a hazardous waste site, the project may cause a substantial adverse change in the significance of a historical resource, or where there is a reasonable possibility that the project will have significant effects on the environment due to other unusual circumstances.

Building Permits

The time between entitlement and applying for a building permit generally depends on the size of a project. Typically, this timeline is six months for a one- to four-unit project, nine months for a five- to 99-unit project, and one year for a project over 100 units. A review of residential projects that received planning approvals between January 2018 and January 2022 shows that building permits for those projects were approved on average about 279 days after receiving the planning approval. Multifamily and single-family projects had similar timelines – 286 days and 260 days, respectively. Affordable projects had significantly longer timelines compared to market-rate projects (941 days and 251 days, respectively), which reflects both the length of time required to secure financing and the complexity associated with the generally higher-density nature of such projects in Oakland.

As discussed above, there are multiple steps involved in the building permit approval process, including Plan Check and Fire Prevention Bureau review. Review times vary depending on the complexity of the project. Developers can check their permit status on the City's Online Permit Center.[17] Average permit processing turnaround times are provided in Table F-18 below.

[17] https://aca-prod.accela.com/OAKLAND/Default.aspx

Table F-18: Average Permit Processing Turnaround Times, 2022

Permit/Review Type	*Typical Processing Time*
Planning and Zoning Counter Review[1]	2 weeks
Over the Counter (OTC) Permits[2]	2-3 weeks
Permits with assigned Plan Check	Up to 8 weeks
Windows, Kitchen/Bath Remodels[3]	Up to 5 days for review
Mechanical, Electrical, or Plumbing Permits (MEPs)	Up to 5 days for review
Solar Energy Systems	Up to 10 days for review
ADUs with assigned Plan Check	Up to 3 weeks for creation and submittal review
Final Plan Check[4]	5-7 weeks
Issuance of Permit[5]	Up to 5 days

1. Processing times apply to the creation and review for most application types (DRX, ZC, DET, DS).
2. OTC Permits that require Plan Check take up to 7 weeks.
3. No wall change, water heater replacement, and no Plan Check required (requires no appointments).
4. After Plan Check approval.
5. Once payment is received, final plan check is completed, signed declarations have been returned, and fire and construction and recycling is completed.

Source: City of Oakland, Planning and Building Department, January 7, 2022

Consistency with the Housing Accountability Act

The California Housing Accountability Act was enacted in 1982 with the goal of "meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The Act has been amended in recent years with the goal of clarifying its requirements, achieving broader compliance and imposing greater consequences for noncompliance. Among the new requirements is that the City review completed housing applications for consistency with applicable objective development standards within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. If the City does not provide an applicant with written documentation explaining how the project is inconsistent with objective standards, then the project is deemed consistent with that requirement. The City has incorporated this practice into its project review.

Consistency with the Housing Crisis Act

The Housing Crisis Act of 2019 amended existing State planning and zoning laws with the objectives of increasing housing production of housing, preserving existing units, and protecting current tenants. Oakland has taken a number of steps to implement SB 330. First, Oakland Planning has created a Vesting Preliminary Application form to implement the Vesting Preliminary Application process, a State-mandated application process available to all housing development projects intended to provide certainty to an applicant by locking in the development requirements, standards, and fees applicable to a project at the time a Vesting Preliminary Application is submitted. Second, Oakland Planning has updated its Basic

Application for Development Review to require that applicants include information regarding existing tenants and protected units at the site proposed for development and to include supporting documentation. Satisfaction of the replacement unit and obligations is implemented through City of Oakland Standard Conditions of Approval in a manner substantially similar to the condition imposed on density bonus projects. Finally, Planning has created a standard operating procedure bulletin providing staff with background on the additional requirements newly created under the Housing Crisis Act to ensure consistency in implementation.

Typical Residential Densities

Pursuant to State law, jurisdictions must assess requests to develop housing at lower than anticipated densities. Based on the survey of recently approved projects between 2018 and 2021 included in Appendix C, most projects in Oakland develop near or above the maximum permitted density. On average, projects that received a building permit during this period developed at 92.7 percent of permitted density by zone and building height area. Further, projects that received planning approvals but have not yet developed were approved to develop at 215.9 percent of permitted density by zone and building height area – largely due to the use of density bonus provisions.

PERMIT AND DEVELOPMENT FEES

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California Government Code Sec. 65943 (e)).

Typical Fees

On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. Fees for water and sewer services are charged by the East Bay Municipal Utility District (EBMUD). Although the City has no direct responsibility for the fees or services provided, Oakland does work with EBMUD on its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by EBMUD.

Three example developments are used in Table F-19 to illustrate the total cost of fees for planning, building and infrastructure. The market value for these developments is derived from the applicable Zillow Home Value Index (ZHVI) as discussed in Appendix B, and all units are assumed to be market rate. These example developments are defined as follows:

- Single-family: One 1,850 square-foot, three-bedroom, two-bath, and two-story home with one parking space and an assumed market value of $966,329.

- Small Multifamily: A five-unit, 4,250 square-foot, and two-story development with two parking spaces and an assumed total market value of $2,867,505; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

- Large Multifamily: A 40-unit, 34,000 square-foot, and five-story development with 22 parking spaces and an assumed total market value of $22,940,040; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

Table F-19 below summarizes the major local costs that a developer would have to bear in undertaking a new residential development in Oakland. It should be noted that this is not a comprehensive list of all fees, but rather a reflection of fees that are typically required.

Depending on the Impact Fee Zone, typical fees for a single-family project would be between $95,927 to $114,881 including utility service charges. Typical fees (including utilities) for a large multifamily project would be between $2,319,365 to $2,782,685, or $57,984 to $69,567 per unit. For a small multifamily project, these fees would be between $345,033 to $402,948, or $69,007 to $80,590 per unit.

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
Building Plan Check, Permit, and Inspection Fees			
Inspection Fee	$7,582	$19,406	$144,260
Plan Check Routed	$9,477	$24,257	$180,325
General Plan Update	$5,798	$17,205	$137,640
SMIP	$271	$803	$6,423
Process Coordination	$227	$582	$4,328
Zoning Conditions	$1,855	$6,890	$17,640
Zoning Inspections	$1,180	$3,251	$10,000
Site Plan Review; Parking Review; Site Monitoring	$1,645	$1,645	$1,915
Certificate of Occupancy	$762	$762	$762
Address Fee	$53	$53	$53
Bedroom Tax (OA -08721)	$300	$500	$4,000
Application Fee	$76	$76	$76
Field Check	$218	$218	$218
CBSC	$38	$114	$917
Plumbing Inspections	$1,137	$2,911	$21,639
Electrical Inspections	$1,137	$2,911	$21,639
Mechanical Inspections	$1,137	$2,911	$21,639
Infrastructure, Impact, and District Fees			
City Impact Fee—Records Management & Technology Enhancement 14.75%	$5,965	$15,021	$105,048
City Impact Fee—Affordable Housing[2]	$8,424 – $24,219	$63,180 – $115,830	$505,440 – $926,640
City Impact Fee—Capital Improvement[2]	$1,053 – $4,212	$1,315 – $6,580	$10,520 – $52,640
City Impact Fee—Transportation	$1,053	$3,950	$31,600
City Impact Fee—School Tax (School Tax 97% + School Tax City 3%)	$6,438	$17,340	$118,320
City Sewer Laterals—New Building Connection including tap inspection	$1,043	$1,043	$1,043

EBMUD—Installation Fee[3]	$14,898	$74,490	$595,920
EBMUD—System Capacity Charge[3]	$21,250	$73,900	$295,600
EBMUD—Wastewater Capacity Fee[3]	$2,850	$10,000	$80,000
EBMUD—Account Fee[3]	$60	$300	$2,400
Total Project Fees	**$95,927 – $114,881**	**$345,033 – $402,948**	**$2,319,365 – $2,782,685**
Total Fees per Unit	**$95,927 – $114,881**	**$69,007 – $80,690**	**$57,583 – $69,166**

1. Fees are rounded to the nearest dollar.
2. Total fees depend on which Impact Fee Zone the project is located in.
3. Assumes a paved 1-1/2" lateral, calculated for Principal Region 1. One meter per unit, and fees are per unit.

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, January 2022; EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021

Assessment of City Fees

See Table F-20 for a comparison of typical planning and impact fees between Oakland and other Bay Area cities, including Berkeley, Emeryville, Richmond, San Francisco, and San Jose.[18] The project types assessed are equivalent to those assumed for Table F-19 above. Utilities and environmental review costs are not considered in this comparison. It should be noted that the estimates provided in Table F-20 do not provide a comprehensive overview of all fees but rather a comparison of typical fees.

Table F-20: Bay Area Residential Fees, 2021

City	*Typical Single-Family*		*Typical Small Multifamily*		*Typical Large Multifamily*	
	Total Project	*Fees per Unit*	*Total Project*	*Fees per Unit*	*Total Project*	*Fees per Unit*
Oakland[1]	$64,782	$64,782	$210,453	$21,045	$1,570,564	$39,264
Berkeley[2]	$85,078	$85,078	$531,787	$53,179	$2,663,761	$66,594
Emeryville[3]	$38,766	$38,766	$459,138	$45,914	$2,191,520	$54,788
Richmond[4]	$79,474	$79,474	$246,449	$24,645	$1,702,559	$42,564
San Francisco[5]	$32,122	$32,122	$268,271	$26,827	$2,983,884	$74,597
San Jose[6]	$67,291	$67,291	$257,428	$25,743	$2,487,047	$62,176

1. Does not include utilities (i.e., EBMUD and sewer fees) and assumes the average fee across the three Impact Zones.
2. Includes the following fees: Permit Fee, Plan Check Fee, Fire Plan Check Fee, Title 24 Disabled Access Fee, Title 24 Energy Compliance Fee, Community Planning Fee, Sustainable Development Fee, Technology Enhancement Fee, Building Standards Fee, Strong Motion Instrumentation Fee, Filing Fee, Affordable Housing Mitigation Fee.
3. Includes the following fees: Building Permit, General Plan Maintenance, Technology Fee, Plan Check, Energy Conservation, Electrical/Plumbing/Mechanical Permits, SMIP, School Fees, CBSC Fees, Impact Fees (Affordable Housing, Park and Recreation Facility, and Transportation Facility).
4. Includes the following fees: Inclusionary Housing Fee (In-Lieu Fee), Park Land Dedication Fee, STMP Fee, CBSC Fee, SMIP Fee, Public Art Fee, Residential Rental Dwelling Unit Inspection and Maintenance Fee, Code Compliance Inspection Fee, Building Permit Fees – Filing, Building Permit Tech Fee, Building Permit, Comprehensive Planning Fee, Plan Check, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees.
5. Includes the following fees: Building Permit Planning Review, Preliminary Project Assessment, Pre-Application Meeting, Transportation Demand Management (TDM) Program, Inclusionary Affordable Housing Fee, Child Care Fee, School Impact Fee, Transportation Sustainability Fee (TSF).
6. Includes the following fees: Residential Site or Planned Development Permit or Amendment, Planning Permit Conformance, Zoning and Use Conformance, Plot Plan Review, Single-Family House Permits, Building Permit Fees, Electrical/Plumbing/Mechanical Permit Fees, Commercial/Residential/Mobile Home Park Construction Tax, Building

[18] Comparison fees are based on Oakland's July 2021 Master Fee Schedule—which differs from estimates provided in Table F-19—to provide a more accurate comparison across jurisdictions.

and Structure Construction Tax, Residential Construction Tax, Construction Tax, SMIPA, BSARF, Inclusionary Housing Ordinance (IHO).

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021; City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020; City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021; City of Richmond, Master Fee Schedule, July 2020; City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021; City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

Oakland fees are comparable to those of neighboring jurisdictions, and for typical small and large multifamily development, the lowest of the neighboring or larger regional cities, as shown Table F-20. In Oakland, ADUs and affordable housing projects are exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee, while ADUs are also exempt from the Transportation Impact Fee. The City provides financial assistance to affordable housing projects by paying fees from one or more housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds. Permit and other development fees are eligible costs that can be funded through these sources.

Cumulative Analysis

A number of the City's land use policies and regulations currently present barriers to developing housing units affordable to people with lower incomes. As described above, Oakland's residential land is currently zoned to maintain single-family development. Housing Action Plan action 3.2.1 encourage "missing middle" housing types and zoning standards for two, three, and four units on parcels in these single family zones. Action 3.4.1 revises development standards to allow for increased height and densities in transit-proximate and resource-rich areas, and Action 3.4.3 revises conditional use permit requirements to permit multi-unit buildings by-right in RD and RM zones. Other revised standards, such as parking (action 3.4.4), open space (action 3.4.5) further reduce constraints.

See Appendix J for more information on these zoning actions. It is expected that these changes will help address land use policy and regulation constraints that currently limit affordable housing production and promote more integrated neighborhoods.

TRANSPARENCY IN DEVELOPMENT REGULATIONS

Under State Government Code Section 65940.1, the City is obligated to provide transparency in publicizing land use controls and fees. The City's website provides a variety of resources to assist interested parties in navigating the development process. Planning and building permit fees, including the Master Fee Schedule, as well as project requirements are posted under the Planning and Building Department's webpage.[19] This page also provides access to other zoning and City plan requirements, design guidelines, forms and codes, and impact fee reports. Contact information, including a phone number and email address, is also provided at the bottom of the page.

[19] https://www.oaklandca.gov/topics/planning-and-building-permit-fees

The City actively solicits input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders. This has been very effective in the past, and the City will continue to engage in such outreach.

F.2 Non-Governmental Constraints

Fundamentally, the City is only one of many actors involved in the development of housing with limited control. While the City plans for sites and provides programs, the actual production, availability, and cost of housing in Oakland is significantly impacted by non-governmental factors, many of which are common to other similar cities in the Bay Area, including the high cost of construction and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland.

ENVIRONMENTAL CONSTRAINTS

The most noteworthy environmental constraints in Oakland include the following:

- **Geology/seismicity.** The Hayward Fault, located at the base of the hills on the eastern edge of the City, has a 31.0 percent chance of producing a major earthquake within the next 30 years and would cause significant damage.[20] The Fault Zone is along the hills and does not include significant development sites and is thus not a major constraint to housing. In the event of an earthquake, soil liquefaction is also a major concern in Oakland. The flat-land areas of Oakland are at the highest risk of liquefaction.

- **Sea-level rise.** Low-lying coastal residential areas, the Port of Oakland, the former Oakland Army Base, and a variety of low-lying areas near the Coliseum, Oakland International Airport, and Interstate 880 are most at risk of coastal flooding. According to the Bay Conservation and Development Commission, Oakland is expected to experience 12 to 24 inches of sea level rise by 2050 and 36 to 66 inches of sea level rise by the year 2100. Almost all areas that would be subject to sea level rise are zoned for industrial rather than residential use; thus sea level rise is not a significant constraint for housing.

- **Hydrology and flooding.** The combination of higher tides due to sea level rise and larger storms with Oakland's aging stormwater drainage systems may lead to significant increases in both coastal and urban flooding and flood damage. Low-lying areas, such as the Coliseum, West Oakland, and Jack London neighborhoods, are particularly vulnerable to coastal (Bay) and urban floods. However, the vast majority of land located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone does not permit residential uses; thus flooding is not a significant constraint for housing.

[20] *Resilient Oakland Playbook,* October 10, 2016. See report at https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf

- **Air and noise quality.** Through Community Air Risk Evaluation (CARE) Program, the Bay Area Air Quality Management District (BAAQMD) identified East and West Oakland as communities disproportionately impacted by air pollution in the Bay Area. Residential areas adjacent to industrial areas or major highways tend to experience worse air quality impacts. Title 24 and City regulations require air filtering and other methods to promote indoor air quality in new construction, and development adjacent to freeways would also require noise insulation to ensure indoor noise levels in compliance with the State Building Code. While these are not constraints to development, they do result in increased development costs. Poor air and noise quality also results in lower appeal to some potential buyers or renters. While not necessarily a development constraint, poor air and noise quality have significant severe health disparities in existing Environmental Justice (EJ) neighborhoods, which is explored further in the EJ Element and Safety Element.

- **Wildfire.** Wildfire hazards are particularly acute in the Oakland Hills, and the Oakland Hills Firestorm of 1991 was the most destructive fire in California history. Oakland is at extreme risk for future wildfires due to the increased frequency of droughts and higher heats caused by climate change. Virtually the entirety of the Oakland Hills has been designated as a Very High Fire Hazard Severity Zone (VHFSV). Due to the danger posed by wildfires, including blocked evacuation routes, the hills are generally not a suitable location for higher density housing.

- **Airport hazards.** Land adjacent to the Oakland International Airport is governed by the development restrictions laid out in the Oakland International Airport Land Use Compatibility Plan (ALUCP). Residential development criteria depends upon the applicable Safety Zone, and the maximum community noise equivalent level (CNEL) considered acceptable for new residential uses in the vicinity of the airport is anything less than 65 CNEL. Further, any proposed development taller than 200 feet is subject to review pursuant to the ALUCP. No sites included in the 2023-2031 Housing Sites Inventory are located within an Airport Safety Zone.

- **Hazardous materials.** As a dense urban center with long-established industrial areas in West and East Oakland, and extensive freeway and rail networks, Oakland faces the risk of a transportation-related or other hazardous materials incident, such as a fire, explosion, spill or accidental gas release. While hazardous material incidents can happen anywhere, certain areas of the City are particularly vulnerable to these hazards, particularly residents near industrial zones and along interstate highways. Sites, especially those where formerly industrial or other uses (such as gas stations) may have caused ground contamination, would require expensive mitigation efforts prior to development.

The City proactively addresses problems associated with environmental hazards, including providing assistance in financing and cleanup activities to interested developers. The City's 2021-2026 Local Hazard Mitigation Plan (LHMP) both assessed the risks to the City and people of Oakland from both natural and human-caused hazards, and provided an implementation plan to reduce those risks. The City's Safety Element is also being updated in

parallel with the Housing Element to ensure that environmental conditions are fully reflected in planning for housing, and ensuring public health and safety.

INFRASTRUCTURE CONSTRAINTS

Water and Sewer Services

EBMUD provides water services for Alameda and Contra Costa counties, and charges fees for water and sewer services. According to EBMUD's 2020 Water Shortage Contingency Plan (WSCP), under base condition assumptions, EBMUD can meet customer demand (including residential demand) out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands. Growth projections in EBMUD's future water demand reflects residential need projections provided by the Association of Bay Area Governments (ABAG), Plan Bay Area, and local land use agencies.

Oakland Public Work's Bureau of Design and Construction and Bureau of Maintenance and Internal Services owns and operates over 934 miles of sewer mains, 28,554 sewer structures, and 11 pump stations. Most of the system is more than 50 years old, and some parts are as old as 100 years. Oakland does not own or operate wastewater treatment facilities. Wastewater from homes and businesses is collected through the City's sewer collection system and flows into EBMUD's interceptor system, where it is conveyed to their treatment plant.

The development of the City's Sanitary Sewer Master Plan is currently underway, which seeks to repair aged sanitary sewer infrastructures (mainly pipes and maintenance holes) and to reduce stormwater intrusion and sanitary sewer overflows to protect public health. The master plan will provide technical guidance to both the sanitary sewer rehabilitation capital improvement program (CIP) and the sanitary sewer operation and maintenance program (O&M) in compliance with the 2014 Consent Decree for the next 17 years. The master plan project incorporates equity factors into the prioritization plan, applies risk-based analytical approach while mitigating inflow/infiltration issues effectively and efficiently, and updates the sewer hydraulic model from large to small diameter pipes.

The draft Housing Element was provided to EBMUD on May 12th, 2022 to solicit input and coordinate efforts prior to adoption per HCD guidance. In accordance with Section 65589.7 of the California Government Code, the adopted Housing Element will also be delivered to EBMUD. Per the 2020 Urban Water Management Plan (UWMP), EBMUD's Board of Directors approved Policy 3.07 which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections. Based on the requirement to provide priority to developments that include housing units affordable to lower-income households, Policy 3.07 assures that the portion of overall water demands for lower-income households can be met.

Under typical conditions, there is sufficient water and sewer capacity to meet Oakland's future housing needs.

Dry Utilities

Oakland, as well as the entire nine-county Bay Area, is served by the Pacific Gas and Electric Company (PG&E), an investor-owned utility company that provides electricity and natural gas supplies and services throughout a vast service area in Northern California. East Bay Community Energy (EBCE) is a community-governed, local power supplier that provides low-carbon electricity to Oakland residents and businesses under Alameda County's community choice energy (CCE) program at rates that are lower or comparable to PG&E's rates. EBCE's standard electricity product that has a higher renewable energy content than PG&E at rates marginally lower than PG&E's base offering. It also provides a 100 percent renewable product at a rate equivalent to PG&E's base offering. Further, internet connections in the city are provided by Comcast.

MARKET CONSTRAINTS

Land Costs

Market prices for land are high in the desirable, high-cost San Francisco Bay Area. As evidenced in Appendix B, housing costs have continued to dramatically increase since recovering from the 2008 financial crisis. The desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. Additionally, Oakland's urban character and comparatively lower costs have made the city an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the bay – Oakland has the second fastest population increase (behind Bakersfield) of the 12 most populous California cities between 2010 and 2021.[21] Finally, there are efforts by ABAG to encourage infill development in cities such as Oakland.

It is important to note that there are significant variations in the price of land within Oakland. The city has some of the highest residential land values in the Bay region (such as in older desirable neighborhoods such as Rockridge and the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Land acquisition cost estimates for the development of affordable housing in Oakland are available from recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-21. Overall, land acquisition costs for new construction are about $40 per square foot. This remains similar to estimates from the City's previous Housing Element, which estimated costs between $13 to $47 per square foot (2014 values). While new construction land costs have remained stable across the period, the per square foot costs for

[21] Based on California Department of Finance E-5 Population and Housing Estimates, 2010-2021.

acquisition and rehabilitation projects has continued to increase. During the period, land/acquisition costs accounted for about 27.5 percent of total project costs for all project types.

Table F-21: Land Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Land/Acquisition Cost*[1]		*Average Land/Acquisition Cost Per Sq. Ft.*	
	Acquisition & Rehab	*New Construction*	*Acquisition & Rehab*	*New Construction*
2017	$16,438,358	$928,967	$291	$20
2018	$31,136,874	$2,910,464	$343	$38
2019	$55,317,500	$2,654,171	$536	$71
2020	$32,895,737	$1,695,021	$577	$25
Total	**$31,870,897**	**$2,121,702**	**$415**	**$40**

1. Land/acquisition costs include project costs related to land costs or value, demolition, legal, land lease rent prepayment, existing improvements value, and off-site improvements.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020; Dyett & Bhatia, 2022

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on underutilized sites and locations with potential for mixed-use development, and housing on infill properties. Regardless, these measures will not lead to actual construction if the higher construction costs associated with more dense and taller development is not recoverable in the form of higher rents or sale prices.

Costs for Urban Infill

Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate its ABAG-assigned regional housing allocation. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. Some of these include:

- **Redevelopment Difficulty and Costs.** The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

- **Parcel Sizes and Achievable Densities.** Oakland has only a few moderate-sized commercial sites that could be repurposed to housing or mixed-use development. Notably, Oakland lacks any large suburban-size malls. The corridor with some of the largest commercial sites—the former "auto-row" along Broadway has been significantly redeveloped with housing over the past decade, with several developments achieving over 100 units per acre densities. Other corridors—such as San Pablo Avenue, International Boulevard, and Macarthur Boulevard—have

generally smaller parcels, and lot consolidation would be needed to achieve high densities.

Construction Costs

The costs of constructing housing in the Bay Area are high. Construction costs can be separated into "hard" and "soft" costs. Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

Construction costs for higher-rise concrete and steel-frame multifamily buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete- and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and the Broadway Valdez area, north of downtown). There are also a few examples of concrete- and steel-frame construction for more affordable, higher density senior housing. For all types of construction, structured or underground parking would result in still higher construction costs.

The Incentive Program Feasibility Study[22] prepared for the Downtown Oakland Specific Plan in July 2020 provides estimates of more recent market-rate construction costs. Building construction costs range from $290 to $400 per gross square foot, not including parking construction costs of about $60,000 per space. Table F-22 summarizes development cost assumptions as identified in the Study. For the Study, eight mixed-use development prototypes were selected and a "static" (i.e., stabilized year) pro forma financial feasibility model was prepared for each. A description of each prototype is as follows:

- Prototype 1: Base zoning office high-rise upzoned to a higher density office high-rise
- Prototype 2: Base zoning residential high-rise upzoned to higher density residential
- Prototype 3: Base zoning residential mid-rise upzoned to residential high-rise
- Prototype 4: Base zoning residential low-rise upzoned to residential high-rise
- Prototype 5: Base zoning residential mid-rise upzoned to higher density residential midrise

[22] *Downtown Oakland Specific Plan: Incentive Program Feasibility Study,* July 10, 2020. See report at https://www.oaklandca.gov/documents/zoning-incentive-feasibility-study

- Prototype 6: Base zoning low-rise office upzoned to residential high-rise
- Prototype 7: Base zoning low-rise office upzoned to residential high-rise
- Prototype 8: Base zoning low-rise office upzoned to residential high-rise

Table F-22: Downtown Oakland Specific Plan Development Cost Assumptions, 2020

Prototype No.	*Neighborhood*	*Assumed Construction Type[1,2]*	*Building Cost (per gross sq. ft.)[2]*
Prototype 1	Uptown Office	Type I	$370
Prototype 2	Uptown Residential	Type I	$400
Prototype 3	KONO Residential	Type III	$320
Prototype 4	Jack London Residential	Type V	$290
Prototype 5	KONO Residential	Type III	$350
Prototype 6	Jack London "Office" to Res.	Type III	$320
Prototype 7	Jack London "Office" to Res.	Type III	$320
Prototype 8	Victory Court "Office" to Res.	Type III	$320

1. Type I – Fire resistive (concrete and steel structure); Type III – Ordinary (Brick-and-joist structure); Type V – Wood-framed
2. Estimates derived from Base Zoning scenario.

Source: Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 2020

Estimated construction costs for affordable housing in Oakland are available from recent TCAC project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-23. Overall, construction costs for affordable projects are about $340 per square foot. On average, construction costs accounted for about 42.9 percent of total project costs during the period.

Table F-23: Construction Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Construction Cost[1]*	*Average Construction Cost Per Sq. Ft.*
2017	$14,804,026	$261
2018	$32,503,149	$362
2019	$20,405,105	$439
2020	$27,351,394	$295
Total	**$24,830,103**	**$340**

1. Includes new construction and rehab projects.

Source: California Tax Credit Allocation Committee, Project Staff Reports, 2017-2020

The construction costs and total costs of developing housing in Oakland, while not different from those in other Bay Area communities, present serious constraints to the availability of housing, particularly housing affordable to lower-income households. Even with the adoption of an Affordable Housing Impact Fee, it remains difficult to raise enough funding to build affordable housing, especially housing for extremely-low-income households. To address these constraints, there are several housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. See Appendix E for a discussion of available housing resources.

Labor Costs

As noted above, labor costs are a portion of the hard costs of construction. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." The City imposes additional Contract Compliance requirements beyond prevailing wages as well. For instance, construction contracts greater than $100,000 must achieve 50 percent participation in the Local and Small Local Business Enterprise Program (S/LBE), which increases project costs. Generally, the cost of labor in Oakland remains high and can often constitute a significant portion of total project costs. Rising labor costs may make certain housing developments—both market rate and affordable—not feasible in the city.

A shortage of labor can significantly increase construction costs, as it increases both labor costs and the time necessary to complete the development of a project. The 2015-2019 American Community Survey (ACS) estimates that there are 13,630 persons employed in the construction industry in Oakland, representing 6.0 percent of the labor force that year. This was higher than the county (5.3 percent) and wider Bay Area (5.6 percent). In Oakland, this also represents an increase from 5.6 percent in 2014, per the 2010-2014 ACS.

The California Employment Development Department (EDD) estimates that the annual average unemployment rate in 2020 for Oakland was 10.5 percent, while it was 8.8 percent for the large Oakland-Hayward-Berkeley Metropolitan Division (MD). These unusually high employment rates were caused by the COVID-19 health emergency and economic crisis. Table F-24 below shows that while these rates approach those seen in 2010 following the 2008 financial collapse, they have since returned to pre-COVID levels. As employment rates have largely recovered, this indicates that labor is generally available in the city and metropolitan region.

Table F-24: Unemployment Rates, 2010-2021

Jurisdiction	*2010*	*2015*	*2020*	*October 2021*
Oakland	13.6%	5.9%	10.5%	6.1%
Oakland-Hayward-Berkeley Metropolitan Division	11.2%	4.9%	8.8%	5.1%

Source: California Employment Development Department, Local Area Unemployment Statistics, Annual Average 2010-2020 and October 2021

Availability of Financing

The availability and cost of financing influence housing supply, including both financing for real estate development and financing for homeownership. This section discusses potential obstacles to financing real estate development and ownership in the city during the planning period. A discussion of inequities in lending practices is provided in Appendix D.

Financing for Real Estate Development

As discussed previously, Oakland has approved about 16,789 building permits during the 2015 to 2021 period. While this exceeded the 5th cycle RHNA of 14,765 units, this is due to the approval of above-moderate-income projects; lower- and moderate-income projects have not kept pace with regional need. The City still faces a remaining need of 5,126 units at the lower- and moderate-income levels. This illustrates that while the development feasibility of market-rate projects—including higher-density projects—remains high, it is limited for affordable housing projects.

The City's efforts in the last two decades to revitalize and invest in the central city, especially through specific plans, have spurred increased interest in residential investment by large-scale institutional lenders. As noted in the previous Housing Element, market factors and conditions—including dramatic demand for Bay Area housing and a lack of urban developable land options in proximity to San Francisco and Silicon Valley—have increased the acceptability of Oakland neighborhoods that have formerly been passed over for residential development. Oakland rents are showing dramatic increases and there is a high demand for housing as evidenced in Appendix B. This indicates a strong likelihood of future residential investment in the city especially given its strategic location near job centers and transit. However, rising interest rates adversely impact the economic feasibility of construction.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. With increased interest rates, the amount of public subsidy required to provide affordable homeownership opportunities to median-income households also increases.

At the national level, interest rates have remained relatively low since 2015 and experienced a significant decline during the COVID-19 pandemic. However, rates have started to increase over the course of 2021. See Chart F-2 for the change in 30-year fixed rate mortgages since 2015. As of January 2022, according to Freddie Mac, higher inflation, promising economic growth, and a tight labor market indicates that mortgage rates will continue to increase. The

impact of higher rates on purchase demand remains modest so far given the current first-time homebuyer growth.

Despite relatively low interest rates, financing costs are still significant and many households have difficulty purchasing a home. To address these costs, Oakland has several first-time homebuyer programs, though some are currently suspended due to a lack of funds. The City also hosts HUD-certified first-time homebuyer workshops. Additional discussion of resources and opportunities related to homeownership is provided in Appendix E.

Chart F-2: National 30-Year Fixed Rate Mortgages, 2015-2021



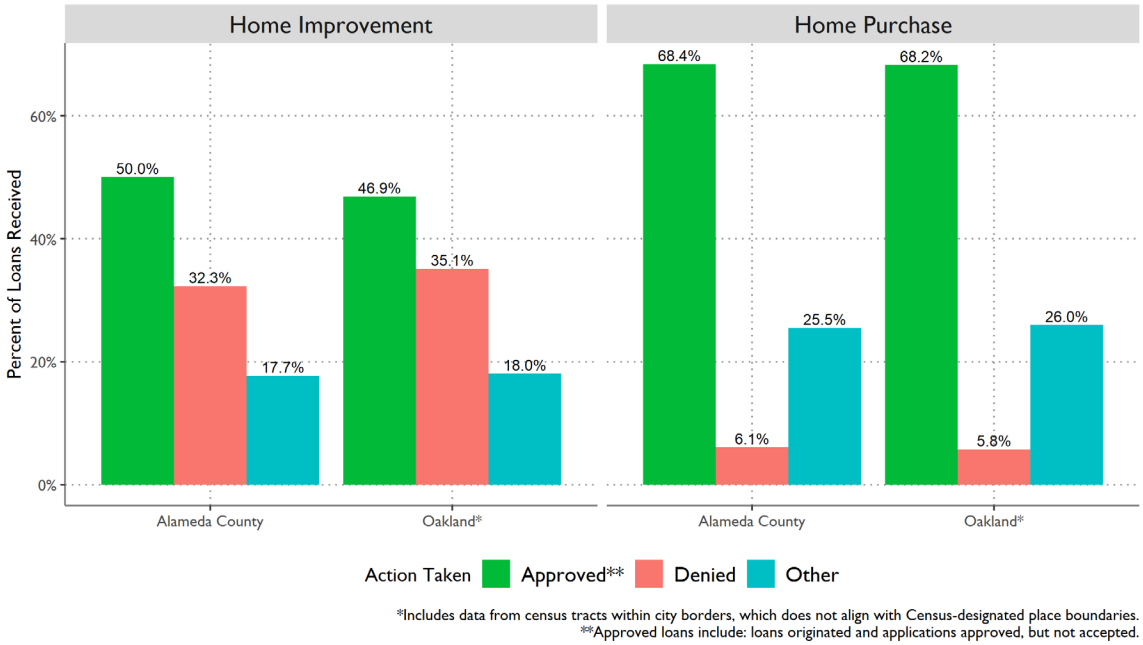
Source: Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. During 2020, a total of 6,822 home purchase loan applications were submitted in Oakland and 393 were denied, about 5.8 percent. This is slightly lower than the county, which experienced a 6.1 percent denial rate during the same year, see Chart F-3.

Home improvement loans have generally lower approval rates than home purchase loans within the city and the county. While denial rates for improvement loans are higher in Oakland than in the county, home purchase loan denial rates are slightly lower. This may indicate a gap between those households wanting to improve their homes and those who were able to obtain conventional financing to complete those improvements. This indicates a

need for the City to continue to offer financial assistance and rehabilitation programs to households that may not qualify for a conventional home improvement loan.

Chart F-3: Oakland and Alameda County Loan Applications, 2020



Source: HMDA, 2020

Other Economic Constraints

Oakland is part of the San Francisco Bay Area regional economy, which is prone to occasional recessions and contractions. Given large income disparities and the City's revenue structure, these economic crises have a tendency to impact the most vulnerable residents while simultaneously reducing City resources to serve those residents. The city and region are also vulnerable to shocks related to international trade, travel, tourism, logistics, and manufacturing. Following the 2008 financial crisis, the City's discretionary revenues were reduced by nearly 12.0 percent, while the demands for City services dramatically increased.

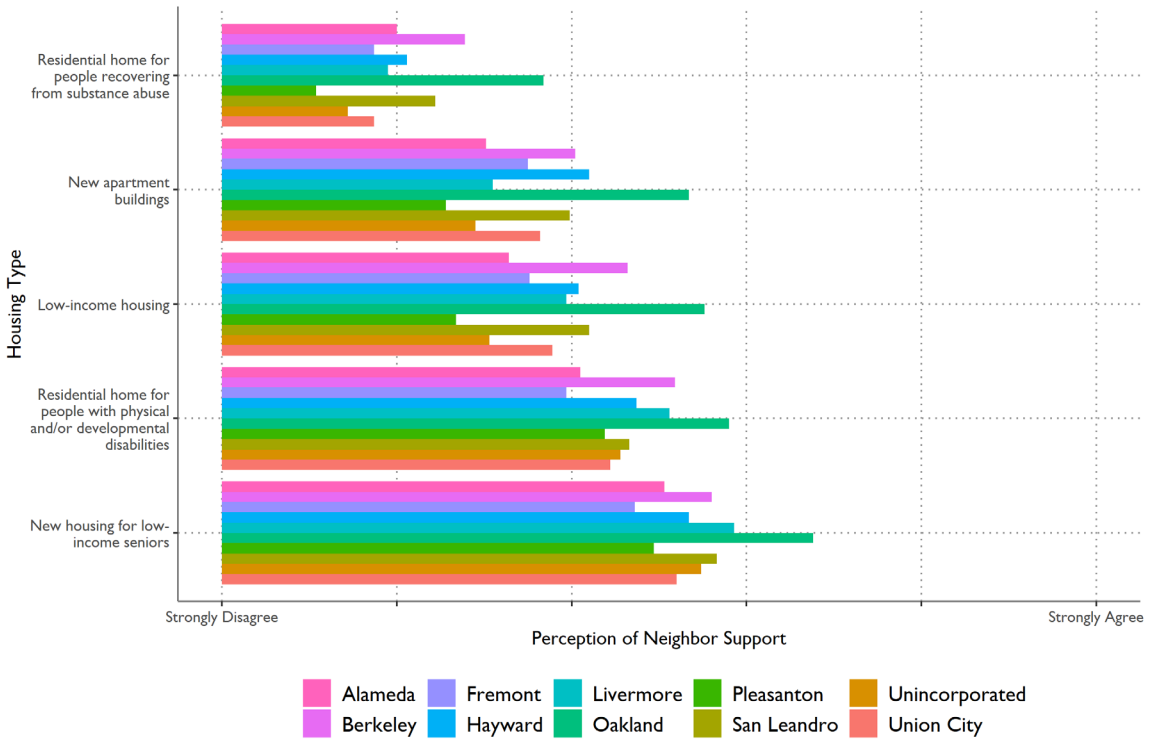
Similarly, the economic crisis caused by the COVID-19 pandemic is likely to have a lasting impact on available City resources and housing needs throughout Oakland. Among other things, future building patterns and preferences may be impacted, which could increase costs of development. While the City has little control over broader economic conditions, it does provide resources to Oakland residents to prevent and/or mitigate some of the worst impacts of the pandemic. Available resources are provided in Appendix E.

NEIGHBORHOOD SENTIMENT

While neighborhood concerns and opposition to higher-density developments and to affordable housing developments may hamper efforts to construct new housing, Oakland is one of the most pro-housing and pro-affordable housing communities in the Bay Area. In the community workshops conducted for the Housing Element update—where hundreds of

residents participated—participants were almost unanimously pro-housing. Further, according to the 2020-2024 Regional Analysis of Impediments to Fair Housing Choice (AI), Oakland has the highest perceived neighbor support for all affordable housing projects. See Chart F-4 below for the perceived neighbor support of different types of affordable housing, based on responses to the 2019 Alameda County Regional Housing Survey (3,296 total responses).[23] In Oakland and the county overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.

Chart F-4: Perceived Neighbor Support for Affordable Housing, 2020



Source: County of Alameda, Regional Analysis of Impediments to Fair Housing Choice, February 2020

The City actively works with developers and provides information on affordable housing for use at public meetings. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities

[23] The Regional Housing Survey prompted respondents to rank their agreement with five statements from strongly disagree (0) to strongly agree (5). The questions included the following: "My neighbors would be supportive of locating low-income housing in my neighborhood," "My neighbors would be supportive of locating new apartment buildings in my neighborhood," "My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood," "My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood," and "My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood."

throughout Oakland and the Bay Area. Public comments received as part of Specific Planning efforts have generally been supportive of ~~promoting~~more housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects, continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others. The update to the General Plan will continue to encourage higher-density affordable housing in areas with ample access to opportunity.

Appendix F: Housing Constraints

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State law requires an analysis of governmental and non-governmental constraints to Oakland meeting its housing needs. Governmental constraints can include zoning regulations, development standards, fees, and processing and permitting times, among others. Non-governmental constraints can include infrastructure, environmental, and market challenges. This appendix provides an assessment of these constraints as required by law and provides context on relevant local efforts to remove governmental constraints. The Housing Action Plan contained in Chapter 4 provides strategies the City will take to remove identified constraints.

Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity~~, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development. Both market~~. Both market-rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

F.1 Governmental Constraints

While government regulations are intended to guide development in a community and ensure quality housing, they may also contribute to delays or increased development costs with negative impacts on housing affordability and availability. The following section assesses constraints imposed by governmental regulation on residential development, including those imposed by the current General Plan, specific plans, and the Municipal Code. Feedback received during community outreach highlighted the following controversial issues as governmental constraints impacting the development of housing:

- A lack of local and State funding to support the development of affordable housing. During outreach, community members expressed frustration with a perceived lack of political appetite to spend local money on affordable housing;
- A lack of clarity on available permit streamlining processes as well as how affordable housing is prioritized;
- The lack of City staff capacity as a major cost driver for all housing developments, including affordable and market-rate projects; and
- An abundance of concessions for market-rate projects and community perception that these concessions have led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Funding for Affordable Housing Development

Sources of funding for affordable housing development, including those at the local, State, and federal levels, are severely limited. Recent State efforts to increase the availability of funding, including the $1.75 billion California Housing Accelerator fund and expanded Homekey funding, will provide only limited support for affordable housing development over the upcoming planning cycle. Moreover, popular funding mechanisms, such the California Tax Credit Allocation Committee's (TCAC) competitive tax credit applications, disadvantage cities like Oakland, where the majority of area is considered "low resource."

Funding at the local level is also very limited due to restrictions on the City's ability to raise tax revenues and budgeting decisions made by the City Council. According to a SPUR research brief, California's Proposition 13 has a major impact on Oakland's ability to collect revenue that could be used towards affordable housing development.[1] A key finding of the brief states that "Oakland misses out on $400 million in Prop. 13 residential taxes every year, equivalent to what it spends on four city departments combined" – including over $33 million for Housing and Community Development at minimum. According to SPUR, the uncollectible taxes are more than ten times the amount the City has currently budgeted for helping people experiencing homelessness, seven times more than it spends to protect tenants and create affordable housing, and more than five times the City's spending on programs and services for children in the City.

Local budget decisions also affect the availability of funding for affordable housing. Oakland has no major source of local revenue dedicated exclusively to affordable housing besides the Jobs Housing and Affordable Housing impact fees. This is different from other communities like San Jose, where 100% of the real estate transfer tax is dedicated to addressing housing and homelessness challenges. At present, the only ongoing local investment in the construction of affordable housing in Oakland comes from development impact fees and federal block grants.

During outreach, affordable housing developers noted that they are continually challenged by a lack of federal, State and local funding, as well as competition from market-rate developers to secure highly valuable land for development. In response to high land prices and increasing land values, the City approved Bond Measure KK in 2016 to fund affordable housing projects, including the 1-4 Unit Acquisition and Rehabilitation Program, which provides loans for acquisition-related and rehabilitation costs associated with developing, protecting and preserving long-term affordable housing throughout the city. Additional KK funds were allocated for site acquisition for multifamily affordable development. However, all KK funds will have been disbursed by 2023. Measure U, a bond measure approved by Oakland voters in November 2022 , will be able to assist in funding the same kind of affordable housing investments as Measure KK, but will be inadequate to meet Oakland's funding shortfall to meet RHNA goals. Additional funding and acquisition strategies are provided in the Housing Action Plan, actions 2.2.2, 3.1.1., 3.3.1, 3.3.4, 3.3.6, 3.3.10, 3.3.13, 3.3.14, and 3.3.18.

[1] Jacob Denney, Phil Levin, and Susannah Parsons. "Burdens and Benefits: Investigating Prop. 13's unequal impacts in Oakland." *SPUR*, February 2022. Available at https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

LAND USE POLICIES AND REGULATIONS

General Plan

The City of Oakland last performed a comprehensive update to its General Plan in 1998 and is in the process of updating it again to reflect emerging opportunities, challenges, and approaches. As the General Plan Update is prepared in parallel with this Housing Element, its policy direction and shared goals will inform the assessment of constraints in this chapter.

The Land Use and Transportation Element (LUTE) of the General Plan sets forth the City's policies for guiding local land use and development. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. These policies, together with the zoning regulations, establish the amount and distribution of land allocated for different uses within the city. Table F-1 shows General Plan residential land use designations along with their descriptions from the City's Planning Code. These designations support a variety of housing types, ranging from large estate lot residential developments to multifamily high-rise apartments. Generally, the LUTE provides significant flexibility on zoning and density. However, the document was originally adopted in 1998 and will be revised during Phase II of the General Plan update (i.e., by July 2025) to address changing conditions in Oakland. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. About half the city is available for residential development, while much of the remaining acreage is designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.

Table F-1: General Plan Residential Land Use Designations, 2022

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.

Source: City of Oakland, Planning Code, 2022; Dyett & Bhatia, 2022

~~Cumulative Impacts of Land Use Regulations~~

~~This section evaluates how and to what extent Oakland's land use regulations constrain the maintenance, improvement, and development of housing. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. Less than half the city is available for any kind of residential development, although much of the remaining acreage includes designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.~~

Table F-2 Summary of Development Permitted, 2022

Project Type	*Base Zones*[1]	*Total Acreage*	*Percent of Total City Acreage*[2]
Multifamily Housing[3]	RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R/-P/-C/-X, S-2, S-15, S-15W, D-WS, D-OTN, D-BV-2, D-BV-3, D-BV-4, D-KP-1 to -3, D-CE-3 and -4, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	4,881.9	9.8%
Single-Family Housing[4]	RH-1 to -4, RD-1 to -2, RM-1 to -4, RU-1 to RU-3, R-80, HBX-1 to HBX-3, C-40, C-45, S-2, D-WS, D-OTN, D-KP-1 to -3, D-CE-3, D-OK-1 to -2	21,665.9	43.4%
Two-Family Housing[5]	RM-2 to RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R, S-2, D-WS, D-OTN, D-BV-4, D-KP-1 to -3, D-CE-3, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	8,903.1	17.8%

1. The D-OK zoning district has not yet been implemented.
2. Zoning district acreage across project types is not mutually exclusive, and percentages should not be summed.
3. Multifamily housing requires a conditional use permit in RM-2, RM-3, D-BV-1, and D-CO-4 Zones.
4. Single-family housing requires a conditional use permit in S-15 and D-OK-3 Zones.
5. Two-family housing requires a conditional use permit in RD-2, RM-1, S-15, S-15W and D-CO-4 Zones.

Source: City of Oakland, 2022; Dyett and Bhatia, 2022

Figure F-1: Residential Zones

Source: City of Oakland, 2022

A sample of variance/zoning concessions identified in staff reports between 2019 and 2021 is provided in Table F-3 below. Requests for variances were generally minor, with about one-third of the sample pertaining to setbacks for single-family dwellings, another two for driveway and paving separation, and one variance for group open space for a multifamily (10-unit) building. The two parking variance requests were for a single-family dwelling and a four-unit building.

Table F-3: Sample of Variance/Zoning Concessions, 2019-2021

Year	*Case Number*	*Requested Variance*
2019	PLN19184	Minor Variance for live/work units for 12-unit building
	PLN19044	Minor Variance for group open space for 10-unit building
	PLN18280	Minor Variance for setbacks and group open space for eight-unit building
	PLN16302	Minor Variance for setbacks and parking in mixed-use building
	PLN15197-R02	Minor Variance for driveway separation in nine-unit building
	PLN18420	Minor Variance for group open space in three-lot mini-lot development
2020	PLN19289	Minor Variance for parking in four-unit building
2021	PLN20088	Minor Variance for setbacks in single-family dwelling
	PLN20117	Minor Variance for setbacks in single-family dwelling
	PLN20127	Minor Variance for setbacks in single-family dwelling
	PLN21005	Minor Variance for paving in setback of single-family dwelling
	PLN21174	Minor Variance for parking in mixed-use building
	PUD06101-PUDF012	Minor Variance for setbacks in single-family dwelling

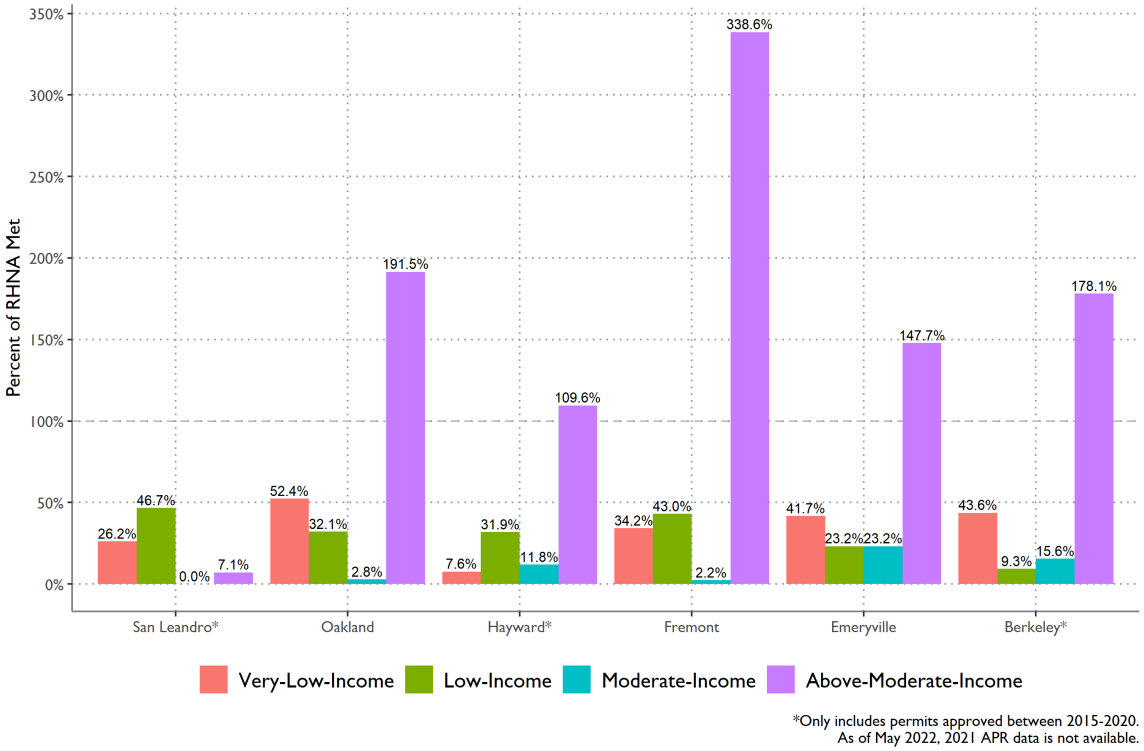
Source: City of Oakland, Staff Reports, 2019-2021

Chart F-1 below provides an overview of building permit approval rates compared to the 2015-2023 Regional Housing Needs Allocation (RHNA) for jurisdictions within Alameda County.[2] This provides a proxy for the comparative impact of land use regulations in Oakland and neighboring jurisdictions. Oakland is permitting at about the same rate as peer cities – the City has exceeded its above-moderate-income goal but has fallen short on its moderate- and lower-income goals. Oakland has one of the highest very-low-income building permit approval rates and one of the lowest moderate-income building permit approval rates among peer cities, including the five largest cities in Alameda County and neighboring Emeryville. The lag in affordable housing production is ~~in large part~~ due largely to a lack of local and State funding to meet Oakland's affordable housing needs, as well as the length and complexity of permit processing. During outreach, stakeholders also pointed to an abundance of concessions for market-rate projects, which stakeholders conclude

[2] Note that permitting rates do not include building permits approved in 2021 in the cities of San Leandro, Hayward, and Berkeley. At the time of this draft (May 2022), these cities had not submitted their 2021 Annual Progress Reports (APRs) to State HCD.

has led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Chart F-1: Building Permit Approval by Percentage of the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2015-2021

Planning Code

The type, location, density, and scale of residential development in Oakland is regulated through the City's Planning Code, which is ~~Chapter~~Title 17 of the Oakland Municipal Code. Zoning ~~is~~regulations serve to implement the ~~primary tool that local jurisdictions use to plan what goes where. It is used "to designate certain areas as 'appropriate' for certain uses," to "restrict or prohibit certain land uses in certain areas,"~~General Plan and ~~determining "~~are designed to protect and promote the ~~allowable uses to which land may be put."[3]~~health, safety, and general welfare of residents. Zoning policies, which generally separate land into broad categories of use, such as residential, commercial, and industrial, thus have intense implications on social, environmental, and racial equity within a city. In the early 1900s, cities employed racial zoning, designating neighborhoods only for members of certain racial groups. The Supreme Court declared racialized zoning as unconstitutional in 1917, but jurisdictions found ways to use economic zoning to accomplish racial segregation, with the help of the federal government. In 1921, President Harding's Advisory Committee on Zoning created a manual describing why every municipality

~~[3] Schwarzer, M. Hella Town: Oakland's History of Development and Disruption. 2021.~~

should have a zoning ordinance and published a model zoning ordinance.[4] While not explicitly stated, it was clear that "the creation of racially homogenous neighborhoods [w]as the reason why zoning should become such an important priority for cities."[5]

~~Today,~~ Oakland's Planning Code includes five zoning districts that are focused on prioritizing residential uses over most other uses. Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. However, the City is undertaking significant efforts to amend its zoning code to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing.

Permitted uses range from one-family dwellings with ~~a secondary unit~~accessory dwelling units in the RH and RD zones to two-family dwellings, multifamily dwellings, and rooming house residential facilities in RM, RU, and R-80 zones. As shown in Table F-4, residential uses are permitted by-right and do not require a conditional use permit (CUP). Various types of special needs housing may be permitted by-right, require a CUP, or be subject to certain limitations as noted in Tables F-4 through F-6 and discussed further below. The Housing Action Plan, Chapter 4 of the Housing Element, includes several actions under Policy 4.3 that are intended to reduce constraints on the production of these various special needs housing types, including emergency shelters, permanent supportive housing, employee housing, and smaller units such as rooming units.

Except for those projects determined exempt from design review as set forth in Section 17.136.025 of the Planning Code, residential projects must be approved pursuant to the design review process. This is discussed further in the Permits and Processing Procedures section of this Appendix. Action 3.4.8 moves design review toward more ministerial approvals by implementing objective design standards.

There are also 16 zoning districts included in the Planning Code that allow various types of residential uses along with commercial, industrial, agricultural, public, or open space uses. Within these zoning districts, some forms of residential development are permitted by-right, without being developed in conjunction with a commercial use on the same property. ~~Other residential uses are very limited in non-commercial zones.~~ Table F-5 and Table F-6 summarize permitted and conditionally permitted residential uses for these zoning districts.

[4] Maantay, J, "Zoning, Equity, and Public Health," American Journal of Public Health, 91, no. 7 (2001).

[5] Rothstein, R, The Color of Law: a Forgotten History of how our Government Segregated America, 1 st ed. (New York: Liveright Publishing Corporation, 2017), 51.

Many zoning district boundaries cut through parcels instead of following property lines, especially along International Boulevard. This can make development challenging, as overlapping zones lead to conflicting permitted land uses and development standards for new construction. ~~Efforts the City will take to address this issue are outlined in the Housing Action Plan.~~Action 3.4.6 corrects these divisions. Further, while not necessarily a constraint, it should be noted that the Planning Code separates permitted facility and activity types.

~~Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. Current zoning restrictions make it economically infeasible for low-income people to move to more affluent areas of Oakland because of higher development costs in low-density areas. In order to make a return on their development, developers must sell or rent houses at a higher price, functionally barring low-income people from these areas. Property owners may charge well above the development cost based on demand, regardless of what is affordable for most people in the area.~~

~~However, the City is undertaking significant efforts~~

~~to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform – including parking standards and open space requirements, highlighted below – Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing. These actions are also outlined in the Housing Action Plan.~~

Table F-4: Permitted Residential Land Uses in Residential Zones, 2022

Type of Residential Use[1]	*RH-1*	*RH-2*	*RH-3*	*RH-4*	*RD-1*	*RD-2*	*RM-1*	*RM-2*	*RM-3*	*RM-4*	*RU-1*	*RU-2*	*RU-3*	*RU-4*	*RU-5*	*R-80*
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~(L)~~	~~(L)~~	~~P~~
Two-Family Dwelling	-	-	-	-	-	C(L)	C(L)	P	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C(L)	C(L)	P(L)	P	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P
Vehicular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	(L)
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C(L)	C(L)	P
Bed and Breakfast	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited

Source: City of Oakland, Planning Code, 2022

Table F-5: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*HBX-1*	*HBX-2*	*HBX-3*	*HBX-4*	*CN-1*	*CN-2*	*CN-3*	*CN-4*	*CC-1*	*CC-2*	*CC-3*
One-Family Dwelling	P(L)	P(L)	P(L)	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~P~~	~~C~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Multifamily Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Rooming House	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Vehicular	P	P	P	C	P	P	P	P	P	P	(L)
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Supportive Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Transitional Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Semi-Transient	C	C	C	C	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	C	C(L)	C(L)	C(L)	C(L)	C	C	C(L)

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. HBX = Housing and Business Mix Commercial; CN = Neighborhood Center Commercial; CC = Community Commercial

Source: City of Oakland, Planning Code, 2022

Table F-5 Continued: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*CR-1*	*C-40*	*C-45*	*CBD-R*	*CBD-P*	*CBD-C*	*CBD-X*	*S-2*	*S-6*	*S-15*	*S-15W*
One-Family Dwelling	(L)	P	P	(L)	(L)	(L)	(L)	P	-	C	(L)
~~One-Family Dwelling with Secondary Unit~~	~~(L)~~	~~P(L)~~	~~P(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~P(L)~~	~~-~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	(L)	P	P	P	-	-	-	P	-	C	C
Multifamily Dwelling	(L)	P	P	P	P	P	P	P	-	P	P
Rooming House	(L)	P	P	P	P	P	P	P	-	-	C
Vehicular	(L)	P	P	P	P	P	P	P	P	P	P
Residential Care	-	P(L)	P(L)	P(L)	P(L)	P(L)	P	P(L)	-	P(L)	P(L)
Supportive Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Transitional Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Semi-Transient	C(L)	P	P	C	C(L)	C(L)	C	P	-	-	-
Bed and Breakfast	-	-	-	P	P	P	P	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. CR = Regional Commercial; C-40 = Community Thoroughfare Commercial; C-45 = Community Shopping Commercial; CBD = Central Business District; S-2 = Civic Center Commercial; S-6 = Mobile Home Combining; S-15 = Transit-Oriented Development Commercial

Source: City of Oakland, Planning Code, 2022

Table F-6: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-WS*[3,4]	*D-OTN*[3,4]	*D-BV-1*[4]	*D-BV-2*[4]	*D-BV-3*[4]	*D-BV-4*[4]	*D-KP-1*[4]	*D-KP-2*[4]	*D-KP-3*[4]
One-Family Dwelling	P	P	(L)	(L)	(L)	(L)	P	P	P
~~One-Family Dwelling with Secondary Unit~~	~~P~~	~~P~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~P~~	~~P~~	~~P~~
Two-Family Dwelling	P	P	(L)	(L)	(L)	P(L)	P	P	P
Multifamily Dwelling	P	P	C(L)	P(L)	P(L)	P	P	P	P
Rooming House	-	-	C(L)	P(L)	P(L)	P	P	P	P
Vehicular	-	-	C(L)	C(L)	C(L)	P	P	P	P
Residential Care	P(L)	P(L)	C(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	P	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Transitional Housing	-	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Semi-Transient	-	C	-	-	-	-	C	C	C
Bed and Breakfast	-	-	-	C	C	C	C	C	C

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-WS and D-OTN Zones permit "permanent residential activity".
4. D-WS = Wood Street District; D-OTN = Oak to Ninth District; D-BV = Broadway Valdez District; D-KP = Kaiser Permanente Oakland Medical Center District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CE-1*	*D-CE-2*	*D-CE-3*	*D-CE-4*	*D-CE-5*	*D-CE-6*	*D-LM-1*	*D-LM-2*	*D-LM-3*	*D-LM-4*	*D-LM-5*
One-Family Dwelling	(L)	(L)	P	(L)	(L)	C(L)	(L)	(L)	(L)	(L)	(L)
~~One-Family Dwelling with Secondary Unit~~	~~(L)~~	~~(L)~~	~~P~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~	~~(L)~~
Two-Family Dwelling	(L)	(L)	P	(L)	(L)	(L)	P	P(L)	P(L)	P(L)	P(L)
Multifamily Dwelling	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Rooming House	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Vehicular	(L)	(L)	P	(L)	(L)	(L)	P	P	P	P	P
Residential Care	-	-	P(L)	P(L)	-	-	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Transitional Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Semi-Transient	-	-	C	C	-	-	C(L)	C(L)	C(L)	C(L)	C
Bed and Breakfast	-	-	P	-	-	-	P	P	P	P	P

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CE = Central Estuary District; D-LM = Lake Merritt Station Area District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CO-1*	*D-CO-2*	*D-CO-3*	*D-CO-4*	*D-CO-5*	*D-CO-6*	*D-OK-1*	*D-OK-2*	*D-OK-3*
One-Family Dwelling	-	-	-	-	-	-	P	P	C
~~One-Family Dwelling with Secondary Unit~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~C~~
Two-Family Dwelling	P	P	-	C	-	-	-	-	P
Multifamily Dwelling	P	P	-	C	-	-	-	-	P
Rooming House	-	-	-	-	-	-	-	-	-
Vehicular	P	P	-	C	-	-	P	P	C
Residential Care	P(L)	P(L)	-	C(L)	-	-	P(L)	P(L)	P(L)
Supportive Housing	P	P	-	C(L)	-	-	P	P	P
Transitional Housing	P	P	-	C(L)	-	-	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CO = Coliseum Area District; D-OK = Oak Knoll District

Source: City of Oakland, Planning Code, 2022

Development Standards

Oakland regulates the location, density, and scale of residential development primarily through development standards contained in the Planning Code. The Planning Code regulates the size of residential structures through requirements for minimum lot size, setbacks, and height limits. A development application must comply with all uniformly applied development standards, typically imposed as Standard Conditions of Approval, including those development applications "deemed approved" under the State Permit Streamlining Act. Most residential projects are also subject to design review, which is discussed further in the Permits and Processing Procedures section below. A summary of the structural residential development standards for the residential and non-residential zoning districts is provided in Table F-7 and Table F-8 below. An analysis of the impact of individual key development standards and their cumulative effect is provided in the subsections below.

Development standards will be impacted by recent State law, including SB9 – which went into effect on January 1, 2022. Some of the key changes in SB9 include permitting landowners to build two residential units on one lot in a single-family zone ministerially, requiring that the minimum size of residential units must be 800 feet, and permitting an urban lot split ministerially.[6] Notably, while the bill establishes minimum housing unit sizes, it does not impose maximums. No setback can be required for a structure constructed in the same location and to the same dimensions as an existing structure. For all other new construction, the minimum side and rear setbacks are four feet. As part of its missing middle housing strategy~~,~~ (Action 3.2.1), the ~~Cit~~City intends to eliminate single-family zoning except in the Very High Fire Hazard Severity Zones. As part of the zoning code amendments that would be made, reduction of minimum lot size and reduced setbacks will also be included.

[6] The City hosts more information on the SB 9 permitting process at https://www.oaklandca.gov/resources/sb-9-two-unit-residential-duplexes-lot-subdivision.

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
Hillside Residential										
RH-1	1 primary unit per lot	N/A	25	30	15	25	35	6/15%	6	43,560
RH-2			25	30	15	25	35	6/15%	6	25,000
RH-3			25	30	15	20	25	6/10%	6	12,000
RH-4			25	30	15	20	20	5/10%	5	6,500 or 8,000
Detached Unit Residential										
RD-1	1 primary unit per lot	N/A	25	30	15	20	20	5	5	5,000
RD-2		2 units on lots 6,000 sf or greater	25	30	15	20	15	5	5	5,000
Mixed Housing Type										
RM-1	1 primary unit per lot	2 units on lots ≥ 4,000 sf	25	30	15	20	15	5	5	5,000
RM-2	1 primary unit on lots < 4,000 sf; 2 units on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25	30	15	20	15	5	5	5,000
RM-3		Lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30	30	15	15	15	4	4	4,000
RM-4	1 primary unit on lots < 4,000 sf; for 1-4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35	35	15	15	15	4	4	4,000
Urban Residential										

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
RU-1	1 unit per 1,100 sf	N/A	40	40	15	15	15	4	4	4,000
RU-2	1 regular unit or rooming unit per 800 sf		50	50	15	10	15	4	4	4,000
RU-3	1 regular unit or rooming unit per 450 sf		60	60	15	10	15	0	4	4,000
RU-4	1 regular unit or rooming unit per 225-550 sf		35 – 120			5	0/10/15	0	0	4,000
RU-5						0	0/10/15	0	0	4,000
High-Rise Apartment Residential										
R-80	1 regular unit per 300 sf or 1 rooming unit per 150 sf	The number of permitted units may be increased by but not to exceed 50 percent	None prescribed			None prescribed				4,000

1. Maximum height for footprint slope of ≤ 20%.

2. Minimum setback for a lot with a street-to-setback gradient of ≤ 20%.

Source: City of Oakland, Planning Code, 2022

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
Neighborhood Center Commercial							
CN-1, CN-2, CN-3, CN-4	1 unit per 550 sf	35 - 90	0	10/15	0	0	4,000
Community Commercial							
CC-1, CC-2, CC-3	1 unit per 225 – 550 sf	35 – 160	0	10/15	0	0	4,000 or 7,500
Community Thoroughfare Commercial							
C-40	1 unit per 450 sf	None prescribed	10	0/10/15	0	0	4,000
Community Shopping Commercial							
C-45	1 unit per 300 sf	None prescribed			N/A		4,000
Central Business District							
CBD-R, CBD-P, CBD-C, CBD-X	1 unit per 90 – 300 sf	55 – No limit	0	0/10	0	0	4,000 or 7,500
Housing and Business Mix Commercial							
HBX-1, HBX-2, HBX-3, HBX-4	1 unit per 800 – 1,000 sf	35 - 55			N/A		4,000
Civic Center Commercial							
S-2	1 unit per 300 sf	None prescribed			N/A		4,000
~~**Mobile Home Combining**~~							
~~S-6~~	~~1 unit per 3,300 sf~~	~~N/A~~			~~N/A~~		~~45,000~~
Transit-Oriented Development Commercial							

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
S-15, S-15W	1 unit per 225 – 550 sf	35 - 160	0	10	0	0	4,000
Wood Street District							
D-WS-1 – D-WS-9	1 unit per 332 – 1,535 sf	50 - 90	N/A	N/A	0/5/10	0/10	1,000 or 2,000
Broadway Valdez District Commercial							
D-BV-1, D-BV-2, D-BV-3, D-BV-4	1 unit per 90 – 450 sf	45 – 250	0	10/15	0	0	4,000, 7,500, or 10,000
Central Estuary District Zones							
D-CE-1 – D-CE-6	1 unit per 700 sf	45 - 85	0/5/10	10	0/4	0/4/5	4,000 or 10,000
Lake Merritt Station Area District							
D-LM-1 – D-LM-5	1 unit per 110 – 450 sf	45 - 275	0	0/10	0	0	4,000 or 7,500
Coliseum Area District							
D-CO-1 – D-CO-6	1 unit per 130 – 260 sf	85 - 159	0/10	10	0	0/10	4,000, 5,000, or 10,000
Oak Knoll District							
D-OK-1 – D-OK-7	1 primary unit per lot	20 - 46	0/5/8/15/20	0/5/12/15/20	0/3/4/5/20	0/5/ 20	2,000, 3,750, 4,000 or 5,000

Source: City of Oakland, October 2022

Residential Density

~~Three~~Seven residential zoning districts—RU~~,~~- 1, RU-2, RU-3, RU-4, RU-5, and R-80, ~~and~~as well as RM-4 ~~with~~on parcels larger than 4,000 square feet—permit residential densities that exceed 30 dwelling units per acre (du/ac), as do a number of commercial, combining, and district zones. Permitted density within a zone also depends on the height area, discussed below. As noted in Table F-8 above, this include zones within the following districts: Neighborhood Commercial, Community Commercial, Community Thoroughfare Commercial, Community Shopping Commercial, Central Business District, Housing and Business Mix Commercial, Civic Center Commercial, Transit-Oriented Development Commercial, Wood Street District (D-WS-2, -3, -4, -7, and -8), Broadway Valdez District Commercial, Central Estuary District (D-CE-3 and -4), Lake Merritt Station Area District and the Coliseum Area District (D-CO-1 and -2). Most of these zones also permit multifamily development by right—excluding HBX-4, CR-1, D-BV-1, and D-CO-4—as noted in Tables F-4 through F-6 above.

The City permits significant residential densities throughout Oakland, although higher resource areas tend to be lower density. In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes. The intent of the resolution, which passed unanimously, is to end a historic pattern of exclusionary zoning. Actions the City will take to increase permitted densities are included in the Housing Action Plan. While the City does not currently have minimum densities, this has not historically affected realistic capacity—according to a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[7]

Floor Area Ratio (FAR)

FAR only applies to non-residential buildings, with a few exceptions. According to the City's Planning Code, the maximum FAR is 0.25 to 0.55 for one- and two-family dwellings in the RH~~, RD, and RM Zones~~ Zone, depending on lot size. The RD and RM Zones include similar maximum FAR requirements, but those requirements only apply to lots that have a footprint slope of greater than twenty percent. Lots with less than 5,000 square feet in area may have dwellings with at least 2,000 square feet, regardless of FAR listed. The RU Urban Residential ~~zones~~Zones do not have FAR regulations for residential development. However, nonresidential maximum FAR is 2.0 to 4.0 for the RU-4 and RU-5 Zones, depending on height area. For mixed use projects in the D-LM Lake Merritt Station Area District, D-BV Broadway Valdez District, and CBD Central Business District Zones, the total lot area shall be used as a basis for computing both the maximum non-residential FAR and the maximum residential density.

For the CN Neighborhood Center, CC Community Commercial, and S-15 Transit-Oriented Development Commercial Zones, no portion of lot area used to meet the residential density requirements shall be used for computing the maximum non-residential FAR unless the total non-

[7] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

residential FAR on the lot is less than 3,000 square feet. In the proposed Zoning Code Amendments, the City will be looking at allowing double counting of the FAR and density in ~~the S-15~~all Residential and Commercial Zones~~ and allowing in the CN and CC Zones a larger exemption than 3,000 square feet for the non-residential square footage.~~.

The R-80 High-Rise Apartment Residential Zone regulations permit a maximum FAR of 3.5 for both residential and non-residential facilities, with additional increases allowed upon the granting of a conditional use permit. These ratio ranges are relatively similar to Oakland's peer jurisdictions. The City of Berkeley does not have maximum FARs prescribed to residential districts but does have maximum FAR standards in its commercial zones. Berkeley has a FAR of up to 3.0 in its Neighborhood Commercial (C-N) District and up to 6.0 in its Downtown District. The City of Emeryville has maximum FAR values ranging from 0.5 to 3.0. However, some areas may reach a maximum of up to 6.0 with a density bonus. The City of Richmond prescribes maximum FARs between 0.5 to 5.0 in commercial mixed-use zones. Generally, Oakland's FAR requirements are comparable to these other jurisdictions and have not posed a significant constraint to residential development.

Building Height

Permitted building heights depend on the zoning district and the City's height area maps. Height areas are intended to promote cohesive development patterns in high density neighborhoods, including in downtown, near the Lake Merritt BART station, and in the Broadway Valdez Specific Plan District. Allowable building heights and densities along corridors in Oakland need to better align with Building Code construction types to ensure development feasibility by increasing heights to allow for the maximum height under wood frame construction (as an example, there are some areas where current height limits may be shy of 5 feet to allow a full top story under Type 3/Type 5 construction, therefore limiting the development potential~~)~~). This misalignment can create uncertainty in the development process and poses a constraint. The City will revise permitted building heights as part of the Housing Action Plan (Action 3.4.1).

Setbacks

In zones primarily intended for single-family development, the minimum front setback ranges from 20 to 25 feet, the minimum side setback ranges from four to six feet (up to 20 feet in the D-OK districts), and the minimum rear setback ranges from 15 to 35 feet. In mixed-use and multifamily zoning districts front and rear setbacks range from zero to 15 feet, and side setbacks range from zero to 10 feet (in some districts, like R-80, no setbacks are required). These requirements are fairly similar to ~~similar~~other jurisdictions, although some minimum rear setbacks are greater than in peer cities. However, setback requirements were not identified as a constraint to development during public outreach. For comparison, a summary of required setbacks in neighboring cities is provided in Table F-9 below.

As Oakland seeks to encourage more missing middle development within traditionally single-family zones, setback requirements that have not historically been a constraint could impede higher density development. For example, in the RD zones, adherence to existing front, side, and rear setbacks could reduce the buildable area on a smaller, 4,000-square-foot lot with 40 feet of frontage to 1,800 square feet. Similarly, adherence to existing front, side, and rear setbacks on a 4,000-square-

foot parcel with 40 feet of frontage in the RM zones would result in a buildable area of 2,240 square feet. A fourplex in a traditional two-unit ground floor, two-unit second floor layout would ordinarily require 1,600 square feet of buildable area, so these setback requirements alone would not act as a constraint. Nonetheless, because the site may have additional constraints, and because the City seeks to encourage increases in density that would not necessary require demolition of existing structures, the City is including in its Housing Action Plan proposals to reduce setback requirements, with particular focus on reducing existing rear setback requirements (Action 3.4.1 and 3.4.7).

Table F-9: Summary of Minimum Setbacks by Jurisdiction

	Single-Family Setbacks (ft.)			*Multifamily Setbacks (ft.)*		
Jurisdiction	*Front*	*Side*	*Rear*	*Front*	*Side*	*Rear*
Oakland	20-25	4-6[1]	15-35	0-15	0-10	0-15
Richmond	20-25	5-10	20-25	10	5-10	20
Berkeley	20	4-15	20	15-20	4-15	15-21
Emeryville[2]	-	-	-	5-10	3	15

1. Up to 20 feet in D-OK zones
2. Setbacks are only required in the RH, RMH, and RM zoning districts.

Source: City of Oakland, Planning Code, 2022; City of Richmond, Municipal Code, 2022; City of Berkeley, Municipal Code, 2022; City of Emeryville, Municipal Code, 2022

Minimum Lot Size

Minimum lot sizes for residential districts range from 4,000 square feet for multifamily development to between 4,000 and 43,560 square feet for single-family development. In commercial and other zoning districts, minimum lot sizes are typically 4,000 square feet, but can reach as high as 10,000 square feet in some districts. For comparison, the City of Berkeley requires a minimum lot size of between 5,000 to 25,000 square feet in single-family zones, 5,000 square feet in multifamily and other zones, and no minimums in limited commercial districts. Similarly, the City of Richmond requires a minimum of between 3,750 and 11,000 square feet for single-family zones, 5,000 square feet for multifamily zones, and between 5,000 and 10,000 square feet in other zones (up to 20 acres in open space development). The City of Emeryville does not require minimum lot areas except in the RM Medium Density Residential zone, which requires 2,500 square feet. Generally, Oakland's minimum lot size standards are comparable to these jurisdictions and ~~do~~have not ~~pose~~historically posed a significant constraint to development but could impede the development of missing middle housing that the City is currently seeking to encourage. Action 3.4.1 and 3.4.7 reduce minimum lot sizes to facilitate subdivision of existing lots.

Ground Floor Commercial

A number of zoning districts either require or allow active commercial uses on the ground floor. In the case where ground floor commercial is required, this can limit residential capacity in a given project. A summary of ground floor commercial regulations by zoning district is provided below:

- **Urban Residential.** Completely residential projects are permitted in all zones. In the RU-4 and RU-5 ~~zones~~Zones, commercial uses are also permitted, but may only be located either on the ground floor of a corner parcel or in an existing non-residential facility built prior to 2011, and are typically permitted up to 5,000 square feet.

- **Neighborhood Center Commercial.** The CN-1 and CN-2 ~~zones~~Zones do not permit new ground floor residential facilities (except for incidental pedestrian entrances), while CN-3 permits ground floor only on interior lots with a CUP and not on corner lots.

- **Community Commercial.** The CC-1 and CC-2 ~~zones~~Zones require a CUP for residential uses on the ground floor, although buildings not located within 20 feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from the CUP requirement. Further, in CC-1, multifamily ground floor development is only permitted if ~~part of a development that has~~ a majority of floor area is devoted to commercial activities.

- **Central Business District.** In the CBD-P and CBD-C ~~zones~~Zones, residential activities may not be located within 30 feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building. There are no restrictions on ground floor residential in the CBD-R and CBD-X ~~zones~~Zones.

- **Broadway Valdez District Commercial**. In the D-BV-2 ~~zone~~Zone, residential uses are not permitted if located on the ground floor of a building and within 50 feet of any street-abutting property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction. In the D-BV-3 ~~zone, if a~~Zone, residential uses located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway, 27th Street, or Piedmont Avenue are only permitted with a CUP; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this requirement. In the D-BV-4 ~~zone~~Zone, residential uses are prohibited if located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway; incidental pedestrian entrances that lead to one of these activities in stories above the ground floor are exempt from this restriction.

- **Central Estuary District.** Completely residential projects are permitted in all zones. Some ground-floor commercial uses are permitted in the D-CE-3 through D-CE-6 ~~zones~~Zones.

- **Lake Merritt Station Area District.** In D-LM-1 through D-LM-4 ~~zones~~Zones, residential uses may not be located within 30 feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within 30 feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

While these requirements are intended to foster thriving commercial centers and corridors to increase access to amenities and opportunity, they do restrict the capacity of residential development projects. Further, especially as the transition of retail and commercial businesses away from brick-and-mortar storefronts has been accelerated by the COVID-19 pandemic, increasing numbers of ground floor storefronts remain vacant in Oakland. To address prolonged ground floor vacancies, the City will ~~explore ways to permit and incentivize~~increase the allowance for residential development on the ground floor in these buildings as part of the Housing Action Plan~~.~~ (see Action 3.8.2).

Open Space

Oakland's open space requirements—especially for group or common open space—are higher than in other cities of similar density and size. Minimum usable open space requirements differ by zoning district in Oakland. For example, Housing and Business Mix Commercial (HBX) zones require a minimum of 100 to 200 square feet of usable open space per dwelling unit. The Lake Merritt Station Area District (D-LM) zones require 75 square feet per unit. Primarily residential areas, like the Urban Residential (RU) zones, require 100 to 150 square feet of group useable open space per unit. However, each one square foot of private usable open space ~~shall be~~is considered equivalent to two square feet of required group usable open space and may be so substituted. These open space requirements do not apply to Downtown. In comparison, the City of Berkeley's C-DMU Downtown Mixed-Use District requires a minimum of 40 square feet of usable open space per dwelling unit. San Diego requires 36 to 48 square feet per unit. Oakland also limits the amount of the common space that can be on rooftops, while many other jurisdictions do not have such limitation. So as to not hinder construction, these standards could be adjusted to be more in line with the standards of peer jurisdictions. Actions the City will take to address these constraints are provided in the Housing Action Plan (see Action 3.4.1 and 3.4.4).

Courtyard Requirements

Per Section 17.108.120 of the Planning Code, courtyards are required for lots that contain residential facilities with two or more dwelling units, except for a single-family home with an ADU. Courtyard requirements were not identified as a significant constraint to development during outreach. Courtyards must meet minimum depths between exterior walls, listed below:

- Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to 16 feet, plus four feet for each story above the level of the aforementioned court, but shall nor be required to exceed 40 feet.

- Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of 10 feet.

Parking Requirements

In California, the cost of providing structured parking can add between $36,000 to $38,000 per housing unit to the overall costs of a multifamily housing development project (or about 8.0 percent of per unit costs).[8] Parking-related requirements and costs can significantly impact and constrain multifamily housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multifamily housing development. Further, for built-out cities like Oakland, the reliance on infill development and underground parking may lead to higher costs than in cities with more open land.

Recent State law has reduced minimum parking requirements for ~~specific~~ projects near transit. For instance, AB 2923 allows BART to enable transit-oriented development (TOD) through land-use zoning on BART-owned property in collaboration with local jurisdictions. Baseline zoning standards from the bill include no minimum number of vehicle parking spaces is enforced in these TOD areas. For properties undergoing the SB9 process, local agencies may not impose parking requirements when a parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Changes in accessory dwelling unit (ADU) regulations, Density Bonus parking waivers, and SB 35 streamlined approvals have led to further parking reductions in Oakland.

The City's parking requirements for residential uses—provided in Section 17.116.060 of the Planning Code—vary by residential facility type. Lower density zones require as much as two spaces per unit, while higher density zones require one space or less per unit. Chapter 17.94 of the Planning Code details Residential Parking Combining (S-12) Zone regulations. This combining zone is intended to ensure that adequate off-street parking is provided for high density residential neighborhoods and adjacent commercial areas. Oakland parking requirements are provided in Tables F-10 and F-11 below.

[8] Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020.

Table F-10: Residential Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Total Required Parking*
One-Family Dwelling	RH Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
One-Family Dwelling with Secondary Unit	CBD, S-2, and D-LM Zones, except when combined with the S-11 or S-12 Zone.	No additional space required for the Secondary Unit.
	Any other zone, except when combined with the S-11 or S-12 Zone.	One space for the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-11 Zone.	One space for each bedroom in the Secondary Unit, up to a maximum requirement of two spaces per Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-12 Zone.	One space for each bedroom in the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
Two-Family Dwelling. Multifamily Dwelling	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters space for each dwelling unit.

	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
Rooming House	CBD, S-2, D-LM, D-BV-1, and D-BV-2 Zones.	No spaces required for Rooming Units.
	All other zones	One space for each two Rooming Units.
Micro-Living Quarters	D-BV-1 and D-BV-2 Zones. (Micro-Living Quarters are not permitted in any other zone.)	No spaces required.
Mobile Home	CBD, S-2, and D-LM Zones	No spaces required.
	All other zones.	One space for each dwelling unit plus one additional space for each four dwelling units.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Table F-11: Residential Maximum Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Maximum Number of Parking Spaces*
One-Family Dwelling. One-Family Dwelling with Secondary Unit. Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per dwelling unit.
	All other zones	No maximum parking requirement.
Rooming House	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Parking regulations in the city are higher relative to some adjacent cities. For example, the City of Emeryville has no parking minimums for any use (including residential). Emeryville also has *maximum* parking regulations, which caps parking provided to be no more than 10 percent of the estimated demand – which is provided in the City's Municipal Code. The City of Berkeley recently approved an ordinance that eliminates parking requirements for residential properties citywide, with the exception of hillside properties, and placed a maximum of the number of off-street parking units allowed for new projects in transit-rich areas. Although Oakland undertook efforts to reduce its parking standards for residential and commercial buildings in 2016—with no required parking and a cap on maximum parking in areas close to major transit hubs such as downtown or near

BART stations—additional efforts are needed to reduce parking requirements citywide. The City of Oakland will ~~conduct a comprehensive review of~~reduce its parking ~~regulations~~requirements to remove a constraint to development following adoption of the Housing Element, as further discussed in the Housing Action Plan (See Action 3.4.~~34~~).

Combining Zone Standards

Combining zones are overlay districts which may be appended to existing base zones. Combining zones are typically used when local conditions, including environmental or other conditions, generate a need for more specific regulations. The standards of the combining zone are supplementary to that of the base zone when applied. The impact of combining zones on residential use is summarized in Table F-12 below.

Cumulative Effect of Development Standards

As described above, a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[9] As shown in Appendix C: Sites Inventory, tables C-4 and C-5, pipeline projects with planning and building permits have average densities of 115 percent and 150 percent of allowable density, respectively. Many of these projects utilize the State and City density bonus to achieve these higher densities. Thus, Oakland's development standards do not present a constraint to achieving maximum densities when considered cumulatively. Combined with actions to revise zoning standards, building heights, setbacks, lot coverage, open space requirements, parking requirements, and other individual constraints as listed above, Oakland's future development standards should reduce any potential constraints even further.

[9] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

Table F-12: Summary of Combining Zone Standards, 2022

Combining Zone	*Applicable Base Zones*	*Impact on Residential Use*
S-4 Design Review	Any other zone	Requires design review process for all new construction or alteration, unless exempt.
S-7 Preservation	Any other zone	Requires additional design review criteria to structures with special character, mostly applicable to older neighborhoods.
S-9 Fire Safety	Any other zone	Protects uses in Very High Fire Hazard Severity Zones, and prohibits accessory dwelling units not entirely within an existing structure.
S-10 Scenic Route	Any other zone	Enhances areas along scenic routes, and includes additional design review criteria, subdivision restrictions, height restrictions on downslope lots, and conditional use permit restrictions.
S-11 Site Development and Design Review	Any other zone	Applicable to areas subject to the North Oakland Hill Area Specific Plan, and includes additional residential siting requirements, design review criteria, and limitations on residential density.
S-12 Residential Parking	Any zone in which Residential Facilities are permitted or conditionally permitted	Ensures adequate off-street parking in high-density residential neighborhoods, including additional off- and on-street parking requirements.
S-15 Transit-Oriented Development Commercial Zone Regulations	Provided in Table F-5	Provided in Table F-8.
S-17 Downtown Residential Open Space	Any zone within the General Plan-designated Central Business District	Provides open space and landscaping standards for downtown residential development.
S-19 Health and Safety Protection	HBX, D-CE-3, D-CE-4, CIX-1, CIX-1A, CIX-1B, CIX-1C, CIX-1D, CIX-2	Related to the storage and use of hazardous materials.
S-20 Historic Preservation District	Any other zone	Provisions are similar to S-7, but applies to larger areas (i.e., historic districts). S-20 includes additional design review standards, and provides more expeditious review procedures than S-7.

Source: City of Oakland, Planning Code, 2022

Specific Plans

Oakland has embarked on a series of area plans for creating sustainable and vibrant neighborhoods. Through the use of specific plans, the City can guide development at a neighborhood scale and meet local community needs. This section summarizes recent specific plans with potential for residential development. Permitted residential densities are described in Table F-7 and Table F-8

above. The success of specific plan areas in meeting their residential development goals is provided in Appendix A.

Central Estuary Area Plan (2013)

The City adopted the Central Estuary Area Plan (CEAP) in April 2013 to guide future development of the Central Estuary area, which is encompassed by 19th Avenue to the north, 54th Avenue to the south, I-880 to the east, and the Oakland Estuary to the west. Certain portions of the Plan Area have been designated to accommodate multifamily and mixed-use residential development. As of adoption, the CEAP anticipated an additional development potential of 391 residential units and 31 live/work units. Projects completed within the Plan Area include the 41-unit Phoenix Commons senior housing project in 2016 and the 41-unit market-rate 3030 Chapman apartment building in 2018. More recent entitled and permitted projects include warehouse and industrial conversions to residential uses, a six-unit condominium project, and accessory dwelling units.

The CEAP is implemented in the Planning Code through the D-CE Central Estuary District Zones, provided in Chapter 17.101E of the Oakland Planning Code. The D-CE District Zones include the following:

- **D-CE-1 (Embarcadero Cove).** The D-CE-1 zone is intended to create, maintain, and enhance the marine, office and other commercial uses in the Central Estuary area.

- **D-CE-2 (High Street Retail).** The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.

- **D-CE-3 (Jingletown/Elmwood).** The D-CE3 zone is intended to provide development standards for areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.

- **D-CE-4 (Mixed Use Triangle).** The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.

- **D-CE-5 (Food Industry Cluster, High Street Warehouse Wedge, Tidewater South).** The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.

- **D-CE-6 (Con Agra, Owens Brockway, Tidewater North).** The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/ glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit

such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Lake Merritt Station Area Plan (2014)

The Lake Merritt Station Area Plan (LMSAP) was adopted by the City as a specific plan in December 2014. The approximately 315-acre Planning Area covers the area around the Lake Merritt BART station in Downtown Oakland. The LMSAP projects that there is capacity for 4,900 additional housing units through 2035. All of the opportunity sites identified in the LMSAP have access to necessary infrastructure to support development. Therefore, the opportunity sites could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. Further, the LMSAP provides a target that 15 percent of new units built in the Planning Area be affordable for low- and moderate-income households.

The LMSAP is implemented in the Planning Code through the D-LM Lake Merritt Station Area District Zones, provided in Chapter 17.101G. The D-LM Zones include the following:

- **D-LM-1 Lake Merritt Station Area District Mixed - 1 Residential Zone.** The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities.

- **D-LM-2 Lake Merritt Station Area District Pedestrian - 2 Commercial Zone.** The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities.

- **D-LM-3 Lake Merritt Station Area District General - 3 Commercial Zone.** The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities.

- **D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone.** The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

- **D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone.** The intent of the D-LM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses.

Broadway Valdez District Specific Plan (2014)

The City adopted the Broadway Valdez District Specific Plan (BVDSP) in June 2014. The BVDSP provides a framework for development in the approximately 95-acre area along Oakland's Broadway corridor between Grand Avenue and I-580. Amendments to the Planning Code include the development of new zoning regulations for the Broadway Valdez District (D-BV) that are tailored to address specific conditions in the district and achieve the vision set forth in the BVDSP. D-BV zones establish retail and mixed-use commercial zones in the Plan Area and emphasize transit-oriented development. In addition, proposed height areas allow for greater densities, particularly at retail and mixed-use boulevard zones.

The BVDSP projected 1,800 new housing units through 2035. Sites were identified for mixed-use or purely residential uses to accommodate over 30 units per acre; with maximum residential density ranging from 90 to 450 square feet of lot area required per dwelling unit. The Environmental Impact Report (EIR) for the BVDSP allowed for flexibility and a mix and match of uses as long as the total car trip allocation was not exceeded. As of spring of 2022, the plan area has a total of approximately 4,100 residential units that have applied for planning permits, approved for planning permits, applied for building permits, have had a building permit issued, or completed construction. Of those 4,100 residential units, approximately 2,200 units have been completed so far. That still leaves approximately 1,900 units in the pipeline of approval and construction. All of the sites have access to necessary infrastructure to support development. A good portion of the opportunity sites identified in the BVDSP have been developed, but there are additional sites in the pipeline as well as ~~ones that have do not have projects applied for yet~~sites without submitted plans that could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. The BVDSP aims to encourage 15 percent of all new housing units in the Plan Area to be affordable including both units in mixed-income developments and units in 100 percent affordable housing developments. A few of the newer projects have included some affordable units as part of their project while others have paid Affordable Housing Impact Fees to go into the Affordable Housing Trust Fund to help fund affordable housing development. Affordable Housing Impact Fees were adopted after the adoption of the BVDSP project, so a number of projects were underway before the Affordable Housing Impact Fees went into effect in September 2016.

Coliseum Area Specific Plan (2015)

The City adopted the Coliseum Area Specific Plan (CASP) in April 2015. The CASP, consisting of approximately 800 acres along I-880 and Hegenberger Road, seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-class sports, entertainment, and science and technology district that boasts a dynamic and active urban setting with retail, entertainment, arts, culture, and live and work uses. The CASP amended the maximum residential density and non-residential FAR in the "Community Commercial" and "Regional Commercial" LUTE designations. The CASP allows for development of up to 5,750 housing units by 2035.

The CASP implemented new zoning districts, which include the following:

- **Coliseum District-1 (D-CO-1).** This zone replaces the Transit Oriented Development zone (S-15) mapped around the Coliseum BART station. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of

transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone limits the building height in this area to 159 feet unless Federal Aviation Administration (FAA) review and CUP review allows taller building heights. The new D-CO-1 zone applies to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area.

- **Coliseum District-2 (D-CO-2).** This zone replaces the Regional Commercial-1 (CR-1) zone that applied to the majority of the Coliseum District. The new D-CO-2 zone specifically permits and encourages development of regional-drawing centers of activity, such as new sports and entertainment venues, residential, retail, restaurants, and other activity-generating uses, as well as a broad spectrum of employment activities. The new D-CO-2 zone clarifies that any building height over 159 feet will require FAA review and City CUP approval.

West Oakland Specific Plan (~~2018~~2014)

The West Oakland Specific Plan (WOSP) was adopted by the City in ~~2018~~2014, and comprises approximately 1,900 acres. The WOSP focuses on clarifying the industrial/residential interface, emphasizing commercial use along important corridors, and clarifying housing and business mix boundaries and urban open space uses. Such zoning changes include the adoption of the Commercial Industrial Mix (CIX-1A) business enhancement zone, Commercial Industrial Mix (CIX-1B) low intensity business zone, Commercial Industrial Mix (CIX-1C) high intensity business zone, Commercial Industrial Mix (CIX-1D) retail commercial mix zone, and Housing and Business Mix (HBX-4) zone, as well as mapping of commercial overlay zones near the West Oakland BART station along the 5th Street and Chester Street frontage area, and adopting zoning and height area maps.

Buildout of the West Oakland Opportunity Areas is expected to result in 4,286 to 5,267 new housing units by 2035. Areas with residential potential include along the 7th Street and San Pablo Avenue corridors (more than 1,400 housing units), the envisioned 24-acre mixed-use Transit Oriented Development at the West Oakland BART station (between 1,325 to 2,308 housing units), and approximately 1,520 housing units elsewhere within residential and housing and business mix areas.

The Downtown Oakland Specific Plan (Public Review Draft Plan, 2019)

In August 2019, the City published a public review draft of the Downtown Oakland Specific Plan (DOSP), which envisions new zoning regulations that can be introduced to more closely align with community goals and feasible development potential. The Plan Area encompasses approximately 930 acres, with a potential for 29,100 new housing units by 2040, of which 4,365 to 7,275 will be affordable units. Key issues related to housing that the zoning update will address include:

- **Establish development hierarchy based on land use character and intensity maps.** The Land Use Character Map and Intensity Map establishes a clear development hierarchy for downtown, depicting nodes and corridors of activity and intensity, as well as transitions to areas of preservation and less intensity. New development downtown should be consistent with the overall community vision established by this Plan.

- **Unlock bonus development potential in exchange for needed community benefits.** The Plan will ensure that downtown's continued growth and revitalization provides community benefits to local residents and the broader community. As part of the planning effort, the City is studying how "upzoning" areas of downtown would affect land value and, to what extent and through what approaches, this value creation may provide funding for pre-defined community benefits based on Plan goals. A zoning incentive program can apply to development projects of any size, with clearly identified benefits to be provided in exchange for increases in building intensity. The increased intensity allowed can be in the form of increased height, FAR, and/or density (to encourage micro-units and other affordable-by-design residential unit types).

- **Study intensity in General Plan.** The updated zoning regulations for downtown may also include an increase in the FAR and density permitted under the General Plan, particularly for portions of the plan area where an increase in intensity is desired, to be consistent with the proposed new bonus provisions. Increasing the maximum FAR and density in select downtown locations will not only capture value and contribute to community benefits, but it can also add intensity to the downtown without requiring lot aggregation, which often results in overly large building footprints and bulky podiums.

- **Include update to Jack London area zoning.** The zoning for the Jack London area dates to the 1960s and is inconsistent with the General Plan. The area was not included in recent 2009 and 2011 citywide zoning updates. Implementation of the Downtown Plan will make the zoning for the Jack London district consistent with the community vision to create an iconic waterfront that is a regional and local amenity with dining, living, entertainment, and civic uses.

- **Streamline approvals, create predictable outcomes.** A goal for the downtown zoning amendments should be to streamline the project approvals process and offer predictability for developers and the community. This can be done by clearly defining the desired urban form and maximum intensity of future development, including identified community benefits that should be provided in exchange for any bonus intensity.

- **Designate office opportunity sites.** Estimates of Downtown Oakland's potential capture of additional office space demand over the next 20 years vary from 10 million to 20 million square feet of space, and significantly more over additional time. Office Priority Sites are identified near BART stations within the Mixed-use Downtown Core Character area. Zoning updates for these identified Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.

Density Bonus

The State Density Bonus Law requires local governments to provide a density increase over the otherwise maximum allowable residential density, along with other incentives for the production of below market-rate housing units, when builders agree to construct housing developments with units affordable to lower- or moderate-income households. Historically, developers infrequently sought density bonuses in Oakland due to the fairly high residential densities permitted in the City. However, the City has seen an uptick in recent years as a means of builders receiving not only a bonus in allowable density, but also relaxation of various development standards that may otherwise preclude construction or increase costs.

Density bonus standards in Oakland are contained in Chapter 17.107 of the Planning Code. The Density Bonus Ordinance was updated in April 2014, and amended again in April 2022, to remain consistent with State law. Prior to this most recent revision, Oakland implemented its local density bonus program in the manner required to ensure consistency with State law. Oakland anticipates that the State Density Bonus Law will continue to be revised by the State legislature in future years. As a result, Chapter 17.107 provides that any provision of the State Density Bonus Law, California Government Code Sections 65915 through 65918, but not included in Chapter 17.107 shall nonetheless be considered valid and applicable to density bonus projects in the City of Oakland. Oakland's density bonus ordinance provides for density bonuses to both for-sale and rental housing development projects that include deed-restricted moderate income units, while state law applies to moderate-income units only in for-sale housing developments.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100 percent affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100 percent affordable housing development production. The City of Oakland has implemented the provisions of these amendments at the time that they went into effect and have incorporated those amendments into the latest revision to Chapter 17.107.

In addition to implementing the California Density Bonus law, Oakland has available additional local density bonuses, including a Senior Housing Density Bonus and a Planned Unit Development (PUD) bonus.[10] The City of Oakland Senior Housing Density Bonus, Oakland Planning Code Section 17.106.060, provides for an increase of 75 percent more senior housing units than otherwise permitted by zoning if a conditional use permit is approved. An applicant may choose whether to seek the Oakland Senior Housing Density Bonus or to utilize the State Density Bonus for senior citizen housing developments, but cannot combine the two. In addition, the City of Oakland's flexible Planned Unit Development procedures offer varying special bonuses for worthwhile projects, some of which include increases in overall density. When a project seeks both a Planned

[10] A PUD is a large, integrated development adhering to a comprehensive plan and located on land equaling 60,000 or more square feet in size. Certain uses may be permitted in addition to those otherwise allowed in the underlying zone, certain of the other regulations applying in said zone may be waived or modified, and the normally required design review process may also be waived for developments at the time of initial granting of a PUD permit. The PUD density bonus permits an increase of density by up to 33 percent (except in the RH and RD-1 zones) if the development contains detached buildings each containing only one living unit; townhouse or similar single-family semi-detached or attached buildings each containing only one living unit; buildings each containing two living units and; buildings each containing more than two living units.

Unit Development and State Density Bonus, the Planned Unit Development bonus is calculated first, up to the General Plan maximum density, and then the State Density bonus is calculated from this new allowed number of units.

According to Annual Progress Reports (APRs) submitted to HCD, 10 projects were permitted between 2018 and 2021 that used density bonus provisions to provide affordable housing. The total capacity of these projects is 1,526 units, including 176 very low-income units, 105 low-income units and 64 moderate-income units. In addition, over the same period, eight density bonus projects were completed with 245 very low-income units, 19 low-income units and 315 market-rate units. For comparison, there were about 169 market-rate projects (excluding single-family homes and ADUs) during this period – meaning 5.9 percent of these projects utilized a density bonus. About 1,526 units were provided in these 169 projects, of which 345 units are provided for lower- and moderate-income households (22.6 percent). Waivers and concessions requested by density bonus projects include reductions in parking requirements, increases in allowable building heights, reductions in usable open space requirements, and eliminating a required loading berth.

On- and Off-Site Improvements

The Oakland Municipal Code requires several on- and off-site improvements for new development, depending on the zone. Site improvements may include those related to streets, sidewalks, water and sewage, landscaping, recreation amenities, and any other public improvements found necessary to mitigate the impacts of new development. Additional site improvements may be required in the City's specific plan areas. Since Oakland is mostly built out, housing in the city is largely located on already subdivided lots. Depending on the potential transportation impacts and the location of redevelopment, off-site infrastructure improvements may be required to satisfy California Environmental Quality Act (CEQA) requirements. Off-site improvements may include transit boarding islands, transit shelters, curb extensions, bike facilities, or pedestrian lighting. Table F-13 summarizes the City's current complete street design standards.

Table F-13: Complete Streets Design Standards, 2022

Street	*Width of Right-of-Way (ft.)*	*Visibility Measured Along the Centerline (ft.)*	*Minimum Radii of Curvature on Centerline of Streets (ft.)*	*Tangent length between all reversed curves (ft.)*
Arterial	80	300	500	150
Collector	60	200	300	150
Local	40	100	100	50
Blind	50	-	-	-
Alley	26	-	-	-

Source: Oakland Municipal Code, Chapter 16.16 Design Standards, 2022

Per the City's Standard Conditions of Approval, all land use projects that generate more than 50 net new a.m. or p.m. peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan as early as feasible in the planning process. Mandatory strategies that must be incorporated into a TDM plan based on a project location or other characteristics are provided in Table F-14 below.[11]

[11] City of Oakland Transportation Impact Review Guidelines (TIRG) are available on the City's website: https://cao-94612.s3.amazonaws.com/documents/oak063581.pdf

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
Bus boarding bulbs or islands	• A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb
Bus shelter	• A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day
Concrete bus pad	• A bus stop is located along the project frontage and a concrete bus pad does not already exist
Curb extensions or bulb-outs	• Identified as an improvement within site analysis
Implementation of a corridor-level bikeway improvement	• A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips
Implementation of a corridor-level transit capital improvement	• A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	• Always required
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	• When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection
In-street bicycle corral	• A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages.
Intersection improvements[2]	• Identified as an improvement within site analysis
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	• Always required

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
No monthly permits and establish minimum price floor for public parking[3]	• If proposed parking ratio exceeds 1:1000 sf (commercial)
Parking garage is designed with retrofit capability	• Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf (commercial)
Parking space reserved for car share	• A project is located within downtown. One car share space preserved for buildings between 50 – 200 units, then one car share space per 200 units.
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	• Typically required
Pedestrian crossing improvements, pedestrian-supportive signal changes[4]	• Identified as an improvement within site analysis • Identified as an improvement within operations analysis
Real-time transit information system	• A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Relocating bus stops to far side	• A project is located within 0.10 mile of any active bus stop that is currently near-side
Signal upgrades[5]	• Project size exceeds 100 residential units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage abuts an intersection with signal infrastructure older than 15 years
Transit queue jumps	• Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Trenching and placement of conduit for providing traffic signal interconnect	• Project size exceeds 100 units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
	• A major transit improvement is identified within operations analysis requiring traffic signal interconnect
Unbundled parking	• If proposed parking ratio exceeds 1:1.25 (residential)

1. AC Transit must be consulted for any transit related elements.
2. Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.
3. May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.
4. Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a "scramble" signal phase where appropriate.
5. Including typical traffic lights, pedestrian signals, bike actuated signals, transit only signals.

Source: City of Oakland, Transportation Impact Review Guidelines, 2017

While on- and off-site improvements increase the costs of development, they are required to mitigate the impact of new development on the City's infrastructure and are largely unavoidable. However, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies. Further, Oakland's requirements were not identified as a significant constraint during outreach with affordable housing developers.

Building Codes and Enforcement

Oakland adopts the California Model Building Codes (CMBC) established by the California Building Standards Commission (CBSC) through Title 24 of the California Code of Regulations, which was last updated in ~~2019~~2022. The CMBC establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations. Local jurisdictions are required to enforce the CMBC but may also enact more stringent amendments to the CMBC based on climatic, geological, or topographical conditions. Oakland's modifications to the CMBC are generally for the purpose of protecting health and safety in areas subject to natural hazards. Local amendments that may increase development costs are largely related to fire risks, habitability issues, topography, and seismic risks. These amendments do not substantially differ from those of other cities within Alameda County and thus are not considered to act as a constraint on the development of housing.[12] While requirements may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Oakland.

The City's Planning & Building Department reviews all new construction and improvements to existing structures in Oakland. Building services performed include field inspections, plan reviews, and permit issuance in person or electronically. Planning & Building allows users to apply for selected permits, check on the status of permits, research property records, and print permits or inspection cards via the Online Permit Center. The Green Building Code, or CALGreen, applies to most new residential construction (including affordable housing construction). Both single-family and multifamily units must meet CALGreen mandatory measures for residential new construction, as do Category 2 ADUs. Depending on the project, Oakland's green building requirements may also apply.[13]

When applying for building permits, applicants may be required to undergo the Plan Check process. During Plan Check, City engineers review development plans for compliance with applicable codes and regulations. This can include compliance with applicable local, State and federal laws to ensure access for disabled persons. Plans may need to be submitted to the Fire

[12] The latest local amendments, including standard findings, are available at the following link: https://oakland.legistar.com/LegislationDetail.aspx?ID=4212920&GUID=C9824F8B-AF8B-44CE-B43A-BC83BFC2FD34

[13] https://www.oaklandca.gov/topics/green-building

Prevention Bureau for initial review, or may be routed for concurrent review during the Building Plan Check process.

Upon issuance of a building permit, the following inspections are typically required – pre-construction, pre-pour/foundation stage, framing stage, rough-in/frame stage, insulation, drywall/lath/gas test, and final. A final inspection is called in when all related permits have an approved rough-in inspection. To increase predictability during the construction process, the City provides resources on its website of what is typically required.[14]

Code Enforcement Services carries out the City's enforcement program to address violations of the Oakland Municipal Codes, City ordinances, and land use regulations. Code Enforcement Services uses progressive enforcement to follow up on complaints – property owners are notified through the U.S. Postal Services. When a violation is verified by a Building Inspector a Notice of Violation is issued that includes a list of violations and corrections that must be made. The property owner has 30 days to correct the violation. Residents are able to file a complaint via the Accela Citizen Access Portal. Code enforcement efforts are also linked to housing rehabilitation efforts – if an inspection results in an Order to Abate – Habitability or a if a property is a Substandard Public Nuisance a Compliance Plan may be required. Compliance Plans are agreements with the property owner/agent/buyer to rehabilitate the property, correct housing violations, and pay fee assessments in an agreed timeline. The Investor-Owned Residential Property Registration, Inspection & Rehabilitation Program also ensures the regular inspection and maintenance of properties with a default or foreclosure history that have non-owner occupant buyers.

Efforts to comply with State Health and Safety Code Section 17980, related to the abatement of substandard buildings, are contained in Section 15.08.110 of the Oakland Municipal Code and require notice to residential tenants of buildings deemed substandard. Further, under the Code Compliance Relocation Program, residential tenants who are displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population, including those populations with special needs. This section summarizes the extent to which various housing types are permitted in the city, as well as any constraints that may be contained in City regulations.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs)—formerly known as secondary or granny units—are attached or detached units that provide complete independent living facilities for one or more persons and are located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as a

[14] See Building Bureau resources at the following links: https://cao-94612.s3.amazonaws.com/documents/What-to-expect-during-your-City-of-Oakland-Building-Inspection-4.2021.pdf and https://cao-94612.s3.amazonaws.com/documents/Overview-of-Planning-and-Building-Inspection-Types.pdf

single-family or multifamily structure. By their nature, ADUs tend to cost less to construct because they do not involve the purchase of land. The California legislature has found ~~and declared~~ that ADUs often provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. As noted by the Terner Center for Housing Innovation and the Center for Community Innovation, in higher-wealth areas, ADU construction is providing new housing supply with access to existing resources, and in lower-income areas, new ADUs are helping to reduce overcrowding, provide new rental income, and build home equity.[15] Several pieces of recent State legislation modified regulations for ADUs with the intent and effect of encouraging their construction. Some of the key changes included prohibiting standards related to lot coverage standards, lot size, FARs, or open space that may impede the development of ADUs, reducing review time for permit applications, and reducing regulations related to parking, height, setbacks, and unit size.

In Oakland, ADUs are regulated by Section 17.103.080 of the Planning Code. New regulations for ADUs were adopted by the City Council in January 2022 to meet the State law requirements. The Planning Code differentiates between a Category One and Category Two ADU. Category One units are those that are located entirely within a One-Family Residential Facility or detached accessory structure and involve no expansion of the existing building envelope. Category Two units are those that a) are not entirely within the building envelope of a One-Family Residential Facility or detached accessory structure; and b) involve either construction of a new structure, or an exterior addition to an existing structure. In addition, Multifamily Category One ADUs are conversions of existing non-habitable space within an existing multifamily building; Multifamily Category Two ADUs are newly constructed detached ADUs or conversions of an existing detached accessory structure; and Multifamily Category Three ADUs are interior or attached to the primary structure. All ADUs are subject to ministerial approval and regulations related to occupancy, sale of unit, parking configuration, fire sprinklers, and compliance with building and fire codes. The relevant standards for ADUs are shown in Table F-15.

The City's Planning Code also lays out requirements for junior accessory dwelling units (JADU) and meets the State law for them. According to State law, JADUs involve the conversion of space within the building envelope of an existing or proposed single-family dwelling, resulting in a living unit of not more than 500 square feet, requiring owner-occupancy in the JADU or primary dwelling unit. In comparison to the 1,000 square foot maximum for Category Two ADUs that are detached in Oakland, both the City of Berkeley and the City of Emeryville permits a 1,200 square foot maximum for detached ADUs. Oakland does allow for a 1,200 square foot for Category Two ADU that is attached or a Category One ADU as well as for a Category Two ADU Oakland has a height limit of 20 feet, which is greater than the minimum 16-foot height limit that the State requires. Housing Action Plan policies 3.2.5 reduce constraints to the development of ADUs, and 3.2.6 commits the City to monitoring affordability of permitted ADUs.

[15] Karen Chapple, David Garcia, Eric Valchuis, and Julian Tucker. "Reaching California's ADU Potential: Progress to Date and the Need for ADU Finance." *The Terner Center for Housing Innovation at University of California*, August 2020

Table F-15: ADU Development Standards, 2022

Standards	*One-Family ADU Category One*	*One-Family ADU Category Two*
Maximum Size	Conversion of Attached Structures: 50% of floor area of primary residence or 850 sf., whichever is greater, but shall not exceed 1,200 sf. Interior Conversion: size is limited by the existing building envelope, but shall not exceed 1,200sf.	For detached: 850 sf. for studio or 1-bedroom. 1,000 sf. for 2-bedroom or more For attached: Whichever is greater: 850 sf. for studio or 1- bedroom, and 1,000 sf. For a 2-bedroom or more; or 50% of floor area of primary residence, but shall not exceed 1,200 sf.
Parking for ADU	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem
Side and Rear Setbacks	-	4 feet or the regularly required setback, whichever is less, but in no case shall the setback be less than 3 feet from the side or rear lot line;

Source: Oakland Planning Code, Section 17.103.080 Accessory Dwelling Units in conjunction with One-Family, Two-Family, and Multifamily Dwelling Residential Facilities, 2022

Live-Work Units

Live-work units are properties that combine residential and non-residential uses in either commercial or residentially zoned areas. There are numerous types of live-work units that are permitted in the city as outlined in Table F-16. The City makes a distinction between live/work and work/live units. They define live/work units as those that accommodate both residential and non-residential activities, while work/live units are primarily non-residential with an accessory residential area. These units are generally permitted within the commercial districts and must meet certain criteria. Live/work units are also permitted in HBX and D-CE zoning districts, and work/live units are permitted, under limited circumstances, in industrial zones.

All live-work units are subject to Building Code requirements which may be costly to update and have a significant effect on the function and layout of these units, particularly in terms of Americans with Disabilities Act (ADA) access and bathroom configuration.

For comparison, the City of Berkeley permits live-work units by right in all commercial districts except C-SA and C-W, which require a use permit or an administrative use permit. Live-work units are not permitted in all residential districts. In the City of Emeryville, live-work units in residential zones are subject to on-premises sales and work ~~restricts~~is restricted to occupants. In a residential zone, no live-work building may be converted to wholly nonresidential uses; however, it may be converted to wholly residential uses. In a nonresidential zone, any live-work building may be converted to wholly nonresidential uses which are permitted in that zone. Action 3.2.2. updates development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan.

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
JLWQ	Joint Living and Working Quarters (JLWQs) are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities.	Zones that permit or conditionally permit residential dwelling units.
Residentially Oriented JLWQ	Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old.	Within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. Unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area.
HBX Work/Live and Live/Work Units	HBX work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Housing and Business Mix (HBX) Zones
D-CE Work/Live and Live/Work Units	D-CE work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Central Estuary District (D-CE) -3, -4, and -5 Zones
Industrial Work/Live Units	Work/live units established as part of a new building or the conversion of an existing building if the site is within 300 feet of a Residential Zone.	CIX, IO, and IG Zones. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization of existing units that house artists are conditionally permitted anywhere in the CIX, IG, and IO Zones.
Work/Live Units in Additions and New Buildings	Live/work and work/live units in a newly constructed building or expansion of an existing building.	CIX, IO, IG, HBX, D-CE Zones

Source: Oakland Planning Code, 2022

Manufactured Housing and Mobile Home Parks

Manufactured homes, also referred to as factory-built homes or modular homes, consist of a residential building or dwelling unit which is either wholly or partially constructed or assembled off-site. Manufactured housing is typically constructed off-site and installed on a foundation, which is significantly less costly than the construction of individual single-family homes on site.

Mobile home parks were previously permitted in the Mobile Home Combining (S-6) Zone. This zone was intended to create, preserve, and enhance areas containing attractive mobile home parks, and is typically appropriate to a variety of living environments with good access to major thoroughfares.

The Oakland Construction Innovation and Expanded Housing Options Ordinance (No. 13666), passed into law in November 2021, aimed to address the city's increasing cost of building housing, while increasing housing options and affordability to residents. The ordinance updated the City's zoning regulations to:

- Allow residential occupancy of recreational vehicles (RVs) and tiny homes on wheels ("Vehicular Residential Facilities") on private property subject to certain health and safety standards;
- Allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted;
- Establish density and open space regulations for efficiency dwelling units; and
- Establish height regulations for modular construction.
- In addition, the Ordinance amended the Oakland Building Code to allow light straw-clay construction.

Housing for Persons with Disabilities

California Government Code 65583 requires jurisdictions to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. Further, the Lanterman Developmental Disabilities Services Act and Community Care Facilities Act states that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones. In addition, both the Federal Fair Housing Act and the California Fair Employment and Housing Act place an affirmative duty on jurisdictions to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The following sections provide a summary of the relevant portions of Oakland's Zoning Code that address these requirements, as well as any potential constraints.

In Section 17.09.040 of the Oakland Planning Code, a family is defined as "one person, or a group of people living together as a single housekeeping unit, together with any incidental domestic servants and temporary nonpaying guests."

Reasonable Accommodation

While the City's Planning & Building Department implements the reasonable accommodation requirements in the California Building Code, Chapter 17.131 further outlines reasonable accommodations policy and procedures in the City's Planning Code. The intent of this chapter is to provide flexibility in the application of the Planning Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. The chapter facilitates compliance with federal and State fair housing laws and promotes housing opportunities for residents of Oakland.

The reasonable accommodation procedure is a ministerial process. The Planning Director, or his or her designee, shall have the authority to consider and act on requests for reasonable accommodation and shall make reasonable accommodations in rules, policies, practices, or services when those accommodations may be necessary to afford persons with disabilities equal opportunities to use and enjoy the dwelling. "Category A" Requests are requests for accommodation from development regulations not specified as a "Category B" request, including but not limited to, setbacks, building height limits and parking regulations in the Planning Code, or for any additions to Residential Facilities which meet the definition of a "Small Project," as defined in Section 17.136.030(B), shall be considered "Category A" requests. A proposal will qualify for "Category A" Request if it meets each of the provisions set forth below.

- The proposal is limited to one or more of the types of work listed as "Category A" request in 17.131.040(B)(1); and

- The accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling.

"Category B" Requests are requests for accommodation from residential density regulations in the Planning Code; distance separation requirements in the Planning Code; land use activities not permitted by the Planning Code; any additions to Residential Facilities which meet the definition of "Regular design review" as defined in Section 17.136.040(A); and any other accommodations request, under the discretion of the Planning Director, shall be considered "Category B" requests. A proposal will qualify for "Category B" Request if it meets each of the provisions set forth below.

- That the housing, which is the subject of the request for reasonable accommodation, will be used by people with disabilities protected under fair housing laws;

- That the accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling;

- That the requested accommodation will not require a fundamental alteration to zoning laws, rules, policies, practices and procedures; and

- That the requested accommodation will not impose an undue financial or administrative burden on the City.

Residential Care Facilities

Residential care facilities include facilities that require a State license or are State-licensed for seven or more residents which provide twenty-four hour primarily nonmedical care and supervision as defined in the City's Planning Code. Occupancy of living accommodations by six or fewer residents are excluded and are treated as single-family dwellings. Currently, residential care facilities are permitted in residential zones if located in single family dwellings, but require conditional use permits if located in any other residential facility type. Additionally, this also includes requirements that they be located no closer than 300 feet from any other facility, and require parking demand generation and noise not be substantially greater than normally generated by surrounding residential activities. Residential care facilities are permitted in non-residential zones if they are located in single family dwellings, but require conditional use permits if located in any other residential facility type and/or when located on the ground floor of a street fronting building~~.~~ ., though Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. Currently, residential care facilities in CC zones are also required to comply with each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;

2. That the proposal will not impair a generally continuous wall of building facades;

3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

Residential care facilities require one parking space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than two spaces are required, additional spaces beyond two may be provided in tandem.

While the City has not denied permits for residential care facilities in the past few years, the City will amend the Zoning Code to ~~Allow~~allow residential care facilities by-right in all residential facility types; allow residential care facilities by-right in the ground floor in non-residential zones; add standard conditions of approval (in place of conditional use permits); and add an exemption to the overconcentration restriction that allows residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility to align with State licensing overconcentration requirements~~/exclusions.~~ in California Health and Safety Code Section 1520. 5 (see Action 3.7.8).

Housing for Persons Experiencing Homelessness

Persons experiencing homelessness are identified as a special needs group and may require specialized forms of housing, including emergency shelters, transitional and supportive housing, low barrier navigation centers, and single room occupancy (SRO) units. The City also has 85 Project Homekey-funded sites. The following sections summarize City requirements for the various forms of housing that can meet the needs of the population experiencing homelessness.

Emergency Shelters

Emergency shelters include the provision of short-term housing, with or without a fee, to individuals and families who are homeless and who may require special services. According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds.

Emergency shelter for homeless individuals and families is permitted by right, without discretionary action, in eight areas throughout the City ~~by right~~, subject to objective development and location standards, which are codified in the Oakland Planning Code Section 17.103. These areas are displayed in Figure F-2 below~~.~~, and described in further detail below along with the HCD/TCAC Opportunity Area designation. Analysis of the currently designated areas for by right approval of emergency shelters shows that high-resource areas are underrepresented, and no higher resource areas overlap with the by right designated areas. To redress this, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to provide greater opportunities for emergency shelters, including by providing for by right approval throughout the city when located on properties with religious institutions and similar community assembly civic activities (see Action 4.3.6).

- Segment 1 – the portion of Martin Luther King Jr. Way between 51st Street and the City of Oakland City Limits (Moderate and High Resource). This includes approximately 20 acres of land with parcels sizes averaging approximately 0.3 acres but ranging between 2,000 square feet to 7 acres. These parcels predominantly have existing uses. Portions of Segment 1 have public transportation through the Ashby and MacArthur BART Stations, and the entirety of the corridor is served by AC Transit. Segment 1 is designated in the Oakland General Plan for Mixed Use Residential, Urban Residential, and Neighborhood Commercial uses.

- Segment 2- the portion of San Pablo Boulevard between 53rd Street and the City of Oakland City Limits (Moderate Resource). This includes approximately 42 acres of land with parcel sizes averaging approximately 0.2 acres. City records have identified at least 11 vacant lots within Segment 2. Segment 2 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 2 is designated in the Oakland General Plan for Community Commercial and Neighborhood Commercial uses.

- Segment 3 – the portion of the area surrounding Webster Street bounded by 29th Street to the south, the I-580 overpass to the north, Elm Street to the west, and Webster Street to the east (Low Resource). This includes approximately 36 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 3 vacant lots within Segment 3.

Segment 3 is well served by public transportation on Telegraph Avenue and Broadway provided by AC Transit. Segment 3 is designated in the Oakland General Plan for Institutional Uses and is zoned S-1 (Medical Center).

- Segment 4 – the portion of San Pablo Boulevard lying between Grand Avenue and I-580 (Low Resource). This includes approximately 34 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 33 vacant lots within Segment 4. Segment 4 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 4 is designated in the Oakland General Plan for Urban Residential and Community Commercial uses.

- Segment 5 – the area surrounding Third Street bounded by Martin Luther King Jr. Way to the east, Fifth Street to the north, Embarcadero West to the south, and Union Street to the west (mid of Low, Moderate, and High Resource). This includes approximately 80 acres of land with parcel sizes averaging 0.6 acres. City records have identified at least 19 vacant lots within Segment 5. Portions of Segment 5 is served by public transportation through the West Oakland BART station. Segment 5 is predominantly designated under the General Plan for Business Mix uses.

- Segment 6 – the portion of E. 12th Street between 14th Avenue and 23rd Avenue (High Segregation & Poverty). This includes approximately 37 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 14 vacant lots within Segment 6. Segment 6 is well served by public transportation through the AC Transit Tempo Bus Rapid Transit line. Segment 6 is predominantly designated under the General Plan for Business Mix uses.

- Segment 7 – the portion of MacArthur Boulevard between Fruitvale Avenue and High Street (Low and Moderate Resource). This includes approximately 68 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 121 vacant lots within Segment 7. Segment 7 is well served by multiple AC Transit lines, including the 54 line providing connections to Fruitvale BART. Segment 7 is designated in the Oakland General Plan for Neighborhood Commercial and Urban Residential uses.

- Segment 8 – the area of Coliseum Way bounded by San Leandro Street to the north, I-880 to the south, 66th Avenue to the east, and High Street to the west (Low Resource). This includes approximately 227 acres of land with parcel sizes averaging 1.1 acres. City records have identified at least 34 vacant lots within Segment 8. Portions of Segment 8 have limited public transportation options, either by walking to AC Transit options along San Leandro Street or by walking to the Coliseum BART station. Segment 8 is designated in the Oakland General Plan for General Industry and Transportation and Business Mix uses.

The City of Oakland has declared a local shelter crisis. For the duration of that declared emergency, emergency shelters are permitted by right with no discretionary approvals, including design review, on all properties owned or leased by the City that are designated by the City Administrator for use as temporary emergency housing sites. See Oakland Planning Code Section 17.07.060 for further details on implementation.

Additionally, emergency shelters are conditionally permitted in high-density residential zones and several commercial zones. Conditionally permitting alternative housing in all high-density residential zones and most commercial zones further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the CUP process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide these services which constrains the housing from being built. But in order to limit the possibilities that the permitting process would act as a constraint, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to reduce this from a major conditional use permit requirement to a minor conditional use permit requirement, which means the permit would be issued at the staff level and appealable only to the Planning Commission.

Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle, consistent with requirements in AB 139.

Transitional, Supportive, and Semi-Transient Housing

The Oakland Planning Code defines transitional, supportive, and semi-transient housing as follows:

- **Transitional Housing:** includes housing configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. As noted in Tables F-4 through F-6, transitional housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. (Action 4.3.3).

- **Supportive Housing:** includes housing with (a) no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by a target population (as defined in subdivision (g) of Government Code Section 65582). As noted in Tables F-4 through F-6, supportive housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. Supportive housing is required under state law to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies the requirements listed in Government Code Section 65651. To date, the City of Oakland has received two development application utilizing this provision but anticipates receiving more in the future. At the time of publication of this

document, one of the two applications—PLN22172—has been determined eligible for streamlining and now has an approved entitlement for 40 lower income supportive housing units; the other—PLN22168—is assigned and undergoing review. The Housing Action Plan will include an action to redefine Supportive Housing to clarify that projects that meet the requirements of Government Code Section 65651 will be permitted by right without discretionary review (Action 4.3.3).

- **Semi-Transient Housing:** include the occupancy of living accommodations partly on a 30 days or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-thirty-days basis; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons.

Low Barrier Navigation Centers

Recent State law, including AB 101, requires that low barrier navigation centers for persons experiencing homelessness be allowed by right and without any discretionary approval within the local jurisdiction. Currently, the City does not provide a definition for "low barrier navigation centers" nor does it provide specific regulations for the development of these facilities. The City will address this as part of the Housing Action Plan. (see Action 4.3.5: Provide development standards for Low Barrier Navigation Centers).

Figure F-2: Approved Locations for Permitting Emergency Shelters By-Right, 2022

Source: City of Oakland, 2022

Single Room Occupancy (SRO)

Single-room occupancy units (SROs)—called Residential Hotels in the Oakland Planning Code—are defined in accordance with California Health and Safety Code Section 50519, and refer to any building built before 1960 containing six or more rooming units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, and where the entrances to the individual units are generally accessed via a shared lobby area.

SROs are an essential component of the city's supply of naturally occurring affordable housing, as they are a flexible and easily accessible form of housing that provides very-low-, and extremely-low-income residents the ability to remain in Oakland and avoid homelessness. To that end, on December 4, 2018, the Oakland City Council adopted new Planning Code Chapter 17.153, which regulates the conversion, demolition, rehabilitation, and sale of Residential Hotels to protect this important type of housing. The purpose of the chapter is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced very-low- and extremely-low-income, elderly, and disabled persons, which results from the loss of SRO units as a naturally occurring affordable housing option. The ordinance has established a process for identifying and preparing a registry of known existing Residential Hotel Units, and regulates the demolition, conversion and rehabilitation of Residential Hotel Units.

The City has been able to successfully implement the ordinance following adoption. The Planning Bureau has largely gone through the process of confirming the status of individual properties as residential hotels, and has flagged all properties in the Accela permitting system. If the Planning & Building Department receives an application for renovations or other projects pertaining to these properties, the application is routed to appropriate Planning staff. Staff can then review the residential hotel certificate of status for the property and compare it to the proposal to see if it proposes any amenity rehabilitation that is prohibited under the ordinance, or whether it would require a CUP meeting the requirements under Planning Code Chapter 17.153 to provide equivalent low-income housing. There have not been any CUPs issued or sought under Chapter 17.153, which means that residential hotels have been successfully preserved in their status quo. There have been some applications for amenity rehabilitation, often in buildings that have been vacant for 10 or more years.

Efficiency Dwelling Units and Rooming Units

Efficiency Dwelling Units are defined in the Oakland Planning Code as studio units, with kitchens, under 400 square feet. Rooming units are defined as units without kitchens, such as those commonly found in SROs. Both are a smaller unit formats, which typically cost less to build and are likely to be provided at a lower cost.

Efficiency dwelling units can be constructed in all zoning districts in which multifamily housing is permitted as either part of, or the entirety of, multifamily developments. Efficiency units can be constructed at higher density, often at twice the density, than otherwise provided for larger format dwelling units.

As with efficiency dwelling units, rooming units are permitted to be constructed at densities significantly higher, often twice as dense, than the density provided for larger format dwelling units. However, rooming units are only permitted as part of rooming house facilities, a separate residential facility designation. Rooming units currently cannot be included in multifamily dwelling residential facilities. As shown in Table F-4, rooming house facilities are permitted and conditionally permitted in a wide variety of zoning districts similar to multifamily dwelling facilities. But in contrast to multifamily dwelling facilities, rooming houses are not permitted in RM, RU-1, S-15, D-WS, D-CO, D-OK zoning districts and are conditionally permitted rather than permitted in RU-2, RU-3, S-15W, zoning districts. The Housing Action Plan includes an action (Action 3.7.6) that would expand districts in which rooming house facilities may be constructed in order to reduce constraints on construction of rooming units, and additionally proposes actions to address an unaddressed need for "intentional community" housing types.

Farmworker and Employee Housing

Farmworkers, people whose primary income comes from permanent or seasonal agricultural labor, are considered to have special housing needs due to their limited income and unstable nature of employment. As discussed in Appendix B, farming is not a major industry in Oakland with only 0.5 percent of Oakland's labor force employed in the "agriculture, forestry, fishing and hunting" industry in 2019. The city is located in a highly urbanized area with no working farms within or adjacent to city limits. Oakland's stock of affordable housing is available to any farmworkers that may reside in the city. Since all affordable housing units are available to farmworkers in Oakland, it is not necessary for the City to establish a specific program or funding for farmworker housing.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. The Oakland Planning Code's definitions of "family" and "dwelling unit" in Section 17.09.040 do not restrict households to related members of a family or place a limitation on size of a household, but it does not explicitly state that this employee housing type would be treated the same as a single-family structure. The Housing Action Plan (Chapter 4) contains a program to amend the zoning code definitions to provide greater clarity that employee housing for six or fewer employees is treated the same as a single-family structure. The program will also include amendments to ensure the City of Oakland complies with Section 17021.6 of the Employee Housing Act, which require employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use.

PERMITS AND PROCESSING PROCEDURES

Residential Permit Processing

Housing development can be constrained by long permit processing timelines, which can create uncertainty, increase overall project costs, and ultimately make a project infeasible. A ministerial approval provides the shortest timeline, while a discretionary approval, particularly those with review in front of several adjudicatory bodies, can significantly add to the time required. The

necessary approval process depends on several factors, including the applicable zoning district, the project type, size, and complexity, and the degree to which the project is seeking modifications to the applicable development standards such as through variances, conditional use permits, rezoning, or general plan amendments. This section explores the typical process for a development application in Oakland, including when discretionary approval is required.

The City of Oakland administers the permit process through the Planning and Building Department. Basic steps that are typically required in the approval process include the following:

- **Pre-Application Meeting.** Proposals that involve multiple permit approvals or complex design considerations is typically initiated through a voluntary pre-application review process. The Pre-Application meeting involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

- **Application for Development Review.** The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action.

- **Supplemental Planning Forms.** Most project applications require supplemental forms including findings for Conditional Use Permits (CUPs~~,~~), design review, and variances.

- **Environmental Review.** Pursuant to the California Environmental Quality Act, projects are required to undergo environmental review to identify significant environmental impacts. Infill development consistent with the General Plan and zoning requirements may be exempt from such review. Depending on project size, environmental review typically takes between 6 and 9 months for projects consistent with the Oakland General Plan and between 12 and 36 months for more complex projects.

The time required to process an application depends primarily on the permit type, size, and complexity of the project and the number of approvals required. Typical timelines for common applications, as well as the relevant approval body, are provided below in Table F-17.

Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. Generally, the City streamlines processes for the issuance of zoning and building permits for affordable housing projects. The City prioritizes affordable housing development during the entitlement process, and actively works with affordable housing developments to ensure that projects can smoothly go through the entire approval process. However, there is limited staff capacity to review projects which can increase the time required for permit approval. Affordable housing developers have emphasized the need for permit streamlining, approving projects by right, reducing permitting costs, and facilitating development on smaller sites.

Table F-17: Application Processing Times, 2022

Application Type	*Approval Body*	*Typical Processing Time*[1]
Residential Design Review	Director of City Planning	9 months
Tentative Parcel Map	Director of City Planning	9-12 months
Parcel Map	City Engineer	5-9 months
Tentative Subdivision Map	Planning Commission	12 months
~~Final Subdivision Map~~	~~City Council~~	~~9-15 months~~
Major Conditional Use Permit	Planning Commission	9-12 months
Minor Conditional Use Permit	Director of City Planning	9 months
Planned Unit Development	Planning Commission	2 years
Development Agreement	Planning Commission & City Council	3 years
Variance—Major	Planning Commission	9-12 months
Variance—Minor	Director of City Planning	9 months
General Plan Amendment	Planning Commission & City Council	2-3 years
Rezone	Planning Commission & City Council	2-3 years

1. Does not include appeals.

Source: City of Oakland, 2022

Depending on project type and applicable zoning, a project application may be subject to discretionary review. As noted in Table F-4, single-family dwellings are permitted by right in almost every residential zoning district. Two-family dwellings require a CUP in the RD-2 and RM-1 districts, while multifamily dwellings require a CUP in the RM-2 and RM-3 districts. The most common forms of discretionary review and the general ministerial review process are described in further detail below.

Ministerial Review

Projects subject to ministerial review are permitted by right, meaning development approvals require little or no personal judgement by a public official and are granted through reference to objective standards. Although there are a variety of zoning districts in Oakland that permit multifamily development without a conditional use permit, most residential developments are subject to design review – a discretionary process discussed further below. Projects that are currently subject to by-right review that is not subject to CEQA are limited to ADUs, affordable housing and supportive housing streamlining projects (SB 35 and AB 2162), and SB 9 lot splits. Efforts to expand by-right procedures, including for Low Barrier Navigation Centers and affordable developments, are provided in the Housing Action Plan.

Affordable housing developments under Government Code Section 65913.4, commonly referred to as an SB 35 project, are subject to streamlined, ministerial approval. The City processed its first SB 35 affordable housing application in 2018. The City maintains and regularly updates an SB 35 streamlining checklist on its website.[16] Prior to submitting an application for streamlined

[16] https://cao-94612.s3.amazonaws.com/documents/2021-New-Construction-NOFA-SB-35-Streamlining-Checklist-PDF.pdf

ministerial approval under SB 35, an applicant must first submit a notice of intent pre-application to the City, which commences the tribal scoping consultation process in accordance with AB 168. Only when the tribal scoping consultation is completed may an applicant submit an application for streamlined ministerial approval. Approvals must be completed within 90 days of submittal (for proposed projects involving 150 or fewer units) or 180 days of submittal (for proposed projects containing more than 150 housing units). As ministerial approvals, these projects are not subject to CEQA under CEQA Guidelines Section 15268.

Design Review

On December 19, 2006, the Oakland City Council adopted design review-related amendments to the Oakland Planning Code (Title 17). The design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. There are two types of residential design review processes – regular design review and small project design review (SPDR). Historic properties and landmarks may be subject to additional regulations. Applications for design review are processed concurrently with other planning permits.

Regular design review is required for the construction of all new dwelling units, except for ~~secondary~~accessory dwelling units (~~i.e., ~~ADUs~~)~~), projects streamlined under state law such as SB 35 and AB 2162, and those deemed exempt pursuant to Oakland Planning Code Section 17.136.025. Regular design review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. The decision on a regular design review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Regular design review applicants may submit for pre-application review, and may be requested to do so if the project is of a larger scale or involves a significant policy issue. As noted in Table F-17, residential design review is considered by the Director of City Planning. Residential design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

3. That the proposed design will be sensitive to the topography and landscape;

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; and

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or

development control map which have been adopted by the Planning Commission or City Council.

Application of these design review criteria can impact project cost and timing, and lead to applicant uncertainty about the project review process. As a result, the design review criteria can act as a constraint on housing construction. When evaluating projects for compliance with these criteria, Planning staff utilizes published design guidelines that include both objective and subjective criteria. Applicants are also often required to include photographs of adjacent properties to document the neighborhood context. Relying on both the design guidelines and an analysis of neighborhood context, Planning staff may request design changes to the project to meet the design review criteria. Addressing these comments can extend the approval process by requiring additional rounds of review and revisions to the project to meet the design review criteria. Depending on the project's context and an applicant's resources to make requested revisions, the design review process can add anywhere from weeks, to several months, to a year to the review process. For more complex projects, review of a project's compliance with the design review criteria is provided both at the staff level and through input from members of the Oakland Planning Commission Design Review Committee and other applicable boards. This might result in several rounds of revision and review, resulting in additional impacts to project cost and timing. To address this constraint, the Housing Action Plan proposes Action 3.4.7, the creation and implementation of objective design standards available to all housing development projects. Projects utilizing objective design standards will not be required to independently make findings of compliance with the regular design review criteria.

SPDR applies to all additions citywide of more than 10 percent, but not more than 1,000 square feet or 100 percent of the total floor area or footprint on site, whichever is less. There are three tracks for SPDR approval – based on whether a proposal involves a local register property and the size of an upper-story addition. SPDR was designed to have a quicker turnaround time than other types of zoning permits, including regular design review. A final decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For SPDR proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the SPDR decision, and approval shall be granted to applications that meet the following criteria:

1. That for Nonresidential Facilities and the nonresidential portions of Mixed-Use Development projects, the proposed design conforms with the adopted checklist criteria for nonresidential facilities, as may be amended;

2. That for Residential Facilities with one or two primary dwelling units and the residential portions of Mixed-Use Development projects with one or two primary dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with one to two primary dwelling units, as may be amended;

3. That for Residential Facilities with three or more living units and the residential portions of Mixed-Use Development projects with three or more dwelling units, the proposed

design conforms with the adopted checklist criteria for facilities with three or more living units, as may be amended; and

4. That for Local Register Properties, the proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Design review can increase the approval timeline of a project significantly, especially when approval criteria are subjective. In Oakland, case by case design review of single-family homes and single-family home additions can create a bottleneck in the permitting process and diverts resources from other planning efforts. Further, State law requires that jurisdictions review new multifamily and residential mixed-use developments ministerially against objective standards. The City has already started a process to develop new procedures, regulations, and objective design and development standards to streamline the approval of housing. These standards will have a particular focus on much-needed affordable housing projects in transit-rich areas. This effort is described further as part of the Housing Action Plan.

Historic Preservation

Oakland has a program for officially designating select landmarks and preservation districts, based on a set of a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance as established in the Historic Preservation Element. Landmarks and preservation districts—also referred to as S-7 and S-20 Zones—are nominated by owners, the City, or the public and are designated after public hearings by the Landmarks Board, Planning Commission, and City Council. Since the program began in 1973, about 140 individual landmarks have been designated, out of nearly 100,000 buildings in Oakland. There are currently nine designated preservation districts containing about 1,500 buildings. They include Preservation Park, Old Oakland-Victorian Row, and the Bellevue-Staten Apartment District along Lake Merritt in Adams Point, and Sheffield Village. Also included are Oak Center Historic District and 7th Street Commercial District in West Oakland.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties. The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource (e.g., by following the Secretary of the Interior's Standards for Rehabilitation) will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

CEQA requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use federal funds and require Section 106/National Historical Preservation Act review to avoid adverse effects on historic resources.

Conditional Use Permits (CUPs)

The Planning Code allows two types of uses in each zoning district: permitted and conditional uses. CUPs help ensure the proper integration of uses and neighborhood compatibility and give the City flexibility if special conditions of approval are required. An application for a major CUP is considered by the Planning Commission at a noticed public hearing, while a minor CUP is subject to approval by the Director of City Planning. Minor CUP decisions can be appealed to the Planning Commission, while major CUP decisions can be appealed to the City Council. For a major CUP, the Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. In order to grant a use permit, pursuant to Planning Code Section 17.134.050, the Planning Commission must make the following findings:

- That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

- That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

- That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

- That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

- That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council; and

- For proposals involving a One- or Two-Family Residential Facility: If the CUP concerns a regulation governing maximum height, minimum yards, maximum lot coverage, or maximum FAR, the proposal also conforms with at least one of the following additional criteria:

  – The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

  – At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots,

and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any CUP.

As noted previously, most residential projects do not require a CUP in residential zoning districts. The requirement of a CUP for multifamily dwellings in the RM-2 and RM-3 districts, both of which permit small multifamily developments, is ~~a~~an identified constraint. The criteria for approval of a CUP in these districts is relatively subjective, which may especially prove a hinderance to affordable housing projects. Further, a CUP in the RM-3 district may only be granted upon determination that the proposal conforms to additional criteria involving impacts on the adjoining property and surrounding neighborhood, which include privacy, safety, and residential amenity considerations. The current CUP requirements for density in the RD and RM residential zoning districts pose a constraints for new housing development, and will be eliminated as part of the proposed code amendments.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner.

PUDs require a development plan, which is considered for approval by the Planning Commission at a noticed public hearing. Commission findings are based on requirements set forth in Planning Code Section 17.140.080 and PUD regulations established in Planning Code Chapter 17.142. Applicants can appeal a Commission decision to the City Council within 10 calendar days. The PUD process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark sites.

Development Agreement

An application for a ~~development agreement~~Development Agreement is heard by the City Planning Commission at a noticed public hearing. The Commission forwards its recommendations to the City Council ~~within ten days.~~ The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed ~~development agreement~~Development Agreement or approve it with changes and/or conditions. The decision of the Council is final.

Environmental Review

Discretionary review of development projects, including residential development projects, are subject to CEQA. In general, CEQA requires the City to consider the potential environmental impacts of a development before approving the project. The process is intended to inform decisionmakers and the public about potential environmental impacts of proposed activities, and to identify ways to avoid or reduce those impacts. Projects that are required to prepare a comprehensive environmental evaluation, known as an Environmental Impact Report (EIR),

experience a prolonged approval time. Further, the potential for appeals of project under CEQA, and even CEQA lawsuits, create additional uncertainty for residential projects.

To the greatest extent possible, Oakland utilizes applicable categorical exemptions and streamlining provisions of CEQA for infill development projects that are consistent with existing land use general plan standards. Oakland has developed several specific plans, described above, and have prepared environmental impact reports for those plans that can be relied upon for residential projects that are proposed within the specific plan area. Categorical exemptions are available for the classes of projects generally considered not to have potential for impacts on the environment and are provided in CEQA Guidelines Sections 15300-15333. However, categorical exemptions are not available for projects when the project is located in a particularly sensitive environment, the cumulative impact of successive projects of the same time in the same place over time is significant, the project is located on a hazardous waste site, the project may cause a substantial adverse change in the significance of a historical resource, or where there is a reasonable possibility that the project will have significant effects on the environment due to other unusual circumstances.

Building Permits

The time between entitlement and applying for a building permit generally depends on the size of a project. Typically, this timeline is six months for a one- to four-unit project, nine months for a five- to 99-unit project, and one year for a project over 100 units. A review of residential projects that received planning approvals between January 2018 and January 2022 shows that building permits for those projects were approved on average about 279 days after receiving the planning approval. Multifamily and single-family projects had similar timelines – 286 days and 260 days, respectively. Affordable projects had significantly longer timelines compared to market-rate projects (941 days and 251 days, respectively), which reflects both the length of time required to secure financing and the complexity associated with the generally higher-density nature of such projects in Oakland.

As discussed above, there are multiple steps involved in the building permit approval process, including Plan Check and Fire Prevention Bureau review. Review times vary depending on the complexity of the project. Developers can check their permit status on the City's Online Permit Center.[17] Average permit processing turnaround times are provided in Table F-18 below.

[17] https://aca-prod.accela.com/OAKLAND/Default.aspx

Table F-18: Average Permit Processing Turnaround Times, 2022

Permit/Review Type	*Typical Processing Time*
Planning and Zoning Counter Review[1]	2 weeks
Over the Counter (OTC) Permits[2]	2-3 weeks
Permits with assigned Plan Check	Up to 8 weeks
Windows, Kitchen/Bath Remodels[3]	Up to 5 days for review
Mechanical, Electrical, or Plumbing Permits (MEPs)	Up to 5 days for review
Solar Energy Systems	Up to 10 days for review
ADUs with assigned Plan Check	Up to 3 weeks for creation and submittal review
Final Plan Check[4]	5-7 weeks
Issuance of Permit[5]	Up to 5 days

1. Processing times apply to the creation and review for most application types (DRX, ZC, DET, DS).
2. OTC Permits that require Plan Check take up to 7 weeks.
3. No wall change, water heater replacement, and no Plan Check required (requires no appointments).
4. After Plan Check approval.
5. Once payment is received, final plan check is completed, signed declarations have been returned, and fire and construction and recycling is completed.

Source: City of Oakland, Planning and Building Department, January 7, 2022

Consistency with the Housing Accountability Act

The California Housing Accountability Act was enacted in 1982 with the goal of "meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The Act has been amended in recent years with the goal of clarifying its requirements, achieving broader compliance and imposing greater consequences for noncompliance. Among the new requirements is that the City review completed housing applications for consistency with applicable objective development standards within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. If the City does not provide an applicant with written documentation explaining how the project is inconsistent with objective standards, then the project is deemed consistent with that requirement. The City has incorporated this practice into its project review.

Consistency with the Housing Crisis Act

The Housing Crisis Act of 2019 amended existing State planning and zoning laws with the objectives of increasing housing production of housing, preserving existing units, and protecting current tenants. Oakland has taken a number of steps to implement SB 330. First, Oakland Planning has created a Vesting Preliminary Application form to implement the Vesting Preliminary Application process, a State-mandated application process available to all housing development projects intended to provide certainty to an applicant by locking in the development requirements, standards, and fees applicable to a project at the time a Vesting Preliminary Application is submitted. Second, Oakland Planning has updated its Basic Application for Development Review to require that applicants include information regarding existing tenants and protected units at the site proposed for development and to include supporting documentation. Satisfaction of the

replacement unit and obligations is implemented through City of Oakland Standard Conditions of Approval in a manner substantially similar to the condition imposed on density bonus projects. Finally, Planning has created a standard operating procedure bulletin providing staff with background on the additional requirements newly created under the Housing Crisis Act to ensure consistency in implementation.

Typical Residential Densities

Pursuant to State law, jurisdictions must assess requests to develop housing at lower than anticipated densities. Based on the survey of recently approved projects between 2018 and 2021 included in Appendix C, most projects in Oakland develop near or above the maximum permitted density. On average, projects that received a building permit during this period developed at 92.7 percent of permitted density by zone and building height area. Further, projects that received planning approvals but have not yet developed were approved to develop at 215.9 percent of permitted density by zone and building height area – largely due to the use of density bonus provisions.

PERMIT AND DEVELOPMENT FEES

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California Government Code Sec. 65943 (e)).

Typical Fees

On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. Fees for water and sewer services are charged by the East Bay Municipal Utility District (EBMUD). Although the City has no direct responsibility for the fees or services provided, Oakland does work with EBMUD on its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by EBMUD.

Three example developments are used in Table F-19 to illustrate the total cost of fees for planning, building and infrastructure. The market value for these developments is derived from the applicable Zillow Home Value Index (ZHVI) as discussed in Appendix B, and all units are assumed to be market rate. These example developments are defined as follows:

- Single-family: One 1,850 square-foot, three-bedroom, two-bath, and two-story home with one parking space and an assumed market value of $966,329.

- Small Multifamily: A five-unit, 4,250 square-foot, and two-story development with two parking spaces and an assumed total market value of $2,867,505; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

- Large Multifamily: A 40-unit, 34,000 square-foot, and five-story development with 22 parking spaces and an assumed total market value of $22,940,040; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

Table F-19 below summarizes the major local costs that a developer would have to bear in undertaking a new residential development in Oakland. It should be noted that this is not a comprehensive list of all fees, but rather a reflection of fees that are typically required.

Depending on the Impact Fee Zone, typical fees for a single-family project would be between $95,927 to $114,881 including utility service charges. Typical fees (including utilities) for a large multifamily project would be between $2,319,365 to $2,782,685, or $57,984 to $69,567 per unit. For a small multifamily project, these fees would be between $345,033 to $402,948, or $69,007 to $80,590 per unit.

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
Building Plan Check, Permit, and Inspection Fees			
Inspection Fee	$7,582	$19,406	$144,260
Plan Check Routed	$9,477	$24,257	$180,325
General Plan Update	$5,798	$17,205	$137,640
SMIP	$271	$803	$6,423
Process Coordination	$227	$582	$4,328
Zoning Conditions	$1,855	$6,890	$17,640
Zoning Inspections	$1,180	$3,251	$10,000
Site Plan Review; Parking Review; Site Monitoring	$1,645	$1,645	$1,915
Certificate of Occupancy	$762	$762	$762
Address Fee	$53	$53	$53
Bedroom Tax (OA -08721)	$300	$500	$4,000
Application Fee	$76	$76	$76
Field Check	$218	$218	$218
CBSC	$38	$114	$917
Plumbing Inspections	$1,137	$2,911	$21,639
Electrical Inspections	$1,137	$2,911	$21,639
Mechanical Inspections	$1,137	$2,911	$21,639
Infrastructure, Impact, and District Fees			
City Impact Fee—Records Management & Technology Enhancement 14.75%	$5,965	$15,021	$105,048
City Impact Fee—Affordable Housing[2]	$8,424 – $24,219	$63,180 – $115,830	$505,440 – $926,640
City Impact Fee—Capital Improvement[2]	$1,053 – $4,212	$1,315 – $6,580	$10,520 – $52,640
City Impact Fee—Transportation	$1,053	$3,950	$31,600
City Impact Fee—School Tax (School Tax 97% + School Tax City 3%)	$6,438	$17,340	$118,320
City Sewer Laterals—New Building Connection including tap inspection	$1,043	$1,043	$1,043
EBMUD—Installation Fee[3]	$14,898	$74,490	$595,920
EBMUD—System Capacity Charge[3]	$21,250	$73,900	$295,600

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
EBMUD—Wastewater Capacity Fee[3]	$2,850	$10,000	$80,000
EBMUD—Account Fee[3]	$60	$300	$2,400
Total Project Fees	**$95,927 – $114,881**	**$345,033 – $402,948**	**$2,319,365 – $2,782,685**
Total Fees per Unit	**$95,927 – $114,881**	**$69,007 – $80,690**	**$57,583 – $69,166**

1. Fees are rounded to the nearest dollar.

2. Total fees depend on which Impact Fee Zone the project is located in.

3. Assumes a paved 1-1/2" lateral, calculated for Principal Region 1. One meter per unit, and fees are per unit.

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, January 2022; EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021

Assessment of City Fees

See Table F-20 for a comparison of typical planning and impact fees between Oakland and other Bay Area cities, including Berkeley, Emeryville, Richmond, San Francisco, and San Jose.[18] The project types assessed are equivalent to those assumed for Table F-19 above. Utilities and environmental review costs are not considered in this comparison. It should be noted that the estimates provided in Table F-20 do not provide a comprehensive overview of all fees but rather a comparison of typical fees.

Table F-20: Bay Area Residential Fees, 2021

City	*Typical Single-Family*		*Typical Small Multifamily*		*Typical Large Multifamily*	
	Total Project	*Fees per Unit*	*Total Project*	*Fees per Unit*	*Total Project*	*Fees per Unit*
Oakland[1]	$64,782	$64,782	$210,453	$21,045	$1,570,564	$39,264
Berkeley[2]	$85,078	$85,078	$531,787	$53,179	$2,663,761	$66,594
Emeryville[3]	$38,766	$38,766	$459,138	$45,914	$2,191,520	$54,788
Richmond[4]	$79,474	$79,474	$246,449	$24,645	$1,702,559	$42,564
San Francisco[5]	$32,122	$32,122	$268,271	$26,827	$2,983,884	$74,597
San Jose[6]	$67,291	$67,291	$257,428	$25,743	$2,487,047	$62,176

1. Does not include utilities (i.e., EBMUD and sewer fees) and assumes the average fee across the three Impact Zones.
2. Includes the following fees: Permit Fee, Plan Check Fee, Fire Plan Check Fee, Title 24 Disabled Access Fee, Title 24 Energy Compliance Fee, Community Planning Fee, Sustainable Development Fee, Technology Enhancement Fee, Building Standards Fee, Strong Motion Instrumentation Fee, Filing Fee, Affordable Housing Mitigation Fee.
3. Includes the following fees: Building Permit, General Plan Maintenance, Technology Fee, Plan Check, Energy Conservation, Electrical/Plumbing/Mechanical Permits, SMIP, School Fees, CBSC Fees, Impact Fees (Affordable Housing, Park and Recreation Facility, and Transportation Facility).
4. Includes the following fees: Inclusionary Housing Fee (In-Lieu Fee), Park Land Dedication Fee, STMP Fee, CBSC Fee, SMIP Fee, Public Art Fee, Residential Rental Dwelling Unit Inspection and Maintenance Fee, Code Compliance Inspection Fee, Building Permit Fees – Filing, Building Permit Tech Fee, Building Permit, Comprehensive Planning Fee, Plan Check, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees.
5. Includes the following fees: Building Permit Planning Review, Preliminary Project Assessment, Pre-Application Meeting, Transportation Demand Management (TDM) Program, Inclusionary Affordable Housing Fee, Child Care Fee, School Impact Fee, Transportation Sustainability Fee (TSF).
6. Includes the following fees: Residential Site or Planned Development Permit or Amendment, Planning Permit Conformance, Zoning and Use Conformance, Plot Plan Review, Single-Family House Permits, Building Permit Fees, Electrical/Plumbing/Mechanical Permit Fees, Commercial/Residential/Mobile Home Park Construction Tax, Building and Structure Construction Tax, Residential Construction Tax, Construction Tax, SMIPA, BSARF, Inclusionary Housing Ordinance (IHO).

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021; City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020; City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021; City of Richmond, Master Fee Schedule, July 2020; City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021; City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

[18] Comparison fees are based on Oakland's July 2021 Master Fee Schedule—which differs from estimates provided in Table F-19—to provide a more accurate comparison across jurisdictions.

Oakland fees are comparable to those of neighboring jurisdictions, and for typical small and large multifamily development, the lowest of the neighboring or larger regional cities, as shown Table F-20. In Oakland, ADUs and affordable housing projects are exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee, while ADUs are also exempt from the Transportation Impact Fee. The City provides financial assistance to affordable housing projects by paying fees from one or more housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds. Permit and other development fees are eligible costs that can be funded through these sources.

Cumulative Analysis

A number of the City's land use policies and regulations currently present barriers to developing housing units affordable to people with lower incomes. As described above, Oakland's residential land is currently zoned to maintain single-family development. Housing Action Plan action 3.2.1 encourage "missing middle" housing types and zoning standards for two, three, and four units on parcels in these single family zones. Action 3.4.1 revises development standards to allow for increased height and densities in transit-proximate and resource-rich areas, and Action 3.4.3 revises conditional use permit requirements to permit multi-unit buildings by-right in RD and RM zones. Other revised standards, such as parking (action 3.4.4), open space (action 3.4.5) further reduce constraints.

See Appendix J for more information on these zoning actions. It is expected that these changes will help address land use policy and regulation constraints that currently limit affordable housing production and promote more integrated neighborhoods.

TRANSPARENCY IN DEVELOPMENT REGULATIONS

Under State Government Code Section 65940.1, the City is obligated to provide transparency in publicizing land use controls and fees. The City's website provides a variety of resources to assist interested parties in navigating the development process. Planning and building permit fees, including the Master Fee Schedule, as well as project requirements are posted under the Planning and Building Department's webpage.[19] This page also provides access to other zoning and City plan requirements, design guidelines, forms and codes, and impact fee reports. Contact information, including a phone number and email address, is also provided at the bottom of the page.

The City actively solicits input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders. This has been very effective in the past, and the City will continue to engage in such outreach.

F.2 Non-Governmental Constraints

Fundamentally, the City is only one of many actors involved in the development of housing with limited control. While the City plans for sites and provides programs, the actual production, availability, and cost of housing in Oakland is significantly impacted by non-governmental factors, many of which are common to other similar cities in the Bay Area, including the high cost of

[19] https://www.oaklandca.gov/topics/planning-and-building-permit-fees

construction and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland.

ENVIRONMENTAL CONSTRAINTS

The most noteworthy environmental constraints in Oakland include the following:

- **Geology/seismicity.** The Hayward Fault, located at the base of the hills on the eastern edge of the City, has a 31.0 percent chance of producing a major earthquake within the next 30 years and would cause significant damage.[20] The Fault Zone is along the hills and does not include significant development sites and is thus not a major constraint to housing. In the event of an earthquake, soil liquefaction is also a major concern in Oakland. The flat-land areas of Oakland are at the highest risk of liquefaction.

- **Sea-level rise.** Low-lying coastal residential areas, the Port of Oakland, the former Oakland Army Base, and a variety of low-lying areas near the Coliseum, Oakland International Airport, and Interstate 880 are most at risk of coastal flooding. According to the Bay Conservation and Development Commission, Oakland is expected to experience 12 to 24 inches of sea level rise by 2050 and 36 to 66 inches of sea level rise by the year 2100. Almost all areas that would be subject to sea level rise are zoned for industrial rather than residential use; thus sea level rise is not a significant constraint for housing.

- **Hydrology and flooding.** The combination of higher tides due to sea level rise and larger storms with Oakland's aging stormwater drainage systems may lead to significant increases in both coastal and urban flooding and flood damage. Low-lying areas, such as the Coliseum, West Oakland, and Jack London neighborhoods, are particularly vulnerable to coastal (Bay) and urban floods. However, the vast majority of land located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone does not permit residential uses; thus flooding is not a significant constraint for housing.

- **Air and noise quality.** Through Community Air Risk Evaluation (CARE) Program, the Bay Area Air Quality Management District (BAAQMD) identified East and West Oakland as communities disproportionately impacted by air pollution in the Bay Area. Residential areas adjacent to industrial areas or major highways tend to experience worse air quality impacts. Title 24 and City regulations require air filtering and other methods to promote indoor air quality in new construction, and development adjacent to freeways would also require noise insulation to ensure indoor noise levels in compliance with the State Building Code. While these are not constraints to development, they do result in increased development costs. Poor air and noise quality also results in lower appeal to some potential buyers or renters. While not necessarily a development constraint, poor air and noise quality have significant severe health disparities in existing Environmental Justice (EJ) neighborhoods, which is explored further in the EJ Element and Safety Element.

[20] *Resilient Oakland Playbook,* October 10, 2016. See report at https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf

- **Wildfire.** Wildfire hazards are particularly acute in the Oakland Hills, and the Oakland Hills Firestorm of 1991 was the most destructive fire in California history. Oakland is at extreme risk for future wildfires due to the increased frequency of droughts and higher heats caused by climate change. Virtually the entirety of the Oakland Hills has been designated as a Very High Fire Hazard Severity Zone (VHFSV). Due to the danger posed by wildfires, including blocked evacuation routes, the hills are generally not a suitable location for higher density housing.

- **Airport hazards.** Land adjacent to the Oakland International Airport is governed by the development restrictions laid out in the Oakland International Airport Land Use Compatibility Plan (ALUCP). Residential development criteria depends upon the applicable Safety Zone, and the maximum community noise equivalent level (CNEL) considered acceptable for new residential uses in the vicinity of the airport is anything less than 65 CNEL. Further, any proposed development taller than 200 feet is subject to review pursuant to the ALUCP. No sites included in the 2023-2031 Housing Sites Inventory are located within an Airport Safety Zone.

- **Hazardous materials.** As a dense urban center with long-established industrial areas in West and East Oakland, and extensive freeway and rail networks, Oakland faces the risk of a transportation-related or other hazardous materials incident, such as a fire, explosion, spill or accidental gas release. While hazardous material incidents can happen anywhere, certain areas of the City are particularly vulnerable to these hazards, particularly residents near industrial zones and along interstate highways. Sites, especially those where formerly industrial or other uses (such as gas stations) may have caused ground contamination, would require expensive mitigation efforts prior to development.

The City proactively addresses problems associated with environmental hazards, including providing assistance in financing and cleanup activities to interested developers. The City's 2021-2026 Local Hazard Mitigation Plan (LHMP) both assessed the risks to the City and people of Oakland from both natural and human-caused hazards, and provided an implementation plan to reduce those risks. The City's Safety Element is also being updated in parallel with the Housing Element to ensure that environmental conditions are fully reflected in planning for housing, and ensuring public health and safety.

INFRASTRUCTURE CONSTRAINTS

Water and Sewer Services

EBMUD provides water services for Alameda and Contra Costa counties, and charges fees for water and sewer services. According to EBMUD's 2020 Water Shortage Contingency Plan (WSCP), under base condition assumptions, EBMUD can meet customer demand (including residential demand) out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands. Growth projections in EBMUD's future water demand reflects residential need projections provided by the Association of Bay Area Governments (ABAG), Plan Bay Area, and local land use agencies.

Oakland Public Work's Bureau of Design and Construction and Bureau of Maintenance and Internal Services owns and operates over 934 miles of sewer mains, 28,554 sewer structures, and 11 pump stations. Most of the system is more than 50 years old, and some parts are as old as 100 years. Oakland does not own or operate wastewater treatment facilities. Wastewater from homes and businesses is collected through the City's sewer collection system and flows into EBMUD's interceptor system, where it is conveyed to their treatment plant.

The development of the City's Sanitary Sewer Master Plan is currently underway, which seeks to repair aged sanitary sewer infrastructures (mainly pipes and maintenance holes) and to reduce stormwater intrusion and sanitary sewer overflows to protect public health. The master plan will provide technical guidance to both the sanitary sewer rehabilitation capital improvement program (CIP) and the sanitary sewer operation and maintenance program (O&M) in compliance with the 2014 Consent Decree for the next 17 years. The master plan project incorporates equity factors into the prioritization plan, applies risk-based analytical approach while mitigating inflow/infiltration issues effectively and efficiently, and updates the sewer hydraulic model from large to small diameter pipes.

The draft Housing Element was provided to EBMUD on May 12th, 2022 to solicit input and coordinate efforts prior to adoption per HCD guidance. In accordance with Section 65589.7 of the California Government Code, the adopted Housing Element will also be delivered to EBMUD. Per the 2020 Urban Water Management Plan (UWMP), EBMUD's Board of Directors approved Policy 3.07 which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections. Based on the requirement to provide priority to developments that include housing units affordable to lower-income households, Policy 3.07 assures that the portion of overall water demands for lower-income households can be met.

Under typical conditions, there is sufficient water and sewer capacity to meet Oakland's future housing needs.

Dry Utilities

Oakland, as well as the entire nine-county Bay Area, is served by the Pacific Gas and Electric Company (PG&E), an investor-owned utility company that provides electricity and natural gas supplies and services throughout a vast service area in Northern California. East Bay Community Energy (EBCE) is a community-governed, local power supplier that provides low-carbon electricity to Oakland residents and businesses under Alameda County's community choice energy (CCE) program at rates that are lower or comparable to PG&E's rates. EBCE's standard electricity product that has a higher renewable energy content than PG&E at rates marginally lower than PG&E's base offering. It also provides a 100 percent renewable product at a rate equivalent to PG&E's base offering. Further, internet connections in the city are provided by Comcast.

MARKET CONSTRAINTS

Land Costs

Market prices for land are high in the desirable, high-cost San Francisco Bay Area. As evidenced in Appendix B, housing costs have continued to dramatically increase since recovering from the 2008 financial crisis. The desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. Additionally, Oakland's urban character and comparatively lower costs have made the city an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the bay – Oakland has the second fastest population increase (behind Bakersfield) of the 12 most populous California cities between 2010 and 2021.[21] Finally, there are efforts by ABAG to encourage infill development in cities such as Oakland.

It is important to note that there are significant variations in the price of land within Oakland. The city has some of the highest residential land values in the Bay region (such as in older desirable neighborhoods such as Rockridge and the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Land acquisition cost estimates for the development of affordable housing in Oakland are available from recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-21. Overall, land acquisition costs for new construction are about $40 per square foot. This remains similar to estimates from the City's previous Housing Element, which estimated costs between $13 to $47 per square foot (2014 values). While new construction land costs have remained stable across the period, the per square foot costs for acquisition and rehabilitation projects has continued to increase. During the period, land/acquisition costs accounted for about 27.5 percent of total project costs for all project types.

[21] Based on California Department of Finance E-5 Population and Housing Estimates, 2010-2021.

Table F-21: Land Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Land/Acquisition Cost*[1]		*Average Land/Acquisition Cost Per Sq. Ft.*	
	Acquisition & Rehab	*New Construction*	*Acquisition & Rehab*	*New Construction*
2017	$16,438,358	$928,967	$291	$20
2018	$31,136,874	$2,910,464	$343	$38
2019	$55,317,500	$2,654,171	$536	$71
2020	$32,895,737	$1,695,021	$577	$25
Total	**$31,870,897**	**$2,121,702**	**$415**	**$40**

1. Land/acquisition costs include project costs related to land costs or value, demolition, legal, land lease rent prepayment, existing improvements value, and off-site improvements.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020; Dyett & Bhatia, 2022

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on underutilized sites and locations with potential for mixed-use development, and housing on infill properties. Regardless, these measures will not lead to actual construction if the higher construction costs associated with more dense and taller development is not recoverable in the form of higher rents or sale prices.

Costs for Urban Infill

Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate its ABAG-assigned regional housing allocation. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. Some of these include:

- **Redevelopment Difficulty and Costs.** The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

- **Parcel Sizes and Achievable Densities.** Oakland has only a few moderate-sized commercial sites that could be repurposed to housing or mixed-use development. Notably, Oakland lacks any large suburban-size malls. The corridor with some of the largest commercial sites—the former "auto-row" along Broadway has been significantly redeveloped with housing over the past decade, with several developments achieving over 100 units per acre densities. Other corridors—such as San Pablo Avenue, International Boulevard, and Macarthur Boulevard—have generally smaller parcels, and lot consolidation would be needed to achieve high densities.

Construction Costs

The costs of constructing housing in the Bay Area are high. Construction costs can be separated into "hard" and "soft" costs. Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

Construction costs for higher-rise concrete and steel-frame multifamily buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete- and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and the Broadway Valdez area, north of downtown). There are also a few examples of concrete- and steel-frame construction for more affordable, higher density senior housing. For all types of construction, structured or underground parking would result in still higher construction costs.

The Incentive Program Feasibility Study[22] prepared for the Downtown Oakland Specific Plan in July 2020 provides estimates of more recent market-rate construction costs. Building construction costs range from $290 to $400 per gross square foot, not including parking construction costs of about $60,000 per space. Table F-22 summarizes development cost assumptions as identified in the Study. For the Study, eight mixed-use development prototypes were selected and a "static" (i.e., stabilized year) pro forma financial feasibility model was prepared for each. A description of each prototype is as follows:

- Prototype 1: Base zoning office high-rise upzoned to a higher density office high-rise
- Prototype 2: Base zoning residential high-rise upzoned to higher density residential
- Prototype 3: Base zoning residential mid-rise upzoned to residential high-rise
- Prototype 4: Base zoning residential low-rise upzoned to residential high-rise
- Prototype 5: Base zoning residential mid-rise upzoned to higher density residential midrise
- Prototype 6: Base zoning low-rise office upzoned to residential high-rise
- Prototype 7: Base zoning low-rise office upzoned to residential high-rise
- Prototype 8: Base zoning low-rise office upzoned to residential high-rise

[22] *Downtown Oakland Specific Plan: Incentive Program Feasibility Study,* July 10, 2020. See report at https://www.oaklandca.gov/documents/zoning-incentive-feasibility-study

Table F-22: Downtown Oakland Specific Plan Development Cost Assumptions, 2020

Prototype No.	*Neighborhood*	*Assumed Construction Type*[1,2]	*Building Cost (per gross sq. ft.)*[2]
Prototype 1	Uptown Office	Type I	$370
Prototype 2	Uptown Residential	Type I	$400
Prototype 3	KONO Residential	Type III	$320
Prototype 4	Jack London Residential	Type V	$290
Prototype 5	KONO Residential	Type III	$350
Prototype 6	Jack London "Office" to Res.	Type III	$320
Prototype 7	Jack London "Office" to Res.	Type III	$320
Prototype 8	Victory Court "Office" to Res.	Type III	$320

1. Type I – Fire resistive (concrete and steel structure); Type III – Ordinary (Brick-and-joist structure); Type V – Wood-framed
2. Estimates derived from Base Zoning scenario.

Source: Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 2020

Estimated construction costs for affordable housing in Oakland are available from recent TCAC project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-23. Overall, construction costs for affordable projects are about $340 per square foot. On average, construction costs accounted for about 42.9 percent of total project costs during the period.

Table F-23: Construction Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Construction Cost*[1]	*Average Construction Cost Per Sq. Ft.*
2017	$14,804,026	$261
2018	$32,503,149	$362
2019	$20,405,105	$439
2020	$27,351,394	$295
Total	**$24,830,103**	**$340**

1. Includes new construction and rehab projects.

Source: California Tax Credit Allocation Committee, Project Staff Reports, 2017-2020

The construction costs and total costs of developing housing in Oakland, while not different from those in other Bay Area communities, present serious constraints to the availability of housing, particularly housing affordable to lower-income households. Even with the adoption of an Affordable Housing Impact Fee, it remains difficult to raise enough funding to build affordable housing, especially housing for extremely-low-income households. To address these constraints,

there are several housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. See Appendix E for a discussion of available housing resources.

Labor Costs

As noted above, labor costs are a portion of the hard costs of construction. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." The City imposes additional Contract Compliance requirements beyond prevailing wages as well. For instance, construction contracts greater than $100,000 must achieve 50 percent participation in the Local and Small Local Business Enterprise Program (S/LBE), which increases project costs. Generally, the cost of labor in Oakland remains high and can often constitute a significant portion of total project costs. Rising labor costs may make certain housing developments—both market rate and affordable—not feasible in the city.

A shortage of labor can significantly increase construction costs, as it increases both labor costs and the time necessary to complete the development of a project. The 2015-2019 American Community Survey (ACS) estimates that there are 13,630 persons employed in the construction industry in Oakland, representing 6.0 percent of the labor force that year. This was higher than the county (5.3 percent) and wider Bay Area (5.6 percent). In Oakland, this also represents an increase from 5.6 percent in 2014, per the 2010-2014 ACS.

The California Employment Development Department (EDD) estimates that the annual average unemployment rate in 2020 for Oakland was 10.5 percent, while it was 8.8 percent for the large Oakland-Hayward-Berkeley Metropolitan Division (MD). These unusually high employment rates were caused by the COVID-19 health emergency and economic crisis. Table F-24 below shows that while these rates approach those seen in 2010 following the 2008 financial collapse, they have since returned to pre-COVID levels. As employment rates have largely recovered, this indicates that labor is generally available in the city and metropolitan region.

Table F-24: Unemployment Rates, 2010-2021

Jurisdiction	*2010*	*2015*	*2020*	*October 2021*
Oakland	13.6%	5.9%	10.5%	6.1%
Oakland-Hayward-Berkeley Metropolitan Division	11.2%	4.9%	8.8%	5.1%

Source: California Employment Development Department, Local Area Unemployment Statistics, Annual Average 2010-2020 and October 2021

Availability of Financing

The availability and cost of financing influence housing supply, including both financing for real estate development and financing for homeownership. This section discusses potential obstacles to financing real estate development and ownership in the city during the planning period. A discussion of inequities in lending practices is provided in Appendix D.

Financing for Real Estate Development

As discussed previously, Oakland has approved about 16,789 building permits during the 2015 to 2021 period. While this exceeded the 5th cycle RHNA of 14,765 units, this is due to the approval of above-moderate-income projects; lower- and moderate-income projects have not kept pace with regional need. The City still faces a remaining need of 5,126 units at the lower- and moderate-income levels. This illustrates that while the development feasibility of market-rate projects—including higher-density projects—remains high, it is limited for affordable housing projects.

The City's efforts in the last two decades to revitalize and invest in the central city, especially through specific plans, have spurred increased interest in residential investment by large-scale institutional lenders. As noted in the previous Housing Element, market factors and conditions—including dramatic demand for Bay Area housing and a lack of urban developable land options in proximity to San Francisco and Silicon Valley—have increased the acceptability of Oakland neighborhoods that have formerly been passed over for residential development. Oakland rents are showing dramatic increases and there is a high demand for housing as evidenced in Appendix B. This indicates a strong likelihood of future residential investment in the city especially given its strategic location near job centers and transit. However, rising interest rates adversely impact the economic feasibility of construction.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. With increased interest rates, the amount of public subsidy required to provide affordable homeownership opportunities to median-income households also increases.

At the national level, interest rates have remained relatively low since 2015 and experienced a significant decline during the COVID-19 pandemic. However, rates have started to increase over the course of 2021. See Chart F-2 for the change in 30-year fixed rate mortgages since 2015. As of January 2022, according to Freddie Mac, higher inflation, promising economic growth, and a tight labor market indicates that mortgage rates will continue to increase. The impact of higher rates on purchase demand remains modest so far given the current first-time homebuyer growth.

Despite relatively low interest rates, financing costs are still significant and many households have difficulty purchasing a home. To address these costs, Oakland has several first-time homebuyer programs, though some are currently suspended due to a lack of funds. The City also hosts HUD-certified first-time homebuyer workshops. Additional discussion of resources and opportunities related to homeownership is provided in Appendix E.

Chart F-2: National 30-Year Fixed Rate Mortgages, 2015-2021

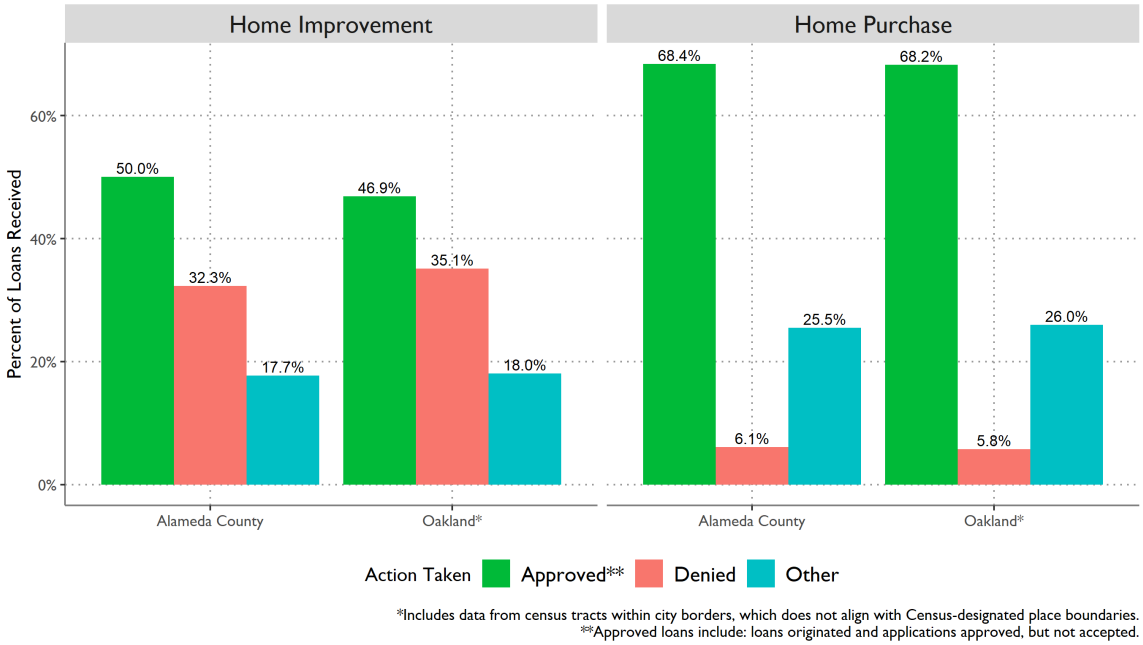


Source: Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. During 2020, a total of 6,822 home purchase loan applications were submitted in Oakland and 393 were denied, about 5.8 percent. This is slightly lower than the county, which experienced a 6.1 percent denial rate during the same year, see Chart F-3.

Home improvement loans have generally lower approval rates than home purchase loans within the city and the county. While denial rates for improvement loans are higher in Oakland than in the county, home purchase loan denial rates are slightly lower. This may indicate a gap between those households wanting to improve their homes and those who were able to obtain conventional financing to complete those improvements. This indicates a need for the City to continue to offer financial assistance and rehabilitation programs to households that may not qualify for a conventional home improvement loan.

Chart F-3: Oakland and Alameda County Loan Applications, 2020



Source: HMDA, 2020

Other Economic Constraints

Oakland is part of the San Francisco Bay Area regional economy, which is prone to occasional recessions and contractions. Given large income disparities and the City's revenue structure, these economic crises have a tendency to impact the most vulnerable residents while simultaneously reducing City resources to serve those residents. The city and region are also vulnerable to shocks related to international trade, travel, tourism, logistics, and manufacturing. Following the 2008 financial crisis, the City's discretionary revenues were reduced by nearly 12.0 percent, while the demands for City services dramatically increased.

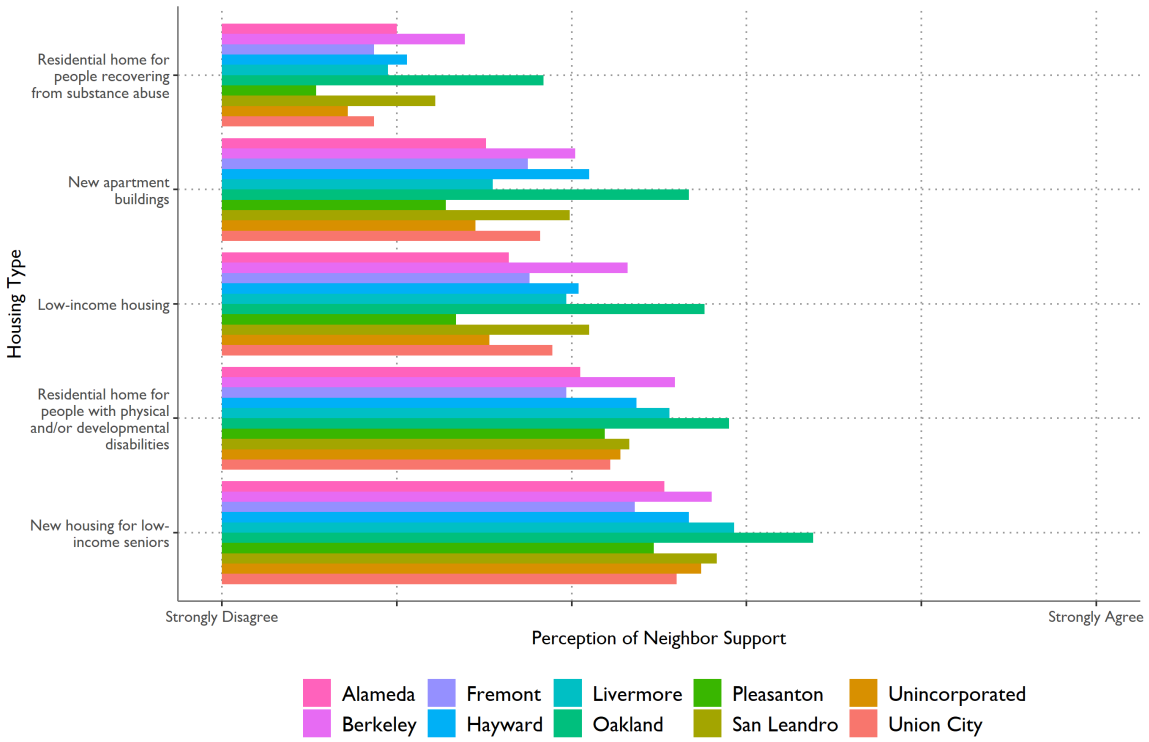
Similarly, the economic crisis caused by the COVID-19 pandemic is likely to have a lasting impact on available City resources and housing needs throughout Oakland. Among other things, future building patterns and preferences may be impacted, which could increase costs of development. While the City has little control over broader economic conditions, it does provide resources to Oakland residents to prevent and/or mitigate some of the worst impacts of the pandemic. Available resources are provided in Appendix E.

NEIGHBORHOOD SENTIMENT

While neighborhood concerns and opposition to higher-density developments and to affordable housing developments may hamper efforts to construct new housing, Oakland is one of the most pro-housing and pro-affordable housing communities in the Bay Area. In the community workshops conducted for the Housing Element update—where hundreds of residents participated—participants were almost unanimously pro-housing. Further, according to the 2020-2024 Regional Analysis of Impediments to Fair Housing Choice (AI), Oakland has the highest perceived neighbor support for all affordable housing projects. See Chart F-4 below for the

perceived neighbor support of different types of affordable housing, based on responses to the 2019 Alameda County Regional Housing Survey (3,296 total responses).[23] In Oakland and the county overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.

Chart F-4: Perceived Neighbor Support for Affordable Housing, 2020



Source: County of Alameda, Regional Analysis of Impediments to Fair Housing Choice, February 2020

The City actively works with developers and provides information on affordable housing for use at public meetings. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities throughout Oakland and the Bay Area. Public comments received as part of Specific Planning efforts have generally been supportive of ~~promoting~~more housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects,

[23] The Regional Housing Survey prompted respondents to rank their agreement with five statements from strongly disagree (0) to strongly agree (5). The questions included the following: "My neighbors would be supportive of locating low-income housing in my neighborhood," "My neighbors would be supportive of locating new apartment buildings in my neighborhood," "My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood," "My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood," and "My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood."

continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others. The update to the General Plan will continue to encourage higher-density affordable housing in areas with ample access to opportunity.

Appendix G: Opportunities for Energy Conservation

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State law (Government Code Section 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (State HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

Residential energy conservation presents an opportunity to improve health, contribute to climate change mitigation and sustainability, and reduce the cost of living by reducing energy consumption. Statewide green building standards regulate energy efficiency and conservation as a part of building permit issuance and is updated every three years to ensure the integration of the latest research and technology. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger.

Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs. The State of California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign.

G.1 Introduction

Energy conservation can lower utility bills, increase long-term housing affordability, and contribute to climate change mitigation and sustainability. Residential energy is used primarily for lighting, cooking, appliances, heating water, and cooling and heating buildings. Energy use in most California buildings happens in two forms: electricity (primarily for lighting, electronics, and plug-in appliances) and methane gas (often referred to as "natural gas," primarily used for space and water heating, cooking, and clothes drying).

The science of energy systems, climate change, and indoor air quality has grown rapidly in recent years. Once thought to be a "clean-burning" and "bridge" fuel, methane gas is a short-lived climate pollutant 84 times stronger than carbon dioxide in exacerbating the global greenhouse effect (known as "global warming potential"). Methane gas is a major contributor to poor health outcomes: Children who live in homes with gas stoves are 40 percent more likely to develop asthma. A 2022 study by PSE Healthy Energy, an Oakland-based think tank, found that gas stoves emit 0.8–1.3 percent of the gas they use as direct, unburned methane – three-quarters of which occurs when the stoves are off.[1] As a flammable and explosive gas, methane also contributes an additional risk factor to homes and buildings in an area prone to earthquakes. As a result, in the last 10 years, the City's primary building energy focus has shifted from energy efficiency and conservation to electrification: the replacement of all gas systems and appliances with efficient, all-electric alternatives.

[1] Level, Eric D. et al. "Methane and NO_X Emissions from Natural Gas Stoves, Cooktops, and Ovens in Residential Homes." *Environmental Science & Technology*, 2022. DOI: 10.1021/acs.est.1c04707

In July 2020, by adopting the 2030 Equitable Climate Action Plan (ECAP), Oakland City Council committed to eliminating methane gas use in building systems and appliances by 2040. Later that same year, the City effectively prohibited any new construction from including gas systems or appliances. Per the ECAP, City staff are developing a policy Roadmap to identify specific strategies to removing gas from all existing buildings by the target date. The Building Electrification Policy Roadmap will outline strategies to ensure that the electrification transition prioritizes resilience and health, and avoids exacerbating housing displacement. Implementing these strategies will require coordination among the City's Housing and Community Development Department, Economic and Workforce Development Department, Planning & Building Department, Dept of Race and Equity, and City Administrator's Office.

Costs are another critical aspect of energy use and the electrification transition. Given the high cost of living in the Bay Area and the ongoing housing crisis, energy insecurity is a serious threat for many households. For many who are housing-insecure, high energy costs can lead to displacement. Electricity is currently cheaper than gas, but rates for both are rising, with gas rates rising faster and at greater risk for price spikes from market disruptions as California makes progress in reducing gas usage across the state.

Energy efficiency and conservation can lessen both the upfront and lifetime costs of electrification, and reduce the amount of onsite renewable energy needed to offset usage costs. Sealing the building envelope and HVAC ducts; insulating walls, floors, and attics; and installing efficient heating/cooling systems and appliances all contribute to the energy efficiency of a residence. Done properly, these measures can also alleviate other public health threats, such as mold. Incorporating passive heating, cooling, and lighting (for instance, maximizing windows on the south-facing side of the building to capture light and heat) into the design of a residence can also contribute to reduced energy use. Urban environments can be more sustainable than suburban or rural environments because many people live in multifamily buildings or townhomes, which are generally smaller spaces with shared walls, thereby limiting demands on heating and cooling spaces. Furthermore, constructing housing in urban and infill areas conserves transportation energy by making it easier for residents to use public transit, walk, or bike instead of driving. The urban forest is another often-overlooked yet important component of building energy efficiency. Urban trees help shade buildings in the summer heat, maximize sunlight reaching buildings in the winter, and mitigate the urban heat island effect in dense communities. Maximizing and protecting the urban forest in accordance with Oakland’s forthcoming 50-year Urban Forest Master Plan is thus another critical strategy to reduce building energy use and increase energy security.

The goal of the ECAP is to equitably reduce GHG emissions 60 percent relative to 2005 levels by 2030, on a path to carbon neutrality by 2045. The building sector is the second largest contributor to GHG emissions in Oakland, at just over one quarter of Oakland’s emissions, behind transportation (66.0 percent). Reducing building emissions rapidly will therefore be important to achieving Oakland’s climate targets.

G.2 Framework for Electrifying Buildings and Conserving Energy Resources

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential Development), sets California's building standards for energy efficiency and supersedes any local regulations. These regulations respond to California's energy crisis, and each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated every three years to incorporate new energy efficiency technologies and methods. Local jurisdictions are allowed to exceed Title 24 requirements where cost effectiveness and need are demonstrated, such as for local climatic or geological considerations, through Reach Codes.

The 2022 Energy Code will go into effect on January 1, 2023. Some of the new measures include:

- Establishing energy budgets based on efficient heat pumps in single-family homes, multifamily homes, and businesses to encourage builders to opt for electric heat pumps instead of gas-powered HVAC units;
- Requiring battery storage equivalent to a percentage of onsite solar-generated electricity in high-rise commercial and multifamily buildings;
- Increasing minimum kitchen range ventilation requirements; and
- Ensuring new single-family homes are electric-ready by:
    - Requiring installation of 240-volt circuits to accommodate electric clothes dryers, water and space heating, and cooking/ovens
    - Providing electric panel, branch circuits, and transfer switch for battery storage of electricity
    - Requiring installation of circuits and panels that can easily convert from gas to electricity for major appliances in the future

Since January 1, 2020, all new single-family homes, multifamily homes up to three stories high, and commercial businesses have been required to include solar panels. Beginning in 2023, all newly constructed multifamily dwellings will require both solar panels and photovoltaic battery storage. This mandate also applies to major renovations. These changes help to ensure that operating all-electric buildings will be cost-effective compared to mixed-fuel buildings.

The California Building Code also includes CALGreen, a set of green building regulations to ensure more sustainable building practices through pollution reduction, resource conservation, and energy efficiency. There are statewide mandatory measures, as well as more stringent voluntary measures that local jurisdictions may adopt.

CHALLENGES OF ELECTRIFICATION

In new construction, in addition to the environmental benefits, avoiding gas infrastructure reduces construction costs. Electrifying existing buildings is more challenging, due to often-outdated or insufficient infrastructure and the need for potentially invasive retrofits. Many older buildings have little or no insulation, inadequate windows, leaky ducts, and other inefficiencies that must be remedied in order to avoid oversized heating and air conditioning systems. Homes often lack the electric service and panel capacity to accommodate all-electric systems. Most of Oakland is served by overhead electrical distribution wires and smaller transformers, so electrifying large multifamily buildings or whole neighborhoods can trigger expensive transformer upgrades. Finally, Oakland's oldest homes often have a host of challenges that frustrate efficient renovations, such as lathe-and-plaster walls and knob-and-tube wiring. These challenges make renovations for electrification cost-prohibitive for many. Conflicting priorities among electrification and mold, lead, or asbestos remediation, seismic upgrades, or other health and safety renovations that are most needed in low-income and older housing further complicate existing building electrification.

Given these challenges, the ECAP obligates the City to pursue building electrification through an iterative process:

- As of July 2020, all major retrofits to City facilities must be all-electric.
- As of December 2020, all new construction must be all-electric.
- By July 2023, the City will produce a policy Roadmap for electrifying all existing buildings by 2040.
- By 2023, major renovations will be prohibited from connecting to natural gas infrastructure.
- By 2040, all existing buildings must become energy-efficient and convert to all-electric power.

Oakland has shown commitment to its energy targets in the past. The City's 2020 Energy and Climate Action Plan was adopted in 2012, with a target of reducing GHG emissions 36 percent by 2020. Preliminary data indicate that Oakland had reduced its emissions 26 percent as of 2019.

The Building Electrification Policy Roadmap will include detailed considerations and social supports to maximize local economic benefits and avoid displacement from the electrification transition. Most importantly, this will require a focus on holistic electrification – an approach rooted in building science that maximizes overall comfort, lighting needs, and energy efficiency, rather than simply exchanging gas appliances for equivalent electric units. Without significant supports in the form of contractor training, rebates, incentives, and integrating programs across multiple disciplines, electrification could result in low-income residents and building owners being disproportionately burdened with high energy costs, as well as missed opportunities to improve Oakland's older housing stock.

EAST BAY COMMUNITY ENERGY

East Bay Community Energy (EBCE) formed as a Joint Powers Authority in 2016. In 2018, Oakland switched from Pacific Gas and Electric (PG&E) to EBCE as its default electricity provider to maximize its renewable energy supply while securing lower energy rates. As of 2020, EBCE's standard Bright Choice energy portfolio was at least 54 percent carbon-free, and the utility has committed to being

100 percent renewable by 2030. Customers who opt to pay more per month can receive 100 percent renewable energy by opting into EBCE's Renewable 100 rate. By 2030, EBCE's basic electricity mix will be 100 percent renewable. As EBCE generates more revenue and grows as a company, it will be able to invest in more renewable energy and thus lower the cost of providing renewable energy to customers. This surpasses the California Statewide mandate (SB100) of carbon-free electricity by 2045.[2] Due to EBCE's efforts, Oakland's transition away from methane gas to all-electric buildings will eliminate a potent GHG and major public health and safety threat, and contribute to a clean energy cycle that supports regional green jobs.

G.3 Energy Efficiency and Conservation Programs

This section describes local, State, and federal energy efficiency, savings, and financing programs that Oakland residents and property owners can utilize.

LOCAL AND REGIONAL FINANCING PROGRAMS

These programs offered by the City or region assist residents and property owners with financing or provide professional guidance for energy efficiency projects.

- Property Assessed Clean Energy (PACE) Financing provides financing for clean energy projects, such as water/energy efficiency projects, solar, or electric vehicle charger installation. A variety of providers offer this service in Oakland, such as Ygrene, HERO and AllianceNRG. Qualification is based on property equity. Financing is repaid via the property owner's tax bill.
- Rising Sun Center for Opportunity's Green House Call program sends trained youth Energy Specialists to residences to find opportunities to save energy or water and install appropriate hardware (such as faucet aerators) for free. This is available to owners and renters who have not used this service within the last five years.
- BayREN's Home+ program offers rebates for energy-efficiency home upgrades, such as duct sealing, insulation, high efficiency furnaces and air conditioners, and high efficiency water heaters.

  Bay REN's Home Energy Adviser is a free program that provides homeowners with the assistance of a certified energy efficiency professional. These professionals help homeowners review energy efficiency options, find qualified participating contractors, navigate project installation and financing, and maximize rebates from all sources.

EAST BAY COMMUNITY ENERGY RESOURCES

Resources provided by EBCE include the following programs:

- Community Solar Discount Program (coming soon) will offer discounted community solar access to customers residing in disadvantaged neighborhoods.

[2] Carbon-free electricity is not the same as renewable. While both types create zero carbon dioxide emissions, carbon-free energy portfolios also include non-renewable energy sources, such as nuclear and hydroelectric, the latter of which can destroy wildlife habitats.

- EBCE's Resilient Home Program offers pre-negotiated pricing and a $500 rebate when customers install home solar and battery backup systems.
- EBCE offers a rebate for switching from gas to induction stoves, and also provides an induction cooktop lending program for Oaklanders to try the cooking technology at home for free.

STATE AND FEDERAL ENERGY BILL ASSISTANCE AND ENERGY EFFICIENCY PROGRAMS

Low-income Oakland utility customers who qualify can take advantage of these programs to assist with energy bills or energy efficiency regardless of whether their energy provider is PG&E or EBCE:

- CARE provides a 35 percent discount on electric bills and 20 percent discount on gas bills.
- Relief for Energy Assistance for Community Help (REACH) provides a one-time credit up to $300 on a past-due energy bill balance.
- Low-Income Home Energy Assistance Program (LiHEAP) is a federally funded program that assists low-income households pay their energy bills and offers free weatherization assistance, such as attic insulation, caulking, and faucet aerators, as well as weatherization-related repairs.
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California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign:

- Switch Is On is a statewide marketing and outreach campaign to promote electrification. An online portal explains the benefits of electrification and shares resources for finding contractors. The program also provides marketing across the state in multiple languages.
- Technology and Equipment for Clean Heating (TECH) program is an initiative to advance the market for low-emission space and water heating equipment for new and existing residential buildings. The $30 million program provides financial incentives, statewide marketing and outreach, and contractor engagement.
- Building Initiative for Low-Emissions Development (BUILD) is a $20 million program that provides financial and other incentives for zero- and near-zero emissions development and

construction of new single-family and multifamily homes, with at least 30 percent of funds reserved for low-income residences.

Appendix G: Opportunities for Energy Conservation

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- Building Initiative for Low-Emissions Development (BUILD) is a $20 million program that provides financial and other incentives for zero- and near-zero emissions development and construction of new single-family and multifamily homes, with at least 30 percent of funds reserved for low-income residences.

Appendix H: Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource."

Affirmatively Further Fair Housing (AFFH): A State-mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income (AMI): the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households. The AMI for Oakland, as of 2021 ~~is,~~ was $125,600.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, State, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

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Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

Inclusive Economic Development Investment(s): Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

Infill: The process of developing vacant or under-utilized parcels within existing developed areas.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling.

(See definition of Accessory Dwelling Unit). A Junior Accessory Dwelling Unit must be no more than 500 square feet and must be converted from existing space.

Large Household: A household with five or more members.

Low Barrier Navigation Center(s): A "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a "low barrier" environment means removing as many pre- conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Missing Middle: Small-scale multifamily housing that can range from duplexes to townhouses to smaller apartment buildings that are compatible with walkable neighborhoods.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Place-Based Strategy: Place-based strategies are actions that encourage community preservation and revitalization and should address increasing quality of life. Areas include, but are not limited to, housing, transportation, infrastructure, parks, recreation, education programs,

etc. City programs establishing place-based strategies must target a geographic area of the City.

Plan Bay Area: Plan Bay Area is the joint responsibility of ABAG-MTC. The most recent version of the Plan, Plan Bay Area 2050, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 focuses on four key elements — housing, the economy, transportation and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Plan was adopted by ABAG-MTC on October 21, 2021.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (January 31, 2023, to January 31, 2031 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 26,251 housing units distributed in the following way: 6,511 should be affordable to extremely-low- and very-low- income households, 3,750 to low-income households, 4,457 to moderate-income households, and 11,533 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature

institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): ~~A~~An SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning

and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It also establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Oakland Planning Code," its purpose is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of Oakland in conformance with the City's General Plan. (Oakland Planning Code 17.07.030)

Appendix H: Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource."

Affirmatively Further Fair Housing (AFFH): A State-mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

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Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

Inclusive Economic Development Investment(s): Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

Infill: The process of developing vacant or under-utilized parcels within existing developed areas.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling. (See definition of Accessory Dwelling Unit). A Junior Accessory Dwelling Unit must be no more than 500 square feet and must be converted from existing space.

Large Household: A household with five or more members.

Low Barrier Navigation Center(s): A "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a "low barrier" environment means removing as many pre- conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Missing Middle: Small-scale multifamily housing that can range from duplexes to townhouses to smaller apartment buildings that are compatible with walkable neighborhoods.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Place-Based Strategy: Place-based strategies are actions that encourage community preservation and revitalization and should address increasing quality of life. Areas include, but are not limited to, housing, transportation, infrastructure, parks, recreation, education programs, etc. City programs establishing place-based strategies must target a geographic area of the City.

Plan Bay Area: Plan Bay Area is the joint responsibility of ABAG-MTC. The most recent version of the Plan, Plan Bay Area 2050, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 focuses on four key elements — housing, the economy, transportation and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Plan was adopted by ABAG-MTC on October 21, 2021.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their

essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (January 31, 2023, to January 31, 2031 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 26,251 housing units distributed in the following way: 6,511 should be affordable to extremely-low- and very-low- income households, 3,750 to low-income households, 4,457 to moderate-income households, and 11,533 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): ~~A~~An SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically

warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It also establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Oakland Planning Code," its purpose is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of Oakland in conformance with the City's General Plan. (Oakland Planning Code 17.07.030)

Appendix I: Public Outreach Materials

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Oakland Housing Element
Housing Sites: Stakeholders Discussion Summary

February 2, 2022 9:00 AM – 10:30 PM

Held via Zoom

Participating Organizations:

- YIMBY Law
- Housing Action Coalition
- Bay Area Rapid Transit
- Nonprofit Housing Association of Northern California
- East Bay Housing Organization
- California Housing Partnership
- MidPen Housing
- Ellis Partners
- LISC Bay Area
- Public Interest Law Project
- Bay Area Community Services

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

POTENTIAL VIABLE SITES

Stakeholders provided examples of sites that may be viable for inclusion in the housing sites inventory, including:

- 40th Street and Martin Luther King Jr. Near the MacArthur BART station. Temporary homeless/navigation center
- Potential along Lakeshore Avenue just south of the I-580
- Closed Oakland Unified School District sites
- Sites owned by faith-based organizations interested in upzoning and development. There are three faith-based organizations actively looking to add housing
- Sites in the Rockridge area that can be upzoned (especially near BART)
- Sites identified along International Boulevard as part of the Oakland Sustainable Neighborhoods Initiative process

- Peralta Village in West Oakland – drastically underutilized; upgrade and add more housing

COMMUNITY ENGAGEMENT ON SITES

- Stakeholders provided ideas for community engagement on viable sites, and shared work they have done to solicit feedback on potential sites. Ideas included sending a flyer or survey to all property owners in Oakland to solicit development interest and reaching out to other public agencies for surplus land
- One stakeholder works with faith-based organizations through Alameda County and sees this as an avenue for community empowerment, as well as an opportunity to locate development in high resource areas
- Another stakeholder has sent a form to members of their organization to get feedback on specific sites with development potential

SITE SELECTION CONSIDERATIONS

- Locating sites within a quarter mile of transit, including bus lines, was identified as a priority by one stakeholder
- Stakeholders also mentioned identifying sites for lower-income housing in gentrifying or at-risk of gentrifying neighborhoods, as well as determining if lower-income sites will be competitive for State funding or tax credit scoring
- The City should use HCD's site inventory form (available via ABAG-MTC's HESS Tool) when publishing drafts of the sites inventory
- The City should maintain a reserve list of sites or capacity buffer to meet State no net loss requirements
- When computing site capacity, the City should emphasize minimum or likely capacity of sites to remain in compliance with those requirements

FAIR HOUSING CONSIDERATIONS

- Stakeholders indicated that site selection should be guided by the City's mandate to affirmatively further fair housing
- The draft assessment of fair housing prepared for the Housing Element should be made available for public and stakeholder input as soon as possible

GENERAL BARRIERS TO DEVELOPMENT

- Stakeholders discussed why sites identified for the 5th cycle RHNA have not developed with housing. Barriers to approval, neighborhood opposition, and the availability of financing were described
- Affordable developers also get outcompeted by private developers for sites due to lack of funding for site acquisition

- One stakeholder suggested the City should consider a set-aside fund for site acquisition that affordable developers can use. This could be a revolving fund
- One stakeholder noted that housing development around the Lake Merritt BART Station requires the development of other amenities in order to make housing development feasible
- Stakeholders also noted that traditional sources of funding are largely depleted

CITY CONSTRAINTS ON DEVELOPMENT

- Stakeholders noted that the City needs to increase opportunities for affordable housing. Some stakeholders noted that City departments often have conflicting priorities or do not agree, especially regarding transportation. It is also difficult to get early feedback on proposals from staff
- While the planning application process was identified as generally smooth, other steps in approval can make it difficult, especially for smaller projects
- One stakeholder suggested the City appoint a "housing czar" or process coordinator to facilitate the approval process
- Appeals process is politicized. Things that are settled—e.g., plans in areas that already have EIRs—still get appealed. Stakeholder suggested that EIR appeals should go to a non- elected body instead of the City Council
- Other stakeholders emphasized the need for by-right approvals, permit streamlining, and entitlement reform to reduce costs, increase competitiveness for State funding, and unlock development potential on smaller sites
- City requires payment of most permit fees upfront rather than at issuance of permit or project completion. This can make development infeasible for non-profits or smaller developers – they can't have $1 million just tied up while the project goes through approval process

Zoning and Development Standards

- Stakeholders remarked that upzoning in various Oakland neighborhoods could increase residential capacity and flexibility, particularly on smaller sites
- Single-family neighborhoods in North and East Oakland were identified as areas that could particularly benefit from such actions
- Stakeholders emphasized flexibility in zoning, including allowing increased density and removing ground floor retail requirements
- One stakeholder remarked that BART sites should maintain sufficient parking requirements for commuters
- Stakeholders suggested the use of various zoning overlays to incentivize development, including both a mixed-use overlay and an affordable housing overlay.
  - Density bonuses for affordable housing were also identified as an important tool

OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT

- Stakeholders discussed the ideal density range for affordable development - one stakeholder noted it was between 40 to 50 dwelling units per acre, while another indicated that it was between 60 to 80 dwelling units per acre
- While one stakeholder suggested a maximum building height of less than 85 feet on smaller sites to incentive private developers to use density bonuses and add affordable units and work their way to 85 feet, another remarked this approach would result in neighborhood meddling and could potentially trigger additional EIR review, and would not count towards the RHNA
- One stakeholder remarked that their organization prefers sites that offer economies of scale, while another indicated that smaller sites my be useful in providing ownership opportunities for moderate-income households
- One stakeholder encouraged the City to incentivize "affordability by design"

Oakland Housing Element Discussion Group Meeting #2: Production, Preservation, and Protections

March 10, 2022 1:30 PM – 3:00 PM

Held via Zoom

Participating Organizations:

- East Bay Housing Organization
- East Bay Permanent Real Estate Cooperative
- Greenbelt Alliance
- Housing Action Coalition
- A Diamond in the Ruff
- California YIMBY
- East Bay for Everyone
- Sustainable Economies Law Center
- Community Housing Development Corporation
- Jobs and Housing Coalition
- East Bay Asian Local Development Corporation
- United Seniors of Oakland and Alameda County
- City of Refuge/United Church of Christ
- Bay Area Housing Advocacy Coalition

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DEVELOPMENT PATTERNS AND ECONOMIC PRESSURES

- High development costs—particularly labor, land, and construction costs—were noted as significant barriers. One participant noted that some local labor practices, which are in the City's control, limit competition and drive up costs.
- Participants remarked that new housing does not cause displacement, since displacement is already happening. Displacement pressure emanate from the greater economic landscape, and the availability of new housing becomes a self-reinforcing cycle. They pointed to the Broadway Valdez area as an example of this.
- Participants discussed the opportunities of developing on large and small lots. High density development is more feasible on large lots like in the Broadway Valdez area, or on larger brownfield sites and industrial land. However, these sites tend to be in or near lower- income neighborhoods. The City should encourage development patterns with smaller lot sizing or lot consolidation to take development pressures off low-income neighborhoods. The City should make lot mergers easier and ease building code impacts (especially in neighborhoods like Rockridge and Temescal).

- One participant remarked the due to large economic pressures, the City's existing tools (including tenant protections) cannot match affordability needs – which can only be met by generally increasing housing supply. They also advocated for increased supply in higher- income neighborhoods to reduce the pressure on lower-income neighborhoods.
- One participant noted the affordability crisis is not just supply and demand issue, as the presence of vacant units—especially market rate units—demonstrates. They also remarked that the baseline market is friendly to luxury apartments that are treated as investments, and advocated a vacant unit tax and not just a vacant land tax.

STAFF CAPACITY

- The lack of staff capacity is a major cost driver for all housing developments, including affordable and market rate projects.
- Participants noted there is a lack of clarity at the staff level on permit streamlining processes as well as how affordable housing is prioritized. Navigating State streamlining law is a long process, and participants appreciated the City's standard procedures and hoped the City will continue to refine and expedite the process. Participants noted that moving towards ministerial approval would help increase staff capacity.
- Participants explained that all housing projects (including market rate and affordable) are challenged by costs and permit timing, and get stuck at every level of the process. One participant noted they had trouble working with the City to increase density on their affordable supportive housing project.

FUNDING FOR AFFORDABLE HOUSING

- Some participants noted that local funding and budget priorities do not reflect Oakland's commitment to housing, even though the city bears a disproportionate impact of the housing crisis in the Bay Area. One participant noted that while the City is a good partner in securing State funding, there is a lack of political appetite to spend local money on affordable housing,
- One participant suggested fees be assessed entirely upfront. One participant also suggested deferring building permit fees for affordable projects to permit issuance.
- One affordable housing developer noted that their units skew towards the lower end of the income spectrum, but it is difficult to operate without subsidies and a constrained housing voucher supply (which is slow-moving on the federal level).

UNMET HOUSING NEEDS

- Oakland has diverse housing needs, including large family and very- and extremely-low- income housing. Larger units tend to be more expensive and move slowly, as large families will often prefer to "double up" in smaller and cheaper units instead. Participants also noted an unmet need for very- and extremely-low-income housing (below 50 percent area

median income) compared to low-income housing (60 percent to 80 percent area median income).

- The City needs to encourage more moderate-income or "missing middle" housing. One participant encouraged the City to focus on policy tools that do not require additional funding, which should be focused on deeply affordable housing. There is a particular need for missing middle housing for elderly and disabled residents, who are unable to downsize due to a lack of supply. Condo conversions further impact the available supply. Additional supply of this housing type could lead to decreased displacement pressures.
- Participants generally agreed that the City should encourage more two- to four-unit development (i.e., missing middle), and were in support of the City Council's directive to revisit single-family zoning.
- There is a need for supportive services and transitional housing, which is currently overlooked. Workforce development and other training should be included to ensure people can stay in affordable housing.
- Residential development on church developments runs into major zoning issues – the City should increase flexibility for this type of development.
- The City has a history of segregating affordable housing projects, and misses opportunities to provide lower-income housing in high resource neighborhoods (e.g., Oak Knoll). Going forward the City needs to be proactive about not missing these opportunities.
- One participant noted that an earlier draft Downton Oakland Specific Plan had affordable housing goals that did not match the reality of Oakland's Black population's housing needs. The City should be realistic when setting goals and policies.

ZONING AND REGULATORY STRATEGIES

- The City gives too many concessions to market rate projects, and the cumulative effect is decreased regulatory incentives and tools to encourage affordable housing.
- The City should increase densities without totally changing a neighborhood's character.
- Participants supported City Council's directive to revisit single-family zoning and allow two- to four-unit developments.
- Several participants advocated for an "affordable housing overlay", which will help the City be competitive for TCAC, LIHTC, and other funding sources. The City should also develop right sized zoning in high resource areas to also remain competitive. Matching TCAC scoring helps developers hit deeper affordability levels while reducing the strain on the City. One participant also proposed a small lot overlay on transit corridors for workforce housing.
- Overlay for small lots so they can be zoning compliant and/or be able to develop additional housing was mentioned.
- One participant remarked that the City should be more flexible in its definitions of a household, including co-living situations. The current definition can obscure the actual

economic status of a unit's residents (e.g., a unit with multiple lower-income families is considered one higher-income "household").

CREATING AFFORDABILITY STRATEGIES

- The City should encourage the conversion of hotels and motels to long term affordable housing.
- The City needs to move forward with its public lands policy, and include a process for developers to acquire vacant parcels (which was done previously). One participant also suggested increased flexibility in a public lands NOFA, including higher cap and reduced need for City Council votes. This will remove administrative burden and can help expedite a restock of the public lands portfolio.
- The City should encourage affordability by design for different levels of affordability.
- Larger market rate and non-profit developers can move through the market easier than smaller ones can due to their increased resources. Participants want to see a way for smaller affordable developers to move through the landscape without adding costs. One participant noted this will be especially important for single-family owners who want to upgrade to two to four unit projects, but will get caught up in the permitting process. The City needs to streamline the process now for when these projects come online.

MAINTAINING AFFORDABILITY STRATEGIES

- One participant noted that restricted affordable housing and non-restricted affordable housing (or "naturally-occurring affordable housing") call for different programs.
- There is a trend of conversion from non-restricted affordable housing to market rate (e.g., condo conversions in northwest and central east Oakland). Rent controlled units are also not permanently affordable and can be demolished. Participants expressed interest in strategies like social housing, TOPA/COPA, community land trusts, and housing co- operatives to reduce conversions and maintain permanent affordability.
- One participant urged the City to advocate for the repeal of Costa-Hawkins vacancy decontrol provisions and keep owners from taking advantage of artificial scarcity to drive up housing costs.

ANTI-DISPLACEMENT AND TENANT PROTECTIONS

- One participant indicated the desire to slow gentrification and displacement. They want the City to help to drive housing costs down so the working poor can afford permanent housing without being forced into dense projects. Reduced housing costs will help decrease displacement pressures and increase housing choice.
- City has good laws compared to other cities (e.g., rent control, just cause, tenant protections, etc.), but effectiveness depends on legal counsel. The City should provide

funding to legal assistance and provide a legal right to council (see Measure F in San Francisco).

- The City should better incorporate SB330 protections against demolitions, especially because of the State legislation's sunset provision. Participants noted there is generally a lack of developer awareness about replacement provisions and indicated a need for education in the development community. Participants also suggested the City adopt a stronger demolition ordinance and add replacement provisions to the permit approval checklist. Participants also encouraged Planning and Building to coordinate with Oakland HCD about replacement units and right to return on development projects.

Oakland Housing Element Discussion Group
Meeting #3: Draft Review

Wednesday, June 8 10:00 – 11:30am

Held via Zoom

Participating Organizations:

- Oakland Housing and Community Development (HCD)
- Parent Voices Oakland
- East Oakland Collective
- Alameda County Public Health Department, Health Equity Policy, and Planning
- Homeless Action Center (HAC)
- California YIMBY (Yes In My Backyard)
- Ellis Partners
- YIMBY (Yes In My Backyard) Law
- West Oakland Environmental Indicators Project (WOEIP)
- Oakland Starting Smart and Strong
- UC Berkeley Goldman School
- East Bay YIMBY (Yes In My Backyard)
- SPUR San Francisco Planning and Urban Research)
- Transport Oakland
- California Renters and Legal Advocacy Fund (CaRLA)
- Eden Housing
- Housing Action Coalition
- East Bay Housing Organizations
- Emerald New Deal
- A Diamond in the Ruff Incorporated

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DISCUSSION SUMMARY

Many participants were generally supportive of the Housing Action Plan, but key issues emerged around zoning and affordability, accountability and compliance, environmental justice and air quality, distribution of housing sites by area and income level, resource allocation, and public availability of housing element information.

Affordability was top of mind: One childcare focused participant requested low and very low- income housing include housing geared towards retaining specific groups such as early childhood educators and childcare givers. After housing childcare is the biggest expense for families, so childcare and housing should be considered in tandem, and it was suggested that co-locating childcare facilities with new development could lessen this burden. Several participants echoed a desire to see the affordable housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect, and that a baseline affordability standard be implemented for all new development.

Several participants mentioned a need for stronger compliance measures to hold developers accountable. Participants mentioned that fees are often too low to provide meaningful incentives for developers to follow through with affordable housing agreements and remarked that developers have consistently violated current zoning rules and not being held to their proposals once approved. Participants suggested fees be raised to encourage developers to take affordability requirements more seriously.

Another key theme emerged around environmental justice and housing quality. A participant from the UC Berkeley Goldman school encouraged planners to consider collaboration with County inspection offices to regulate indoor air quality for Oakland households, particularly those with children and those in low-income areas. Many participants echoed the need for greater consideration of air quality issues when determining affordable housing sites and urged planners to consider locating affordable housing away from freeways. One participant urged the city to include existing housing near freeways, Oakland Ports and other heavy duty trucking concentrations under its definition of contaminated sites and help building owners retrofit air filtration to reduce exposure of residents to transport related emissions

Participants desired more clarity and summary analysis of the table to demonstrate the relationship more clearly between the geographic distribution of affordable housing and resources available in proposed neighborhoods. Participant commented that affordable housing is often located in the lowest-resource neighborhood, suggesting that planners consider upzoning all transit corridors, with additional emphasis on Rockridge BART. Another participant raised the concern that the AFFH analysis be made a part of the site selection and action plan, and not just analysis.

Some logistical concerns were also raised regarding the public availability of items such as up zoning & overlay maps, which ideally would be provided in advance, indicate areas that are being considered for rezoning, and coded according to income and racial discrimination considerations. Additionally, participants requested tools to allow the public to monitor impact fees collection and use, as well as an executive summary and clear table containing new policies. Many participants commented on the need for better prioritization to ensure most needed HE action items were addressed in a timely manner, reiterating the need to translate analysis into action.

DETAILED DISCUSSION NOTES:

Affordable Housing Overlay

- Participant remarked that "Oakland's RHNA increase is actually a lower percentage than the region as a whole."
- Childcare-focused participant suggested that low and very low-income housing include housing that is geared towards retaining specific groups such as early childhood educators and childcare giver, also co-locating childcare facilities with new develop. Additionally, participant urged planners to consider providing childcare support for unhoused people.
  - Children and their families should be key stakeholders in HE; after housing childcare is the biggest expense for families, so childcare and housing should be thought of in conjunction.
- Several participants urged that planners please consider ALL of AC Transit's Rapid corridors, not just the BRT line, when considering up zoning opportunities.
- A participant commented that the City of Oakland has been too accommodating to developers and has been building too much above-moderate housing. Low-income housing is determined based on property values of the surrounding neighborhood, and there needs to be a clear standard how affordable housing is determined.
- One participant remarked, "from attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR (below-market- rate) housing w/MR (market-rate). It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today."
- Participants supported development in Rockridge, given that it's the only BART station in Oakland that doesn't have TOD, it's the whitest census tract in Oakland. Suggested flatiron site that Oakland hasn't wanted to rezone is a worthwhile site to up zone for affordable housing despite its small size.
  - Other participants echoed support for up zoning the flatiron parcel and upzoning in Rockridge in general.
- Several participants support a move towards ministerial approval
- Historic resources deserve fair housing analysis because historic housing is often located in wealthier neighborhoods. These comments were echoed by several participants.
- One participant mentioned that they "would love to see housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect." These comments were echoed by several participants.
- Participant is concerned with city requiring compliance for AFFH requires fair housing analysis and that the analysis be made a part of the site selection and action plan, and not just analysis. There needs to be a better connection between analysis and action plan, encourages staff to read memo by ABAG about how SoCal cities got rejected by HCD.

  - Thinks its problematic that sites were determined in advance to fit where sites were already zoned properly.
  - Thinks zoning should be identified as a constraint, and that exclusionary areas should have been identified in advance and then re-zoned.
- One participant remarked about the "H overlay" - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

Accountability, Compliance, and Enforcement

- Participant commented that identifying affordable housing sites is only a first step, and suggested that without meaningful accountability measures and quantifiable financial repercussions for non-compliance, the site inventory would not be effective.
- One participant questioned "Who do we target, and how do we penalize them when lower income needs are not met?" with regards to non-compliant developers.
- Participant urged increased penalties associated with non-compliance on housing developers, stating that "developers are not building housing for people who live in Oakland but for people who are moving to Oakland".
  - Participant requests planners establish a baseline affordability requirement for all new development.
  - Participant commented that "with all the new buildings being built that impact fee account should at least be 300 million by now."
- Several participants remarked that current developers have already been violating existing zoning rules and not being held to their proposals once approved.
- Participant commented that developers are looking to waive fees, but affordable housing advocates would like to raise fees on developers to fund affordable housing.

Environmental Justice and Air Quality

- Participant from UC Berkeley Goldman School suggested adding provision in the HE to coordinate with county inspection offices for households (particularly with children) to regulate indoor air quality. Participant also expressed support for provision in HE (G2) getting gas out buildings.
  - This participant also suggested financing green bonds and social bonds, and mentioned a sustainable finance program at the university. These bonds have the potential to lower permitting costs for the issuer and can lower costs for developer.
- Participant from UC Berkeley Goldman School also commented, "I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites.

  - Participant urged the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites.
  - Participant also urged planners to help building owners in those locations retrofit air filtration to reduce exposure of residents to transport related emissions.
- Participant strongly seconds the previous comments, and addition to commenting, "We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures."
- One participant mentioned, "I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned— up zoning opportunities near **all** transit corridors."
- Participant suggested that health of housing is not identified, nor is equity. Census tract name of neighborhood is not identified in Housing Element Appendix C, Table C-21.
  - Affordable housing above Upper Broadway or MacArthur freeway is not being discussed. EJ and housing health is not being adequately discussed.
  - There should be policy and changes and language in HE regarding environmental justice
- Participant echoed the need for plans for investments for opportunity in low-income neighborhoods. Need to improve the air in West Oakland, because air pollution is one of the most challenging parts of living in West Oakland.
  - Other participants agree that the poor air and no green space is a disadvantage to improvements.

Planning Timeline and Resource Allocation

- Participant commented, "I'd love to see city take a stance on what strategies are going to come first given how busy city staff are. Actions in HE are fantastic, but there are too many of them to deal with immediately so city should identify which actions come first and which come last."
- The participant remarked that "study, evaluate, consider" are not viable action-oriented terms according to the HCD. The participant mentioned that the study has proposed inclusionary housing, but the city council has never actually considered it.
- City Council was promised by staff that a 5 year study would be done by the end of 2021, but the annual impact fee report still has not been presented to city council and has not involved public input.
  - The nexus study and feasibility fee study are being done with no public participation. There should be a specific plan that planning and building codes are updated to comply with SB9 and SB 330 especially the demolition protection.
- Participant echoed need for established timelines for implementing affordable housing and remarked that it shouldn't take that long given how easy the policy is to pass.

Public Availability of Housing Element Information

- There is a push and pull between locating housing where communities need to be supported versus the level of resources located in the community. Most affordable housing is in lowest resource neighborhoods.
  - Many participants requested table detailing affordable housing locations versus resource allocation and distribution.
- Participant suggested the city have a published methodology for when to count new market housing as Moderate Income, like San Jose does.
- Participant expressed support for up zoning around transit corridors, and suggested circulating maps illustrating these plans ahead of time to allow for public comment by affordable housing developers. Participant requested platform for public to monitor impact fee account.
- Oakland online housing portal was not user friendly for affordable housing developer
- The way that zoning code is written in the city breaks everything down into small pieces, which makes it difficult for affordable developers to utilize density bonus. Other cities don't have standards broken down into so many small parts and encouraged Oakland to consolidate zoning code into more straightforward and broader groupings.
- Maps should be coded according to income and racial discrimination consideration. Investing in lower income areas need to go beyond housing, there needs to be broader neighborhood improvements strategies.
  - The participant suggested that planning staff put out a map about what is being considered for rezoning.
- Participant questioned if there is a way for the public to track who paid impact fees and see what is being collected as well as where and how are those funds are being used.
  - Participants echo the need for improved transparency in this process.
- Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies.

Oakland 2045 Housing Element Workshop #1 Report

Oakland's Housing Element and Housing Locations

FEBRUARY 10, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is part of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels, including low income and households with special needs, from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community.

This first Housing Element workshop is part of Phase 1 of the General Plan update. The purpose of this workshop is to provide an overview of the General Plan and Housing Element update process and gather community input on potential housing locations. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 10, 2022 from 6:00 to 8:00 pm online via a Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 90 community members attended the workshop.

The planning team gave a short presentation during the workshop that gave an overview of the format of the workshop, the General Plan and Housing Element update process, and included a Q&A portion for participant questions. During the presentation, participants had the opportunity to answer the following survey questions about themselves:

- What brings you to this workshop?
- What neighborhood do you live, work, or have a business in?
- What do you love about the neighborhood?

See Appendix A for participant responses to the survey questions.

After the presentation, participants then proceeded to one of 11 Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The bulk of the meeting was spent in 11 small group discussions where community members had the opportunity to brainstorm together on potential housing sites. For the discussions, three to five participants were sent into Zoom breakout rooms with a facilitator from the

planning team to brainstorm on potential housing sites and considering the following questions:

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix B.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide variety of opinions on all topics.

- There was unanimous or near unanimous support for more housing in the community. Housing affordability was a key priority for all groups as well as the consideration of equity in all decisions related to housing. Most groups were pro-housing and particularly advocated for housing unhoused individuals and focusing on developing housing for extremely-low income and very low-income groups, with additional support for workforce housing.
- Most groups shared a desire for transit-oriented development near BART stops and housing development that considers proximity to amenities such as bus lines, grocery stores, green spaces, and neighborhood organizations.
- All groups discussed potential locations for housing sites. The most common general locations mentioned include underutilized parking lots, vacant lots, blighted commercial sites, major commercial corridors, in old office buildings, and greater densities in Temescal, Rockridge, Trestle Glen, Montclair, and West Oakland.
- Other specific locations identified as potential housing sites include along San Pablo Avenue, in the Coliseum area, at Howard Terminal, Eastmont Mall, the intersection of Broadway and Pleasant Valley Avenue, 51st and Broadway Avenue, and the DaVita Dialysis site.
- Several groups advocated for consideration to ensure that historical patterns of segregation are not perpetuated but rather resolved when choosing housing sites. Affordable housing should be distributed throughout the entire city. Environmental justice, safety, and gentrification concerns should also be considered when deciding where housing should be located.
- Many participants shared potential housing policies and programs to better help the city become a more affordable and equitable place to live. The most common tools cited include upzoning low density areas, banning land speculation, eliminating impact fees, inclusionary housing requirements, rezoning areas to permit residential development, streamlining the permitting and funding process for housing development and ADUs, establishing incentives for developers, and developing

supportive programs for marginalized groups to find, purchase, and remain in their homes.

- Groups had mixed opinions on whether to develop greater housing densities in the Oakland Hills. While some advocated for higher densities and the elimination of single-family zoning due to equity concerns, others believed that greater densities should not be permitted due to high fire hazard zones. Other housing constraints included proximity to polluting areas.
- Several groups stressed the importance of "going to where people are" to receive input and requested more visible information about upcoming opportunities to engage in the process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 primarily advocated for housing equity and providing affordable housing for systemically marginalized groups. The group was concerned about perpetuating the zoning system's racist and exclusionary history. Participants mentioned how affordable housing developments are likely to be in high crime and high pollution areas with limited access to neighborhood amenities.
- Participants brainstormed a number of policy changes to address the housing issues they identified in Oakland. Such proposals include developing additional extremely low-income housing units, developing affordable housing throughout the city in safe areas and near amenities, banning land speculation, upzoning the Oakland hills, and eliminating impact fees.
- Potential housing sites identified by Group 1 include underutilized parking lots in the city, Howard Terminal, and greater densities in the Oakland hills.

Group 2

- Group 2 was in favor of further expanding community engagement and education on the Housing Element and affordable housing topics to increase accessibility to those interested in getting involved. Policies participants brainstormed include requiring on-site inclusionary housing, considering barriers to affordable housing, and identifying equity patterns throughout the city's districts to better address systemic issues.
- Potential sites identified by Group 2 for affordable housing include City-owned properties and properties owned by the Oakland Community Land Trust.

Group 3

- Group 3 advocated for affordable and middle-income housing, historic preservation, and housing equity. Participants mentioned several potential housing policy solutions that include rezoning areas for residential development, converting nonresidential and office buildings to housing, promoting live-work units, streamlining the permitting and funding process, and developing initiatives for marginalized groups to buy homes.

- Potential housing sites discussed among Group 3 include in vacant lots, dilapidated commercial sites, along major commercial corridors, ADUs in single-family homes, and in old office buildings.

Group 4

- Group 4 was pro-housing, advocating for affordable and transit-accessible housing, overcoming patterns of segregation, higher density housing, and ending gentrification. Potential housing policies mentioned include upzoning areas of the city, building transit-oriented development, and limiting how long developers can sit on empty properties.
- Potential housing sites mentioned include Eastmont Mall, mid-rise buildings in neighborhoods like Temescal, and the vacant lot at Broadway and Pleasant Valley Avenue.

Group 5

- Group 5 prioritized affordable housing for very low-income households, effective programs to shelter and support homeless residents, dense housing to support transit, and supporting Black homeowners. Housing policies discussed include transit-oriented development, upzoning near transit, increasing height limits, removing parking minimums, implementing parking maximums, and passing anti-speculation laws.
- Potential housing sites mentioned include along transit corridors and vacant lots owned by the City, County, and land trust.

Group 6

- Group 6 supported more affordable housing development, particularly in less affordable areas and in proximity to transit and amenities. Potential housing policies mentioned include progressive vacant land taxes, affordable housing overlay zones, incentivizing affordable housing development, reducing parking requirements, and implementing eminent domain for unused property.
- Potential housing sites mentioned include vacant homes on San Pablo Avenue and the lot on the corner of Broadway and Pleasant Valley Avenue. Areas to avoid include high fire hazard zones and near the shoreline.

Group 7

- Group 7 emphasized promoting housing choice, including location and type for both renters and owners. Policy ideas and solutions include inclusionary zoning, streamlining modular housing, promoting workforce housing, and converting vacant ground floor commercial to residential.
- Group 7 also supported developing around transit stops, adding more ADUs and lot splits, and adding higher densities in Trestle Glen and Montclair while also being cognizant of climate considerations.

Group 8

- Group 8 advocated for housing where people actually live and need housing, preserving housing at risk of conversion, and on-site including housing building requirements.
- Potential housing sites identified by the group include along San Pablo Avenue, in the Coliseum area, anywhere near transit, and on smaller lots.
- There was a difference of opinion on housing in the hills – some believing that should absolutely not be allowed due to fire concerns – while some others believing that single-family zoning needs to be eliminated from entire the city because of equity considerations.

Group 9

- Group 9 supported added more affordable housing near transit throughout the city as well as more supportive senior housing, multigenerational housing, workforce housing, and ADA compliant housing. They highlighted the importance of environmental justice considerations, housing the unhoused before developing for other income groups, ensuring vacant lots do not sit vacant, and affordable housing continues for future generations to remain in the city.
- Potential housing sites identified include near transit, higher densities in Rockridge, near parks and green spaces, and in old or unused building and parking lots near city hall.

Group 10

- Group 10 advocated for prioritizing equity in all housing decisions, adding higher densities in commercial areas, incentivizing low and very low income housing development, pausing market rate development until Oaklanders have homes, and taking advantage of vacancies to house the unhoused.
- Potential housing locations identified include higher densities downtown and in west Oakland, more housing in Montclair and Rockridge, and higher densities along San Pablo Avenue.

Group 1 1

- Group 11 expressed interest in incorporation climate resilience into housing development, prioritizing housing equity, transit-oriented development, having housing typologies that fit with community character, and housing the unhoused. Potential solutions discussed include incentivizing developers, expediting and streamlining the ADU processes, and developing near amenities.
- Possible housing sites identified include a vacant parcel on 51st and Broadway Avenue, the DaVita Dialysis site in Rockridge, near Rockridge Bart, along Bart and bus transit lines, on blighted sites, and higher densities in west Oakland.

Appendix A: Mentimeter Poll Results

Question 1: What brings you to this workshop?

- To learn more
- To learn
- housing
- Curious what people are interested in talking about with the housing element
- I want to support more dense housing in Oakland, especially near transit.
- I'm an Oakland resident and urban planner looking to make Oakland accessible to all!
- The fate of Oakland, housing, development, and particularly for those not wealthy.
- Interested in future of housing- we need more affordable housing options across all neighborhoods of Oakland!
- Interesting in helping contribute to the housing plan for Oakland.
- We're oakland residents and appreciate the chance to learn about the housing element!
- Member of the Deeply Rooted Collaborative
- I am a Political and Community Organizer with Save The Bay! We're interested in ensuring that climate resilience is incorporated in the General Plan Update and the Housing Element.
- I am part of the Deeply Rooted group
- I want to ensure that Oakland dedicate adequate resources to support very low and extremely low income residence in accessing housing
- New Oakland resident, work in architecture / urbanism, committed to supporting more affordable housing in the Bay Area
- learn more about the housing element
- Hear about solutions to get more housing and make it more available and affordable for people
- oakland resident who cares about their community and wants to make sure this process and it's outcomes are equitable
- Looking to get involved , have voices heard, & provide input in planning
- To better understand the housing element and provide input based on what I experience as a resident of Oakland
- Board Member of Rockridge Community Planning Council
- Curiosity, and to learn
- Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.
- I'm hoping to see more housing built in Oakland! Particularly in my North Oakland neighborhood (San Pablo Ave) where there is lots of vacant land.
- learn about community concerns regarding housing in Oakland
- Strong interest in Oakland providing adequate housing across all economic bands. Affordable for people in each band
- Want to make sure Oakland uses this housing element update opportunity to end exclusionary zoning, allow for more housing density citywide (especially in wealthy neighborhoods and near transit), and expand demolition and displacement protections

- I’m concerned that people especially African Americans are priced out of the housing market.
- Equity concerns. Also wondering if your community outreach team consists of any people born and raised in Oakland. Outsiders are always "representing" Oaklanders.
- I have lived in Oakland for 40 years. It breaks my heart that it is becoming a place that only the wealthy can live. I am saddened that the Black population has decreased. Let's support social housing!
- I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.
- urban planner from the Bay Area. Interesting in learning what Oakland is working on for the General Plan and Housing.
- Create more housing
- My primary concerns are equity—woefully inadequate affordable housing and continued displacement—and the need for dense housing near jobs and well served by goodnfrequent public transportation, bike lanes, and walkability to daily needs.
- We need responsible and effective affordable housing programs.
- Interest in developing a housing element that affirmatively furthers fair housing, breaks down past patterns of segregation and disparate housing opportunities, and improves on the City's past performance in producing affordable housing
- I care about housing!
- I want more homes to be built in Oakland so that the cost for housing goes down.
- I'm concerned that the timeline does not allow for quality engagement with our community.
- I am concerned about the housing crisis in Oakland.
- Interest in housing
- I work for the Oakland Fire Department and want to stay engaged in our community and hear outstanding Public Safety concerns.
- An interest in providing housing for Oakland residents at all income levels. I care about creating change while not forcing radical change on any Oakland neighborhoods.
- As a representative of the Rockridge Community Planning Council, a neighborhood organization focused on community development. Here to listen and learn.
- Making sure that Oakland does it’s part to create the new homes we need to help solve our housing shortage that is driving our displacement and affordability crises
- Ensuring that fair housing and equity are an integral foundation of the ENTIRE housing element process. For the city to address that for the past 5 years, the City has built 9.5 market rate homes for every 1 unit of affordable.
- The #1 thing Oakland residents want is affordable housing and yet this City has not prioritized affordable housing and nor met our statewide goals for years.
- Express importance of mixed income housing in areas that are densely populated areas that are predominantly low income.
- I am a 3rd-generation Oaklander and my whole family lives here. It's become too expensive to live here and we need to make sure there's housing for everyone.
- This is important
- I'm with East Bay for Everyone: https://eastbayforeveryone.org/wp-content/uploads/2022/02/2022-02-09-oakland-housing-element-priniciples.pdf

- I want to speak in favor of building, building up, and building densely (to encourage future walkability and transit). I believe all neighborhoods are worth investment, to support new housing of all types in income and physical types.

Question 2: What neighborhood do you live, work, or have a business in?

- mosswood
- Old_Oakland Grand_lake Downtown
- Downtown
- Bushrod
- Rockridge
- Mosswood Temescal
- Concord Contra_Costa_County
- Prescott Work_from_home Work_for_a_company
- Harrioak
- Downtown
- Downtown
- Dogtown West_Oakland
- D2
- Maxwell_Park
- temescal work_in_fruitvale
- san_antonio_neighborhood
- Rockridge
- Oakland
- Piedmont_Ave Downtown
- West_Oakland SF
- Grand_Lake
- Uptown
- Rockridge
- Walnut_Creek
- East_oakland
- Grand_lake
- Old_Oakland Citywide
- Santa_Fe Jingletown
- Longfellow
- North_Oakland Fairview_Park
- Adams_Point
- west_oakland
- Bayview_Hunterspoint
- Rockridge
- Rockridge
- Clinton Downtown
- Dimond Laurel Lake_Merritt
- Rockridge
- Fruitvale Fruitvale Fruitvale
- bushrod
- I_live_in_Oaklands_Distri I_work_in_Oakland No_business

- north_oakland
- Old_Oakland
- Skyline
- Chinatown
- Golden_Gate
- Waverly
- Fruitvale East_Oakland
- East_Oakland D6
- Alameda
- Rockridge

Question 3: What do you love about the neighborhood?

- lots of things
- The people! I just want more of them.
- Walkable, friendly neighbors.
- I have been here for 42 years. Not enough space.
- Weather and history
- Family oriented
- my neighbors!!
- I love how central everything is, as well as the proximity to transit options
- Culture
- Accessibility to restaurants, goods, services, transit and walkability
- i love that downtown is close to chinatown, has lots of stores and restaurants, close to lake merrit
- Friendly
- I love the diversity of businesses around here.
- I love our street trees and our park! We have lots of wonderful urban green spaces.
- Proximity to important spots
- I love my neighbors but so many are at risk are displacement.
- Mixture of housing and neighborhood business district.
- Takes more than 250 characters. I have lived here 42 years.
- "Walkability!
- Lots of great social resources within walking distance."
- Walkability, quick easy access to transportation, close retail
- People and the lake
- Great sense of community
- I love the colors and flavors of fruitvale, it makes me really sad that there is not more investment and effort from the city of oakland in bettering the area
- Walkable, location
- Everyone seems to have the best interests of oakland at heart
- Children playing in Frank H. Ogawa Plaza
- I used to love my neighborhood until unfriendly gentrifiers moved in.
- Walkability to schools and shops
- The people.
- Rockridge also has a high degree of activism and also recognizes need for greater population diversity.

- its one of the last places in SF that still has it's diversity. I hope Oakland can keep from gentrification.
- It's accessibility, shopping, and community spirit.
- There is a fair amount of housing for renters.
- Walkability & retail corridor
- The community! I want more neighbors!!
- It's a livable community, for people like me...
- Beautiful neighborhood—Street trees, gardens. I can walk to food stores, etc. I love my neighbors, from lots of backgrounds.
- It is walkable and has ground floor retail that is alive and well
- Location location
- I love the shops that are within walking distance
- The peole
- Vibrant BIPOC communities
- Diverse cultures and food options available.
- Approachable neighbors.
- It's diversity, it's right in the middle of everything, it feels like Oakland.
- Friends and neighbors.
- Many resources. Minimal need for car. Diverse. Close to nature
- The melting pot of cultures and food and good weather.
- Diversity
- walkable, good transit, great restaurants
- Short answers are the problem. Elicit granular, detailed stories for better results.
- good grocery stores
- Neighbors know each other.
- Walkability and vibrancy
- My neighbors
- I love Alameda's proximity to Oakland. We are ONE city as far as I'm concerned.
- Walkability, access to transit, parks, mixed use.

Appendix B: Breakout Group Facilitator Notes

Group 1 Facilitator – Laura Kaminski

Participant 1- Main concern is equity and climate.

Participant 2 – main concern is Housing Equity in neighborhoods.

Participant 3- worked with the City on the Housing Element in 1998, should start with discussing how our existing system on zoning is based on racism. Worked on the last General Plan as City staff and worried we will repeat what was done in the past.

Participant 4– I live in affordable housing, I know what it is like living in affordable housing. Important to where you are putting affordable housing, I live near pollution, noise in China town, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution. Once you are living in affordable housing no one wants to listen to you and

your concerns. This area has become extremely violent, there was a shooting on I-880 right across from my balcony. We don't need more market rate housing, we need extremely low housing. Most of the people who are homeless need extremely low housing.

Participant 5- We have existing systemic policies, we need serious policy change. We need serious discussions. 174% of housing was built for market for market rate, it is a policy decision of what housing is being built.

Participant 4– Should put of lot of thought into where you move people 55 and older and people with mental disabilities. Where I live, we don't have grocery stores, have predatory people that rob people. We had tough sheds moved in next to us, had increase in crime overall, not just from homeless people, but unfortunately some homeless people have problems with drugs and this can create crime. We need to care about who is living in affordable housing and what there needs are and provide safe housing.

Participant 1- Affordable housing, it should be more dispersed throughout the city. Should look at parking lots. The A's are not going to have affordable housing. Need more resources for family housing when growing up.

Participant 3, we need some radical policy changes. We need to ban land speculation. As long as we are beholden to developers. They are scooping up housing and flipping for huge cost. We should replace Planning & Building with other Departments. We are so looking at the minutia of housing, we cannot get through the permit process because we don't know how to play the game. Let's make a system based on safety. We don't need to know how far the kitchen is from the basement. Zoning was created to separate certain people, redlining. We repeat redlining. Oakland hills is the most segregated. Every house over 6,000 square feet needs to take in 6 more families. Our politicians are taking money from developers.

Participant 5, Howard Terminal, greater percentage of affordable housing and it needs to be on site. Howard Terminal is going to go through with nothing of value. Have to change policies. No more building market rate housing without a certain percentage of affordable.

Zoning needs to upzone in all of the hills areas.

Iris - should eliminate Impact Fees only do onsite. The process is so onerous for the average person or small developer trying to build affordable housing. The City should have staff to assist with all of the rules. Should have staff to assist the public with ADUs. Concerned that this Housing Element will be a cookie cutter process and that the consultant D&B will not have the creative ideas.

Participant 1– how can we continue to build market rate when we have not met the numbers for affordable?

Participant 2– we have to generate tax dollars as well.

Participant 3– we should spend less money on police and more on paying for the City.

Participant 1– The City is proposing business tax changes and increasing money from the Port.

Participant 4– Why are we supporting corporations that are not paying living wages?

Participant 1– Companies are buying up single-family homes and then letting them get dilapidated and then flip them. Can the city enforce the codes to not allow for this?

What makes housing more expensive in the first place.

Participant 2– I have a family member that is making 6 figures and can't afford to buy a home.

It is extremely difficult to get into any area of the City, housing is going for at least $500,000.

Participant 1– At least they used to look at comparables for how housing is priced in real estate, how does housing get to be priced at this high of a price? We should be addressing what has gotten us to this place.

Participant 2– there are a lot of people who work in Silicon Valley that are moving here and driving the price up. They are taking these properties over. They can't afford the housing in Silicon Valley so they are coming to Oakland.

Chat:

19:12:25 From Participant to Everyone:

that is the argument they are currently making

19:13:46 From Participant to Everyone:

yes

19:24:48 From Participant to Everyone:

how about a policy that says single family homes can only be purchased by people who will reside in them?

19:25:26 From Participant to Everyone:

@ Participant + 1

19:26:21 From Participant 3 to Everyone:

Get rid of any restrictions on the number of people who can be in a unit

19:26:24 From Participant 2 to Everyone:

Sounds good, but if they can't afford to do so, it leads us back to those who can or these large corporations

19:26:47 From Participant 3 to Everyone:

Eliminate parking requirements

19:30:07 From Participant 3 to Everyone:

Allow people to create cooperative living arrangements without city requirements- allow people to create their own agreements, trust collectives to be responsible adults

19:32:22 From Participant to Everyone:

Same for "affordable housing", allow housing to flourish without 20 pages of requirements. Ask for a confirmation that the housing is remaining that every year. Have the land be deed restricted.

Group 2 Facilitator – Lakshmi Rajagopalan

Introductions
#1 - oakland resident, D2, urban planner, need more engagement/education around housing
#2- piedmont ave, searching for new housing in Oakland - which is proving to be very difficult
#3 -unity council (deeply rooted) - timescale/fruitvale area, lack of investment
#4 - issues with housing development esp. Affordable housing
#5 – did not engage at all

Engagement and Education
Education on what affordable housing means (critically low/low income)
Engagement - education is a key
Translating into easy-to understand language, in multiple languages
Being transparent as possible - with these timelines, how are we listening to the community?
Accessibility - meeting in the box situation - printable - cultural centers/community centers
Capacity building/educational piece of housing - housing element - enable the community
Time/capacity building/educational exercises

Sites:
consider City owned properties and properties owned by Land trust properties - developers.
Buy back properties owned by these developers using eminent domain

Policies
Require on-site inclusionary housing (or if they are paying into the impact fee fund, there needs to be accountability on what those monies are used for - how that money is used)
Consider barriers to developing affordable housing - there are several (example: https://oaklandside.org/2021/10/20/nonprofit-run-by-homeless-people-says-it-was-unfairly-taxed-for-trying-to-build-housing/)

Equity
Look at Redistricting mapping to identify equity patterns
How will the policies be evaluated to fix more systemic issues? Policies should also address unhoused.

Group 3 Facilitator – Audrey Lieberworth

Introductions:

- Participant 1 – North Oakland, Rockridge, cares about affordable housing
- Participant 2 – architectural urban designer, lives in Mosswood neighborhood, interested in affordable housing/extremely affordable housing, infill/redevelopment, finding perfect sites to do those sites on
- Participant 3 – West Oakland, lived in Oakland for 7 years, interested in social, economic, environmental, and racial justice. Also interested in affordable and missing middle housing. We're putting too much pressure on affordable housing and missing middle housing could help with this.
- Participant 4 – lives in clinton neighborhood, city planner, advocate for historic preservation (works with Oakland Heritage Alliance). Housing Element is an opportunity to use historic buildings as housing resources/naturally affordable housing. Harder to build new than rely upon historic building stock.

Question 2: What do you see as some of the opportunities for planning new housing in Oakland? (Examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers)

Participant 1

- Sites that are not currently used for housing. Some rezoning may have to be done, particularly if there are reluctant land owners
- The Ridge site – property owner does not seem interested in developing for housing; some encouragement through rezoning may be needed
- Vacant sites – look at zoning on those sites. Be aggressive where it makes sense to build housing
- Build affordable, with an emphasis on a higher percentage of lower income housing

Participant 4

- Look at existing buildings as potential housing resources, esp historic buildings. Existing nonresidential and older office buildings that might become obsolescent should be converted to housing. Including live/work, esp in industrial areas. CA Historic Building Code can help facilitate this process

- Existing single family homes – there may be provisions for ADUs, but these may also present opportunities beyond ADUs to add more units (I.e. missing middle) with an emphasis on affordable units

Participant 2

- Look at vacant sites and office buildings that could be redeveloped. Look at commercial corridors like Broadway and Telegraph – are there vacant sites, dilapidated commercial sites? There are commercial spaces with large parking lots along these corridors. We should densify these sites along the corridors.

Participant 3

- Hard to pencil out projects given that labor and material costs are high.
- There is a need for more workforce development programs / incubator programs for small contractors. Historically there have been barriers for Black and Brown communities to obtain apprenticeships to make their way into the construction trades – remove those barriers
- Time is money – streamlining the permitting process is ideal because delays mean projects cannot pencil out. State legislation allows some projects to be fast-tracked. Also a need for streamlining design approval process to minimize NIMBYism
- Need to define a clear permitting process for developers
- Provide opportunities to encourage Black and Brown property ownership in Oakland. Look at tenant cooperative in Brooklyn Basin. Develop initiatives to buy homes in Oakland – provide opportunities for Black and Brown communities that stay in their neighborhood to merge lots and create a larger multifamily complex, or build smaller, missing middle housing on a single family lot

Question 3: What do you think some of the issues or challenges will be in these areas?

Participant 1

- Major challenges for affordable housing are obtaining subsidies. More money coming through the State now, but Oakland needs to build up its funds/subsidies. Should be part of the Housing Element – think about how to raise funds from different sources for really substantial affordable housing. Raise local funds. Use conditions on other kinds of new developments (I.e., higher impact fees) to raise local funds

Participant 3

- Affordable housing developers talk about the gymnastics they have to perform to combine the tax credits and funding sources, which is particularly challenging for smaller developers with fewer staff and resources. Can we streamline the funding and administrative process to make development of affordable housing (esp for smaller affordable developers) more feasible?

Participant 4

- CA Historical Building Code – can address code issues that can inhibit rehabilitation of older buildings. Oakland should try to be more proactive around using that Code and should expand the number of eligible buildings (model – City of Alameda)
- Shortages of staff at City inhibits ability to process applications. Could bring in consultant planners to accelerate projects, offer overtime to existing staff

Participant 2

- Identifying funding sources

Question 4: What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 4

- According to the existing RHNA performance, City has been good at building market rate, but falling short on affordable. This is the area that needs most attention

Participant 2

- Need more affordable housing – esp VLI and ELI.
- Should be equitably spread out across different neighborhoods

Participant 1

- Integrate housing all across Oakland at all income levels, but financial feasibility of these projects is difficult
- For new housing, there should be higher percentage requirements to build low income housing on site, even though it makes it more difficult for projects to pencil out. Would like to see 30 or 40% required on site, but may not be feasible
- Real difficulty is identifying funds to subsidize projects

Participant 4

- Most developers pay in-lieu fee instead of providing on site affordable units. Oakland should take a closer look at actually requiring the units on site as part of these projects

Participant 3

- Oakland's inclusionary housing requirement is too low

Participant 2

- Is there oversight and transparency for distribution of affordable housing funds?

Participant 4

- City or land trusts with assistance from City could bid on foreclosed properties to acquire that land
- Relocate/move older, existing buildings in the way of new developments. There are existing policies in the housing element to facilitate this, but the challenge is to find locations to move those buildings to. Can they be moved to vacant City-owned land? If the building is in good condition, moving a building is a good way to preserve existing housing. If you move a historic building it does not need to be brought up to Code, which saves money. With house moving, the main expenses are moving it off the existing foundation and the utility wiring

Participant 3

- Current Code is really geared toward sustainability to address the climate crisis. Moving non upgraded housing would contribute to greenhouse gas emissions. Maybe there could be some middle ground
- At meetings to discuss housing projects (ex. Howard terminal), they hear a lot about parking. Not willing to move downtown because there isn't any parking available to them. Should be larger discussions about what it means to live without a car. Building housing close to transit (like BART) is not sufficient to meet needs
- Potential to create a new building typology for a community garage, not like a surface parking lot. Perhaps a tower of parking located within a five minute walk of a group of housing site

Participant 4

- Some streets are very wide. Could introduce angled parking on wider streets instead of parallel parking to accommodate more parking, esp in San Antonio neighborhood
- House moving is a great way to implement resource conservation because all of the materials are already in the house, don't need to dispose

Group 4 Facilitator – Daniel Findley

Participants

Participant 1 EBHO. Cares about low-income affordable housing, transit-accessible, designated bike lanes, and walking areas. Clean streets and sidewalks.

Participant 2: EBHO. Production of housing, meeting AFFH requirements such that we overcome patterns of segregation. More emphasis on affordable housing programs.

Participant 3: lives in Bushrod, very pro housing and more of all housing types. Housing needs to be easier to build. Favors higher density housing.

Participant 4: Represents Upper Broadway Advocates which focuses on the vacant lot at Broadway/Pleasant Valley. Favors changing zoning in commercial districts to allow for

higher density housing such that housing is a "preferred use." Supports the idea of affordable housing in high-rise buildings.

Participant 5: Co-chair, on tenant's union. Lives downtown. Not sure if more housing is the solution. Lots of empty lots, empty units. Root of the problem is that developers sit on empty properties. Important to her is ending gentrification and reducing the construction of luxury housing. Would like to see Henry J. Kaiser building transformed into housing and sites near Mosswood Park if new housing is to be built.

- What are the housing issues you care about in Oakland?

  These are discussed in the participant profiles above.

- What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)*

  BART is doing a good job except @ Rockridge. Eastmont Mall could be one site where underutilized parking areas could be identified for housing.

  Participant 3: in favor of by-right zoning and setting the rules to enable this. "Requesting a zoning change takes forever."

  Christina: would be in favor of changing zoning to accommodate housing (affordable). Thinks downtown Oakland is turning into SF with gentrification.

  Participant 3: wants enough housing even for tech professionals.

  Participant 4: lives in an ADU-few people care about ADUs because people are more concerned about large buildings and their impacts.

  Participant 2: Oakland has exceeded housing goals but only at the top income level. Would like Oakland to consider mid-rise buildings in neighborhoods like Temescal. By-right approval for 100% affordable. Mixed-income buildings don't pose a huge challenge (okay for financing) but is more in favor of mixed-income neighborhoods. Need more government support for rental subsidy.

  Participant 5Beach: even subsidized housing is too expensive for someone earning $1,300/month and on SS.

  Participant 2: to get state subsidies, there needs to be local match

- What do you think some of the issues or challenges will be in these areas?

  We moved into the final question but some of the challenges were teased out in the participants' responses to the first two questions such as affordability, impact of large buildings, ensuring rental subsidies so people can stay in their units.

- What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 1: Senior housing, TAY housing are interesting ideas.

Participant 3: advocates for homeless housing. City should be planning for homeless housing.

Participant 2: Larger units for larger families. City needs a housing needs assessment that assess pay burden (families that overpay for their unit)

Participant 5: social housing with assurance that families can remain in their unit.

Summary Points:

- Revise the zoning to accommodate housing, upzoning is a smart approach and legislate by-right approvals for 100% affordable. Build housing near transit, set the rules to accommodate more housing production.
- Not sure if housing is the solution. Lots of empty lots and empty units. Root of the problem is that developers sit on empty properties.
- Publish the needs and fair housing assessment on the website so the public can see it.

Group 5 Facilitator – Khalilha Haynes

A. What are the housing issues you care about in Oakland?

1. Prioritizing affordable housing (AH) for very low- and low-income households. there is no strategy for AH, so Oakland is losing people of color.
2. Investment priority for areas of the RHNA that have not been met.
3. Creating an effective and responsible AH strategy, with rental assistance for renters and down payment assistance for people to purchase homes.
4. Effective programs to shelter & support homeless residents.
5. City of Oakland becoming a nicer place to live, with less focus on cars, dense housing to support transit an address the homelessness crisis.
6. The homelessness crisis is exploding, and City needs to "go big" make a large investment in AH. How can we explain allowing people to live in tents under the freeway, on sidewalks, and in RVs?
7. Creating a program to support first-time Black homeowners and keep Black properties in Black hands.

B. What do you see as some of the opportunities for planning new housing in Oakland?

1. Building housing near transit, e.g. BART stations, transit corridors (esp. rapid bus lines).
2. Placing market rate housing in communities that were historically exclusionary and areas "post-gentrification."
3. Upzoning, esp. near transit
    i. Upzoning needs to be done equitably, especially in areas like Fruitvale and deep East Oakland, where upzoning would increase land values,

lead to speculation, gentrification, and displacement of current Black and Brown working-class communities.
    ii. Consider Emeryville as a model for maintaining Black population by building apartments everywhere.
4. Converting single family lots to multi-family lots.
    i. Consider San Francisco as an example.
5. Increasing height limits, removing parking minimums, implementing parking maximums.
6. Moms for Housing site has sat vacant for the last two years, despite being bought by a land trust a few years ago. There are homeless encampments just a few blocks away. Why has this not been opened to house people?
7. Public land for public good. Using public land would dramatically cut the cost of housing.
8. Establishing accountability measures and performance metrics for City's AH policies.

C. What do you think some of the issues or challenges will be in these areas?

1. Decreasing cost of housing to make it more reasonable and affordable to build housing.
2. Creating strategies so that AH does not compete with market rate housing.
3. Passing anti-speculation laws.
    i. E.g. Homes in North Oakland Flats are being bought up by for-profit companies, not nonprofits or Oaklanders.
4. Entitlement process is extremely onerous, for companies and individuals.
5. Using vacant land owned by the City and County. Taxing vacant public land – the County has so much public land that they aren't being taxed for, but private landowners are being taxed.
    i. City needs to publish a full list of all its available public parcels.
6. Need effective ways to build both market rate and affordable housing – using market rate to pay for AH won't get us enough AH.
7. Impact fee paid by developers that do not build AH is way too low. They need to pay more. Oakland devalues its land in order to entice developers, like a "low-budget prostitute."
    i. The implementation of impact fees originally was staggered (West, then Central, then East), giving developers time to buy up land in Central and East Oakland.
8. Lack of city, state, and federal funds, especially after the closure of redevelopment agencies.

Group 6 Facilitator – Alison Moore

Participants:

- Resident of Rockridge
- Resident of San Pablo Ave/Broadway
- Two members of East Bay Housing Organization

Key points:

- Surveying/ pressuring church groups and landowners how sitting on land- eminent domain? Vacant land tax- progressive.

Potential ideas: Affordable housing overlay, urban land trusts, adjusting parking requirements

- Challenges: Funding, costs of land.
- No gos: Fire hazard zones, Sea level rise and industrial land use- cancer clusters.
- Gos: Proximity to transit
- Housing types: Finding places for people that are homeless to afford to live.

Raw notes:

- More affordable housing in general is needed, with an equity lens.
- Some of the less affordable areas like Rockridge have some of highest land costs in Oakland.
    - Even if upzoning happened in these areas, it would only be a few parcels that would be viable.
    - Landowners in college and rockridge, not much incentive. One of major buildings there- dryers building, got redone 20, 30 years ago, was just bought by east bay jewish community center. May provide some housing there.
- Concentration of transit and grocery stores could support so much more housing than there is. Either side of Rockridge north or south or BART. They do well as it is, no incentive to go higher. Could there be an incentive? Trader joes is 1 story, but land office business.
- Affordable zoning overlay- market rate one zoning, affordable another. College avenue- 3 stories max, if you're building affordable you can get six.
- There is a need for deeply affordable housing. In the past 6 years, for every 9 market rate units, one unit of affordable housing is produced.
- Desire to see this housing element approached with an eye toward more stringent state laws- Cities must be held accountable. There are tools to implement equity and fair housing from the start, even beyond AFFH.
- Essential missing element is money- there is not a lot of money to fund affordable housing, especially since redevelopment agencies went away. The importance of finding those streams can't be understated.
    - When you're identifying sites, try and evaluate how competitive those would be for funding.
- When conversion occurs, landowners could make partial donation of property value to a land trust. way to get a benefit, land trust gets land at reduce costs.
- Lots of vacant lots that are paved or grassy, or unused parking lots, and a handful of homes that are vacant on San Pablo Ave. All owned by one somewhat active religious institution. Feels totally unfair to have wonderful neighborhood and land that isn't being used because someone isn't paying property tax on it. Complex when someone owns it, especially when they are exempt form property tax. But participant would like to see something happening on land
    - Stamford and san pablo. Yoga ashram owns 20-30 parcels, massive vacant lots. Headquarters in upstate new York. No control over those decisions.

Person with power is not really thinking about it. Eminent domain not as expensive.

- Unhoused individuals are being forced into the streets because of rent increases.
- Holding land for investment is wrong. What can we do about that? Vacant property tax, is pretty minimal. One option could be a progressive vacancy tax- the longer a parcel is vacant the larger the tax is. This will be on the San Francisco ballot this year.
    - Corner of Broadway and pleasant valley- A shopping center is no longer a viable option because of online retail. Problem was that property owner (corporation) doesn't want housing. The master lease that governs site prohibits housing- right now the zoning is general commercial. Why not rezone as residential? Could build mixed use with major housing component.

    - Eminent domain recommended as strategy for unused property.
- Synergy with transit and housing. AC transit and BART. Don't need to build as much parking downtown. In case of BART, where they have the land. Investing in transit with ridership and housing.
- Stagnancy has a cyclical effect- not a lot of businesses, not a lot of places to build housing, business don't want to open.
- Survey churches to determine extent of ownership
- Reducing parking requirements- Perception that parking requirements were down to half a space already.
    - Participants noted that some lenders wont provide money if you don't provide parking.
    - Support for parking maximums, and lowering minimums. Let market decide.
- Shared parking- some examples of this in El Cerrito del Norte
- Do not want to add housing in the following areas:
    - High fire zones
    - Near the shoreline. Also consider how housing can help reduce greenhouse gases, such as higher density and energy efficiency. Adaptive reuse is the most efficient.

Group 7 Facilitator – Matt Alvarez-Nissen

KEY TAKEAWAYS

- Identified need to improve the general outreach process – including making sure the community has enough context to understand the Housing Element process and is able to select appropriate sites.
- Housing locations – the City should locate affordable housing in higher-resource neighborhoods and near transit. Participants identified capacity for additional residential development in Trestle Glen, Montclair, North Oakland and the Hills. While we should keep fire risk in mind, additional development is possible through strategic planning. The City should also spread density around the city, and not exacerbate patterns of segregation. The City should not include grocery stores as sites, especially in food deserts.

- Housing choice – The City should promote housing choice, including both the location of available housing and the type of housing. This includes both rental and ownership units, ADUs, modular housing, etc.
- The City should work to increase the proportion of affordable housing to market rate housing in new development (including in any new Coliseum area development), and make sure not to redevelop on existing subsidized or rent-controlled housing.
- Policy ideas and solutions – Increase strength of the housing preservation program, inclusionary zoning, value capture of resale, transparent community benefits process, streamlining for modular housing (especially on small sites), promoting workforce housing, and allowing the conversion of vacant ground floor commercial to residential.

Detailed NOTES by Question

Participants were asked Question #1 as part of the initial round robin, and Question #2 to prompt group discussion. Questions #3 and #4 were also presented, but the discussion turned towards a more general conversation about housing priorities. The answers to Question #1 are provided and the answers to Questions #2, #3, and #4 are grouped together below.

Question #1 – What are the housing issues you care about in Oakland?

- Deeply affordable housing in Oakland and the region
- Quality design
- More equitable access to transit, especially in higher resource areas (e.g., Rockridge)
- Development of housing in diverse areas (e.g., Adams Point)
- Do not center density in one place (like it is in East Oakland)
- Climate smart housing (i.e., do not develop in areas prone to wildfire, flooding, etc.)
- Do not locate affordable housing in existing low-income neighborhoods

Question #2 – What do you see as some of the opportunities for planning new housing in Oakland?

Question #3 – What do you think some of the issues or challenges will be in these areas?

Question #4 – What type of housing does Oakland need more of? Where do you think it should go? Why?

- Conversion of vacant ground floor commercial to residential use.
- Permit higher mid-range densities to target missing middle housing, and prioritize the flatland (although might not be relevant with SB9 provisions).
- Develop around transit, including AC Transit stops.
- Spread density throughout the city.
- Do not exacerbate patterns of segregation.
- Do not include existing rent-controlled or subsidized housing in the inventory, don't want to encourage redevelopment of those buildings.
- Staff should provide more context on what makes a good site for housing.
- The proportion of affordable housing to market rate housing in new developments is not balanced – minute amounts of affordable housing with large amounts of market rate, especially on large projects. One participant expressed a desire to see this balance in any new Coliseum area development.

- Compare Coliseum area development to Brooklyn Basin development, interested in affordable housing balance and aesthetics of the development.
- Strategies to promote more affordable housing include community-based agreements, but this process is often not transparent and does not involve the community. Hard to negotiate for the community given limited time. Participants expressed a desire for a more transparent process and to hold developers accountable to proposals that actually benefit the community, especially on public land.
- Issues with the impact fee process – hard for the public to determine the total amount of impact fees collected and where the money goes.
- More workforce housing.
- Modular housing on smaller lots, allow for more flexibility in this process – including permit streamlining. Historically difficult for cities to build modular housing, but this can be a more financially viable way to build quality housing. It's also more cost effective and produces lower rents – affordable by design.
- The City should consider value capture from home resales as a potential program. This could be a good source to provide more subsidies for lower-income units in new developments.
- The City should increase funding to and strengthen the housing preservation program, which is similar to San Francisco's small sites program, to retain rent-controlled units. It is cheaper to maintain existing affordable housing than to develop new low-income housing with significant State and federal subsidy.
- Trestle Glen and Montclair, and areas northeast of the I-580 could be higher density (although there are slope and fire hazards to consider). These are higher resource neighborhoods and would be good for affordable housing.
- Participants emphasized locating affordable housing in higher resource areas outside of high fire hazard zones, where possible. However, some participants argued that it is possible to develop more in some of these areas given thoughtful strategic planning efforts – there are ways to mitigate the risk, including ensuring adequate fire fighting resources. One participant cautioned against located too much housing in areas with small and windy streets, since this poses an evacuation risk and may put vulnerable populations at even greater risk. One participant referenced recent State law (AB2911) and State building codes that would help facilitate development with good site management, design, and planning. One participant noted that there are also environmentalist concerns about development in the hills, but there is still lots of land up there where people could live.
- Housing choice is a priority – the City should create options for people to live in the hills if they want. People should also be able to choose single-family units, affordable rental units, affordable condominiums, etc. One participant noted that more condos should be built, and that a lot of rental apartments have been built but not ownership units. Another participant agreed – lots of new development is rent only, and buying options are typically restricted to single-family.
- One participant was in favor of the City promoting more ADUs and SB9 lot splits, but wanted to make sure that these are long-term rentals and not available on AirBNB.
- One participant highlighted the prevalence of food deserts in Oakland, and noted that when considering redevelopment of commercial sites the City should confirm that the site is not the only grocery store in a neighborhood.

- One participant was frustrated that the City released the RFP so late, and that the outreach process was doing things out of order. They noted it is preemptive to discuss sites without fair housing analysis, or other context building. Other participants agreed that the General Plan website is light on information, and should include things like a map of City-owned parcels and AFFH maps.

Group 8 Facilitator – Rajeev Bhatia

Housing Sites

San Pablo Avenue could be a great place for more (deeply) affordable or mixed-income housing. Broadway and Telegraph have gotten attention in the past, and San Pablo Avenue has not had the same attention.

Look at smaller sites, don't ignore them. A's stadium area, anywhere where transit is or is planned for.

Fire Captain. Has worked for Oakland Fire for over two decades, and can't afford to be in Oakland. Many police and fire personnel are eager to live in Oakland but are unable to afford to do so. Living too far from the City is not great in case of emergency need. Need to think about providing workforce housing, not just income-restricted. Castro Valley had Emergency Living Response Zone that prioritized police and fire personnel in case of need.

Difference of opinion on housing in the hills – some believing that should absolutely not be allowed – even one fallen tree on a one-way-out only area can cause devastating loss of life -- while some others believing that single-family zoning needs to be eliminated from entire city because of equity considerations (while case-by-case exemptions based on actual studies may be ok).

City also needs to promote NOAH (Naturally Occurring Affordable Housing). E.g.. City had program for small developments (five units or less), that could be resurrected.

Housing in Resource Rich vs. Non-Resource Rich Areas
While appreciate desire for adding housing in areas of opportunity, several members of the group wanted to see housing in areas where people actually live and need housing, even if these are lower-income/resourced areas, for cultural identity, because they have ties in the neighborhoods.

Preservation
Preservation of housing at risk of conversion was key for many people in our group. Need to extend affordability covenants. Developers of these, non-profits need funds. City should tap into infrastructure and other funds available from federal and State governments.

Inclusionary Housing

On-site inclusionary housing building requirement, rather than just paying fee, because that can take many years to develop when we need housing now. Money collected by City also loses value over time. Decisions on how to spend money collected also become political. BMR requirement also needs to be increased.

Group 9 Facilitator – Lauren Pepe

KEY THEMES

- Affordable housing should be built all over Oakland and not just in lower-income neighborhoods
- Affordable housing near transit is key- being next to BART station opens up far more opportunities than being two miles away - but ensure anti-displacement protections are in place for those who already live there
- We need more senior supportive housing, multigenerational housing, workforce housing, ADA compliant housing
- Homegrown solutions such as community land trusts should be seen as real solutions and we should remove barriers to these solutions; some homegrown solutions (such as Homefulness) have run into a lot of issues with the city
- Issue: Affordable housing is built but people who can pay market rate get it
- We must ensure:
    - Affordable housing is not built near pollution sites
    - Housing for the unhoused before anything else
    - Vacant units or land do not sit vacant
    - That affordable housing exists not only now but also in the future so that future generations can remain in Oakland
- We must recognize housing is a human right and not commodity

FULL CONVERSATION ORGANIZED INTO QUESTIONS/TOPICS (WITH CHAT TRANSCIPT INTEGRATED)

Introduction and Housing Issues of Concern

Participant 1, worked in affordable housing, lives in District 7: Create affordable housing all over Oakland and not just areas where the lowest income residents reside. TOD is important (clients take 3 or 4 buses to get downtown) and equitable transit should exist. Other issues of concern: homelessness – everyone should be housed, deeply affordable housing, workforce housing.

Participant 2, works with Unity Council, grew up in deep east Oakland and now works/lives in Fruitvale: Going from two miles away from transit to next to BART is like night and day in terms of access to amenities. Concerned about: homelessness, affordable housing for her staff, ensuring her children will be able to grow up in Oakland (she doesn't want to move to suburbs like her relatives).

Participant 3, third-generation Oaklander: Wants to see Oakland remain diverse, vibrant city and not turn into mini SF. Alarmed by how expensive it's become but believes there is enough room and we need more housing for all income levels. Oakland needs better transit; BART is great if you are next to it but if not, it's like it doesn't exist. Was able to buy housing after thinking she would have to leave; wants to see this opportunity to own in Oakland for her nephew. Was renter whole life and knows how difficult that can be; protections for renters can be improved. Wants to see more investments across the city like the Waverly development program in her neighborhood.

Participant 4, lives near Coliseum and works in Chinatown organizing for low-income immigrants: We need deeply affordable housing and more of it. Affordable housing waitlist practices might be unfair. The growing unhoused community is of great concern. We need more workforce housing (educators, grocery store workers, etc). Lumping all these types of housing together as moderate housing doesn't work because people who can afford to pay more get these units. How do we keep housing currently affordable as affordable and ensure maintenance over time (habitability is big issue in low-income communities)? Concerned about housing sites being near industrial pollution sites or near freeways/off-ramps. Believes that as long as housing is treated as commodity it wont actually be protected. Need to treat it as a human right. Most of flatlands in flood zone is a concern; we aren't doing enough for mitigation. What are we doing about ensuring safe places to shelter in? Resilience hubs must be built near homes especially for unhoused folks. Concerned that a lot of the announcements going out about the Housing Workshops were not multilingual; hopes language interpretation of meeting is being recorded.

Participant 5, lives in Grand Lake. Concerned about affordable housing being equitably distributed (and not just in East Oakland) and located near transportation hubs, grocery stores and offices. She works in accessibility for seniors in East Oakland. It takes so long for them to get anywhere - ensure senior housing is near transit. Also believes we need more middle-income housing.

Participant 6is a mother of four and has done crazy things to maintain housing. She seconds the issues already mentioned. Housing is human right and no one should have to do what she's done. Unhoused neighbors are all around and it's shameful that luxury units are going up while so many units sit vacant. Churches are closing because their parishioners have been displaced. She's showing up to this meeting reluctantly and doesn't think [the Housing Element outreach process] has hope with the quick timeline that has been established.

Where to locate housing?

- Near transit. Areas dense with transit must be dense with housing. Rockridge has blocked density but it's a place where we need higher density housing.
- Create affordable and middle-class housing throughout the city instead of allowing the current segregation to persist.
- Old/unused buildings and parking lots near city hall and maybe OUSD buildings/lots.
- Near parks and green spaces

Issues/Challenges

- Critical to have housing by transit but that causes gentrification. The only folks who are able to remain are in protected housing. Other folks are harassed by landlords until they leave and they lose good housing near transit. Need strong anti-displacement protections and outreach processes.
- In District 6, many large lots were zoned for affordable housing and supposed to be developed but didn't and property owner is absent. Multiple lots like that are creating blight in community. Developers bought them and didn't do anything.
- Support businesses during construction to ensure they remain open.
- Cost of housing (especially with materials prices increasing). Casa Arabella (affordable development) cost $60 million for 92 units.
- Make sure design of new housing matches existing aesthetic of community.
- When places are upzoned the cost of land increases greatly so building new units is hard to afford.
- Unhoused communities have needed to be resourceful; how can those areas where they live allow them to stay and be improved upon? Many of those areas don't seem very safe and near polluting sources, but how can we not continue to displace the displaced?
- The state has to work with other financing options to house the unhoused besides tax credits.

- New development also takes a long time. We've had a lot of community members fight for affordable housing in an otherwise market rate site, and by the time the buildings are open for occupancy those community members have been pushed out and don't get to enjoy the benefits of what they won.

Solutions/Places to Improve

- Take community land trusts seriously. Need more accountability in city departments that are supposed to be supporting residents, such as having enough inspectors who follow through and make reports.

- Need consequences for leaving properties vacant so that there's not unused housing stock.

- We need to embrace community-driven and homegrown solutions, de-commodify housing, and recognize the value of a family having dignity. Homefulness (non-profit) built on vacant sites that they purchased and have run into multiple fines from the City.

- We need a solid inclusionary housing policy.

- Update the impact fee policy.

What types of housing to build?

- Multi-generational or family sized housing

- ADA-compliant housing

- Supportive senior housing

Group 10 Facilitator – Helen Pierson

Introductions

- Participant 1 – part of YIMBY groups, wants to address the general unaffordability of housing in Oakland
- Participant 2 – The city is experiencing a homelessness crisis and should pause development of market rate housing until the crisis is addressed, the city needs housing for teachers, more housing in the hills, and housing for the unhoused is a major priority
- Participant 3 – promoting affordable housing is very important, rockridge resident, house homeless individuals, re-introduce SROs in areas like downtown, 'gentle density'
- Participant 4– pause on market rate housing, housing in Jack london area
- Question on Racial equity impact analysis – will such an analysis be conducted before the sites are chosen?

Housing Location

- Most new higher density housing so far is in the downtown and west Oakland areas, we need more housing in other neighborhoods like north Oakland
- We should have more housing in the Montclair area, and housing above the markets in rockridge
- Higher density housing could work in rockridge near bart but it should be well designed and compatible with the neighborhood
- The hills are not a good candidate for higher density housing because of the fire risk – remember the '91 fire
- Could be more high density housing along san pablo – access to transit (bus service) and shops etc
- Incorporate existing analysis on equity and justice to decide where housing should go – anti-displacement project, which areas are vulnerable to displacement

Challenges

- Fire danger – density limits in fire prone areas
- Nimbys will pose a challenge but smart design guidelines could help win people over to housing in their area
- Walkability and charm are important for new high density housing

Housing Types

- Focus higher density housing along commercial avenues
- End exclusionary zoning to allow four-plexes in single family neighborhoods
- Multifamily housing needed
- Family-friendly housing and housing accessible to working families
- Can the city put policies in place to ensure that existing units don't stay vacant

Report Back

- Incorporating data analysis on equity issues
- Focusing higher density in commercial areas
- Incentivizing low and very low housing
- Pause market rate development until unhoused oaklanders have homes
- Housing for more unhoused individuals and take advantage of vacancies

Group 11 Facilitator – Clare Kucera

- **What are the housing issues you care about in Oakland?**
    - Incorporating climate resilience, affirmatively furthering fair housing, housing equity
    - Concerns about why the City exceeded its RHNA allocation for housing for above moderate income units, but not for lower income groups
    - How can we better incentivize developers create affordable units?
    - Unhoused population
    - Expedited and streamlined system for ADUs, how to reduce costs for property owners who maybe want to add on an ADU

- **What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)***
    - 51st and Broadway vacant parcel – housing affordability
    - DaVita Dialysis Site in Rockridge
    - Rockridge Bart
    - Along transit lines – bus too or just bart?
    - Blighted sites that could be redeveloped or utilized in some way
    - West Oakland can be a much denser area of the city, Mandela Parkway
    - What is built needs to serve lower income levels

- **What do you think some of the issues or challenges will be in these areas?**
    - NIMBY views, no housing no change sentiments
    - Preventing displacement/gentrification

- **What type of housing does Oakland need more of? Where do you think it should go? Why?**
    - Having housing typologies that coincide well community character – for example lofts in the industrial areas of west oakland
    - Dense transit-oriented development, having folks closer to amenities that are accessible by transit

Appendix C: Main Room Chat Transcript

118:04:24 From Iris Starr to Everyone:

What is the agenda for this meeting? When do we get to talk?

18:04:46 From Cathy Leonard to Everyone:

Will the recording be shared with the participants?

18:05:12 From Liana Molina to Everyone:

And the mtg notes? ^^

18:06:28 From *Laura Kaminski to Everyone:

We will post a recording of the meeting on the website

18:06:39 From Cathy Leonard to Everyone:

Thanks Laura.

18:06:56 From *Laura Kaminski to Everyone:

Notes will also be posted on the website

18:07:05 From Liana Molina to Everyone:

Great, thanks!

18:07:05 From Iris Starr to Everyone:

What is the schedule for the update, I.e, what are the milestones and when? Where is this posted and can it be posted here?

18:07:35 From Iris Starr to Everyone:

When do you expect this to go to Planning Commission for approval, and then to Council?

18:08:03 From Naomi Schiff to Everyone:

Sorry I have to leave at 6 pm but please keep me in the mix. How can I provide written comments?

18:08:32 From Liana Molina to Everyone:

Probably good for those translators to share w community members who can't be here?

18:08:46 From Liana Molina to Everyone:

*to take notes

18:09:13 From Iris Starr to Everyone:

Lots of echos

18:09:17 From Hazel O'Neil, D&B to Everyone:

Si necesita traducción en español, envíe un mensaje a Hazel

18:09:31 From Hazel O'Neil, D&B to Everyone:

如需翻译, 请留言 Hazel

18:09:48 From Iris Starr to Everyone:

We need interpretation, we don't know who is coming

18:10:41 From *Laura Kaminski to Everyone:

We will go over the high level schedule and update the website with more details as the schedule progresses and as more meeting dates get added.

18:10:53 From Liana Molina to Everyone:

I tried to voice my comment in the comments- about talking tri-lingual notes in English, Spanish, and Cantonese.

18:10:55 From Kelsey Hubbard to Everyone:

interpretation streams can be recorded if the consultant team logs onto them and records on the back end

18:11:09 From *Diana Perez, City of Oakland to Everyone:

The schedule for the General Plan Update will be covered during the presentation. It is also posted on the City's website: https://www.oaklandca.gov/topics/general-plan-update

18:11:12 From Rabi'a Keeble to Everyone:

the power point is not entirely visible and partially cut off, can some fix that? Thanks

18:11:16 From *William Gilchrist to Everyone:

Might be good for anyone not speaking to mute their microphone so we have minimum echo and noise. But remember to restore your microphone when you speak!

18:11:33 From Liana Molina to Everyone:

(Notes in all 3 languages for community members who can’t be present.)

18:11:47 From Hazel O'Neil, D&B to Everyone:

One note to all attendants - there is closed captioning available for those who desire it. You can turn on closed captioning by clicking on the “CC” live transcript button at the bottom of your screen and selecting “show subtitles” (or “hide subtitles”)

18:13:42 From *Laura Kaminski to Everyone:

We can translate the notes in all 3 languages

18:13:48 From *Laura Kaminski to Everyone:

After the meeting

18:14:26 From Rabi'a Keeble to Everyone:

Please fix the powerpoint, reduce the size so it all fits on the screen

18:14:27 From Kelsey Hubbard to Everyone:

great to hear notes will be translated, the meeting should also be recorded in the various languages as well. this is possible with zoom.

18:14:33 From Iris Starr to Everyone:

The schedule does not provide adequate public involvement! “a draft must be submitted to the California Department of Housing and Community Development by June 2022” The public has no additional time to opine, except at the Planning Commission and City Council where the decisions are already made.

18:15:03 From Naomi Schiff to Everyone:

Will all be on Thursdays? Need to schedule in advance. . .

18:16:26 From Iris Starr to Everyone:

Naomi: Ha ha “all”

18:16:42 From Hazel O'Neil, D&B to Everyone:

Https://bit.ly/oaksites

18:17:30 From Randy O'Connor to Everyone:

A need to act on housing, to provide more, and overcome the various hurdles that always prevent it from happening.

18:17:51 From Iris Starr to Everyone:

I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.

18:17:53 From Robin Walker to Everyone:

I retired from affordable housing. Over 25 years of experience.

18:18:06 From Tiffany Rose Lacsado to Everyone:

Member of the Deeply Rooted Collaborative - The Unity Council

18:18:10 From Phoenix Armenta to Everyone:

I want to see Oakland develop a housing first model, where housing the unhoused in the #1 priority and everything else is deprioritized until we have everyone housed.

18:18:29 From Naomi Schiff to Everyone:

Pretty awkward managing to listen to y'all and try to type into a survey simultaneously.

18:18:31 From Liana Molina to Everyone:

I'm here to advocate for more low and extremely low income housing in oakland as one part of the solution to the housing and homelessness crisis in our city.

18:18:51 From Janelle Orsi to Everyone:

Curious if the city departments are able to engage with community members that are outside of their general sphere.

18:19:19 From Stuart Flashman to Everyone:

I am concerned about equitable housing and other elements. (I am a land use attorney)

18:19:23 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We need more ELI housing in Oakland. We also need to have reasonable placement of occupants

18:19:30 From Phyllis Horneman to Everyone:

I am here as a small housing provider-a grand name for people who have an ADU. I am here because what we have been doing for affordable housing just isn't working.

18:19:44 From Karla Guerra to Everyone:

Karla Guerra, Policy & Advocacy Manager at The Unity Council. Advocate for affordable housing & housing access.

18:19:57 From Stuart Flashman to Everyone:

BTW, Menti doesn't appear to be working.

18:20:00 From Phyllis Horneman to Everyone:

Longfellow

18:20:01 From Allison Bakke to Everyone:

Waverly

18:20:01 From Stuart Flashman to Everyone:

Rockridge

18:20:05 From Karla Guerra to Everyone:

Work in Fruitvale

18:20:07 From Paula Martin to Everyone:

D7

18:20:12 From Christopher Buckley to Everyone:

Clinton

18:20:12 From Phoenix Armenta to Everyone:

Clinton

18:20:12 From Joshua Hawn to Everyone:

I live in Alameda (should be Oakland)

18:20:14 From Rabi'a Keeble to Everyone:

I am in the Chinatown zip code or JL

18:20:17 From Cathy Leonard to Everyone:

Santa Fe

18:20:18 From madlynn johnson to Everyone:

member East Bay Housing Organizarion

18:20:18 From Iris Starr to Everyone:

I work in east oakland

18:20:19 From Irma Bodden to Everyone:

Concord

18:20:21 From Chia Hamilton to Everyone:

north oakland

18:20:24 From Stuart Flashman to Everyone:

Diversity

18:20:26 From Allison Bakke to Everyone:

People, culture.

18:20:26 From Liana Molina to Everyone:

I'm in D7/ deep east

18:20:29 From Jamaica Sowell to Everyone:

EO

18:20:29 From Karla Guerra to Everyone:

Love the community

18:20:30 From Janelle Orsi to Everyone:

diversity

18:20:33 From Chia Hamilton to Everyone:

diversity

18:20:36 From Rabi'a Keeble to Everyone:

A reduction of noise, response from the police be reasonable

18:20:37 From Karla Guerra to Everyone:

Sanctuary city

18:20:42 From Iris Starr to Everyone:

Are you going to ask we do not like, regarding housing???

18:20:43 From Phoenix Armenta to Everyone:

Definitely the people, the culture

18:20:57 From madlynn johnson to Everyone:

Live in Bancroft Senior Housing

18:20:57 From Naomi Schiff to Everyone:

Pretty hard to do creative writing and listen to you at the same time.

18:21:14 From Chia Hamilton to Everyone:

walkability

18:21:29 From Liana Molina to Everyone:

I love our natural landscape- the redwoods!

18:21:33 From Jeffrey Levin to Everyone:

Jeff Levin with East Bay Housing Organizations. Want to see a housing element that affirmatively furthers fair housing and improves on the City's past ratio of only 1 affordable unit for every 9 market rate units.

18:21:36 From Cathy Leonard to Everyone:

I used to love my neighborhood until it became crowded with traffic and unfriendly neighbors.

18:21:50 From Reisa Jaffe to Everyone:

Please put a link to the website where we sign up to get on the mailing list for notifications of future meetings in the chat.

18:22:09 From Stuart Flashman to Everyone:

My browser says menti's server has stopped responding

18:22:13 From madlynn johnson to Everyone:

Have family here

18:22:17 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Sign up link - https://www.oaklandca.gov/topics/general-plan-update

18:22:17 From Naomi Schiff to Everyone:

Please provide a way to send in comments.

18:22:19 From *Khalilha Haynes, City of Oakland to Everyone:

Here is a link to the website, where you may sign up for updates: https://www.oaklandca.gov/topics/general-plan-update

18:22:29 From Liana Molina to Everyone:

Love Oakland's legacy of resistance to injustice

18:22:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send in your comments to generalplan@oaklandca.gov

18:22:53 From Naomi Schiff to Everyone:

Thank you! Will that go to the housing people?

18:23:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The comments will come to staff working on the General Plan Update

18:23:43 From Stuart Flashman to Everyone:

It's shameful how low moderate income housing was!

18:23:58 From Ann Harvey to Everyone:

Does Oakland's extremely low and low income and moderate income allocation increase to add what we were short during the last period?

18:24:00 From Chris Norman to Everyone:

Why did we not meet the low, very low, and extremely low goals?

18:24:04 From Chris Norman to Everyone:

Would love an explanation

18:24:14 From Brandon Harami to Everyone:

Not enough funding

18:24:19 From Christopher Buckley to Everyone:

I'm here to advocate adaptive reuse of older buildings, especially historic buildings for affordable housing, including use of the California Historical Building Code, which can significantly reduce rehabilitation costs. and therefore help promote affordability.

18:24:36 From Phoenix Armenta to Everyone:

Given that we have an abundance of Above Moderate Income Units, Does it make sense that we create a policy to limit Market Rate Development until the other buckets can catch up?

18:24:37 From Cathy Leonard to Everyone:

Unbelievable that most of the housing was for the well to do.

18:24:39 From Naomi Schiff to Everyone:

Photo shows market rate housing at Broadway/Grand.

18:24:55 From Cathy Leonard to Everyone:

Remember, Oakland was traditionally a blue collar town and affordable.

18:25:14 From Naomi Schiff to Everyone:

Let's not destroy naturally affordable housing as we build expensive housing.

18:25:30 From Stuart Flashman to Everyone:

Market rate is the only kind thast doesn't need a subsidy. There's not the public money to provide subsidies.

18:25:31 From Iris Starr to Everyone:

The City creates barriers to affordable housing, especially housing developed by the people who know what they need.

18:25:45 From Reisa Jaffe to Everyone:

We need social housing! We need Oakland to be a place that's affordable for people making minimum wage.

18:25:53 From Chia Hamilton to Everyone:

cathy, thinking that was following jerry brown's plan. don't recall him talking about housing all groups. I could be rong, though

18:26:07 From Joshua Hawn to Everyone:

We shouldn't rely on property owners, in my opinion.

18:26:28 From Tuan Ngo to Everyone:

We need responsible and accountable housing with performance metrics.

18:26:30 From Iris Starr to Everyone:

NO HOUSING SPECULATION

18:26:45 From Reisa Jaffe to Everyone:

Iris agree with tha.

18:26:53 From Cathy Leonard to Everyone:

@Chia, Jerry Brown was only concerned about market rate housing. That's one reason I did not vote for him.

18:27:09 From Stuart Flashman to Everyone:

Need to bump up the vacant property tax

18:27:12 From *Alison Moore, D&B to Waiting Room Participants:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:27:24 From Joshua Hawn to Everyone:

Re: speculation. Land value tax fixes this.

18:27:25 From Hazel O'Neil, D&B to Everyone:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:28:00 From Rabi'a Keeble to Everyone:

I think that affordable housing is being built without regard to pollution and other hazards. Ask me.

18:28:25 From Iris Starr to Everyone:

Proximity to pollution…. So where is the environmental justice element?? Why is it separate?

18:28:46 From Jeffrey Levin to Everyone:

How about a map that shows the percentage White by census tract. That would be far more revealing

18:29:05 From Tuan Ngo to Everyone:

The state rent cap legislation (AB1482) has a definition of outside, speculative real estate investors. Protect local residents and target speculators using the legal definition of outside speculators in AB1482.

18:29:06 From Iris Starr to Everyone:

Yes @jefflevin

18:29:31 From Chris Norman to Everyone:

I agree with @jeff Levin. Would love to see that at your next session.

18:29:42 From PATRICIA TOSCANO to Everyone:

City of Oakland employees and Oakland school teachers can not afford a home where they work. Instead we are pushed out and not given the opportunity to be a vital part of the community where we work.

18:29:48 From Iris Starr to Everyone:

Housing concentration type…well, look at the hills

18:29:49 From Joshua Hawn to Everyone:

Close I-880 between Adeline and San Lorenzo.

18:30:20 From Iris Starr to Everyone:

BAN LAND SPECULATION

18:30:36 From Joshua Hawn to Everyone:

Tax Land (speculation)

18:30:36 From Cathy Leonard to Everyone:

Public Land for Oaklanders, not developers.

18:30:36 From Naomi Schiff to Everyone:

Too bad not much affordable going on at Oak Knoll.

18:30:37 From Reisa Jaffe to Everyone:

The definition of affordable has been stretched such that the result is still inequity. That's why we need social housing.

18:30:39 From Kelsey Hubbard to Everyone:

anti-eviction mapping project recently released this. https://www.pmpress.org/index.php?l=product_detail&p=1140

18:30:42 From Kelsey Hubbard to Everyone:

worth checking out

18:30:53 From Joshua Hawn to Everyone:

+1 to social housing

18:30:56 From Bobbi Lopez to Everyone:

@ Iris, yes!! Speculation is the issue.

18:30:59 From Cathy Leonard to Everyone:

Yes Reisa.

18:31:07 From Naomi Schiff to Everyone:

Note historic house at lower right.

18:31:17 From Bobbi Lopez to Everyone:

And +1 Reisa

18:31:19 From Cathy Leonard to Everyone:

Affordable housing is unaffordable.

18:31:22 From Renata Robles to Everyone:

LOL "historic"

18:31:46 From Tuan Ngo to Everyone:

Equity Study to make to ensure just and responsible housing.

18:31:49 From Joshua Hawn to Everyone:

Historic means “typical craftsman bungalow” apparently

18:32:12 From Phoenix Armenta to Everyone:

I would like to know what this process can actually do. Are we setting new policy? Is this Housing Element a must do or a suggestion to elected as to how to proceed? Where does this fall in the City power structure?

18:32:18 From Cathy Leonard to Everyone:

Oakland needs DEEPLY affordable housing. Let's be real.

18:32:22 From Jeffrey Levin to Everyone:

No reuse of existing residential without 1 for 1 replacement of all affordable housing units that are removed

18:32:43 From Iris Starr to Everyone:

Abolish planning and building regulations that are not strictly about Safety as we eliminate land grabs

18:32:45 From Renata Robles to Everyone:

@Tuan - check out AFFH guidelines, which are intended to address equity and segregation issues through the Housing Element

18:32:57 From Joshua Hawn to Everyone:

@ Phoenix, this is a process required by State Law

18:33:11 From Jeffrey Levin to Everyone:

The State considers the Housing Element to be a contract with the City about what it WILL do.

18:33:17 From Renata Robles to Everyone:

@Jeffrey - State law (SB330) requires "no net loss provisions" to replace any units demolished

18:33:22 From Naomi Schiff to Everyone:

What will the link be to reach the location map?

18:33:26 From Tuan Ngo to Everyone:

Thanks Renata.

18:33:32 From Bobbi Lopez to Everyone:

Yes @Cathy, this Mayor has only prioritized market rate housing which is why Oakland met it's goal by 174% for market rate, but only 26% of what it was supposed to build for low income. It has not been a policy priority for her.

18:33:34 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will publish the map online tomorrow

18:33:46 From Jeffrey Levin to Everyone:

+1 Renata Robles

18:33:51 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

it will be available on the General Plan Update website tomorrow

18:33:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update

18:34:04 From Joshua Hawn to Everyone:

When can we annex Alameda?

18:34:09 From Randy O'Connor to Everyone:

This looks great, excited to engage with it.

18:34:23 From Cathy Leonard to Everyone:

Joshua, and Piedmont, ha.

18:34:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We are also noting down the questions and will respond in an FAQ

18:34:36 From Joshua Hawn to Everyone:

Yep Can’t forget about annexing Piedmont.

18:34:39 From Chia Hamilton to Everyone:

please enlrge the slides

18:34:42 From Zac Bowling to Everyone:

I agree with @josh hawn. Please annex alameda and Piedmont

18:34:53 From Naomi Schiff to Everyone:

DOSP is not released/approved?

18:34:57 From Iris Starr to Everyone:

We should be tracking the “small” project list and doing all we can to get those developed. Eliminate City permit blocks

18:35:16 From Joshua Hawn to Everyone:

I hope staff will be taking a serious look at likelihood of redevelopment in the next 8 years

18:35:31 From Renata Robles to Everyone:

@Bobbi - the Housing Element is an opportunity to create new standards/requirements for development to promote more affordable housing. This is usually done through the "programs" included, which are the implementation measures that align with the document's goals.

18:35:31 From Randy O'Connor to Everyone:

Can we see locations other users tag or only locations you tag?

18:35:35 From Kelsey Hubbard to Everyone:

10 days does not seem like enough to authentically gather this input

18:35:39 From Kelsey Hubbard to Everyone:

seems performative

18:35:41 From Tiffany Rose Lacsado to Everyone:

Why only 10 days?

18:35:46 From Zac Bowling to Everyone:

Should Howard terminal be a given on this tool?

18:35:52 From Iris Starr to Everyone:

Who knows where libby lives? Let’s drop a pin for a high rise there

18:35:53 From Cathy Leonard to Everyone:

Will public lands be considered for deeply affordable housing?

18:35:58 From Jeffrey Levin to Everyone:

1 very low or low income unit produced for every 9 above moderate income unit. Makes no sense in a City where half the population (and much more than half of all renters) are very low or low income.

18:36:12 From Alex Schafran to Everyone:

I will echo the fact that ten days is not even close to enough

18:36:13 From Renata Robles to Everyone:

@Joshua - the state has been very seriously analyzing other jurisdiction's submissions to make sure the proposed opportunity sites are not fillers that won't be redeveloped in the planning period

18:36:17 From Iris Starr to Everyone:

Yes, @jeffreylevin

18:36:24 From Zac Bowling to Everyone:

Can we fill the estuary and add housing there?

18:36:41 From Joshua Hawn to Everyone:

Excelent idea, Zac. Make Alameda a peninsula again.

18:36:48 From Preeti S to Everyone:

Yes, 10 days seems VERY short. This is a lot for anyone to comb through.

18:36:56 From Stuart Flashman to Everyone:

Will everyone who signed up for this get an email with a link to the map?

18:37:16 From Cathy Leonard to Everyone:

If you really want community input, the 10 day deadline should be extended.

18:37:19 From Kelsey Hubbard to Everyone:

what about vacant building sites?

18:37:26 From Kelsey Hubbard to Everyone:

can we add a layer on the map of city owned sites?

18:37:37 From Joanna Winter, City of Oakland to Everyone:

@Naomi The DOSP (Downtown Oakland Specific Plan)'s implementing zoning amendments have been underway for the past year+, and will be released soon for public review. An update will be out about it next week.

18:37:38 From Zac Bowling to Everyone:

Does the city have a list of opportunities sites they are considering yet?

18:37:47 From Chia Hamilton to Everyone:

What about sites with buildings that have been empty for years & years & years?

18:37:59 From Iris Starr to Everyone:

Can we use the 1 billion in infrastructure money and the ballpark site for housing? Why or why not, if we are serious about housing

18:38:00 From Joshua Hawn to Everyone:

Reisa, look out for a new bill coming soon from Asm. Alex Lee

18:38:00 From Renata Robles to Everyone:

The Housing Element is an unfunded mandate form the state for the city to plan for housing without any funding or support for implementation or subsidy to develop meaningfully affordable housing

18:38:04 From Stuart Flashman to Everyone:

could someone define social housing?

18:38:20 From Bobbi Lopez to Everyone:

@Renata, of course. One thing the City administration could do is actually implement the public lands policy passed by the city council back in 2018. Making public lands available for affordable housing development/social housing would have made a difference the last four years…

18:38:26 From gina bugiada to Everyone:

Will you define "social housing" so we can all be on the same page?

18:38:28 From Iris Starr to Everyone:

@renata, right!

18:38:40 From Naomi Schiff to Everyone:

We should review the requirements for density bonuses and raise the number of units required for expanding buildings greatly.

18:38:41 From Reisa Jaffe to Everyone:

Policy - no more market rate housing to be built while we have people sleeping on the streets

18:38:42 From Ronnie Spitzer to Everyone:

10 days is too short for community input

18:38:52 From Tuan Ngo to Everyone:

Yes, please define social housing. Public Housing Projects haven't been responsible our effective.

18:38:55 From Liana Molina to Everyone:

My question wasn't really clarified: are you seeking sites for the construction of new development?

18:39:17 From Jamaica Sowell to Everyone:

@Reisa +1

18:39:22 From Iris Starr to Everyone:

Yes, @reisa! No more market until we house our people

18:39:23 From Leonora Sea to Everyone:

It won't be possible to reach everyone who would want to provide input in only 10 days.

18:39:26 From Naomi Schiff to Everyone:

Are you including adaptive reuse projects for older buildings that could be converted for housing?

18:39:54 From Renata Robles to Everyone:

@Liana - opportunity sites are locations likely to be redeveloped for housing in the next 8 years. These do not need to be vacant sites, but it's easier to justify to the state if they are vacant. Identifying a property as an opportunity site is not a mandate to be redeveloped.

18:39:58 From Naomi Schiff to Everyone:

Include the City Hall parking lot that was closed, on Clay Street, as a site for aff. housing.

18:40:06 From Bobbi Lopez to Everyone:

Doesn't the city have a list of surplus sites?

18:40:07 From Jeffrey Levin to Everyone:

It feels like you are asking us to advance solutions before we have had a discussion about the structural and systemic roots of the problem

18:40:12 From Iris Starr to Everyone:

Maybe Loren's house in addition to Libby's

18:40:36 From Jamaica Sowell to Everyone:

@Jeffrey +1 yes!

18:40:46 From Tuan Ngo to Everyone:

More housing around public transportation.

18:40:49 From Iris Starr to Everyone:

@Jeffrey +1

18:40:52 From Jack Nagle to Everyone:

For RHNA, can City count long-term extension of affordability covenants on units whose affordability is expiring soon? Maintaining such long-term affordability might be an effective strategy.

18:40:52 From Bobbi Lopez to Everyone:

@Jeffrey +2!! 

18:40:54 From Renata Robles to Everyone:

Context is also important as likelihood for redevelopment is dependent on project feasibility for a developer to propose housing

18:41:12 From Phoenix Armenta to Everyone:

Where can we access the previous Housing Element should we want to read it?

18:41:23 From Iris Starr to Everyone:

We are in the weeds, we are all taking the bait

18:41:23 From Naomi Schiff to Everyone:

Are you going to include in the map sites with historic status, including adaptive reuse possibilities?

18:41:33 From Renata Robles to Everyone:

Previous housing element: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:41:40 From Rabi'a Keeble to Everyone:

When looking at sites the city should include church properties where churches are willing to use their property to build affordable housing

18:41:42 From Preeti S to Everyone:

Shouldn't the city already have a list of surplus sites?

18:41:43 From Jeffrey Levin to Everyone:

@Jack Nagle - while the housing element has to address preservation of existing affordable housing, that does not count toward the RHNA, which needs to be a net increase in housing

18:41:50 From Stuart Flashman to Everyone:

Land cost is a major constraint on where affordable housing can go.

18:42:02 From Renata Robles to Everyone:

Land cost as well as parcel size!

18:42:05 From Randy O'Connor to Everyone:

+1 to Zac!

18:42:06 From Tiffany Rose Lacsado to Everyone:

Who do we talk to if we need tech support with the maps

18:42:46 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

You can email generalplan@oaklandca.gov and we can help you with it

18:43:08 From *Diana Perez, City of Oakland to Everyone:

The 2015-2023 Housing Element (the most recently adopted Housing Element) is available online: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:43:13 From Janelle Orsi to Everyone:

I’m disappointed the City scheduled the next workshop for Feb 17, but it appears the City hasn’t yet emailed people on the update list? That’s short notice. It makes it hard for

people to show up and give input. It sounds like a lot of people here will have good input on the Housing Programs. I hope folks show up: https://www.oaklandca.gov/events/general-plan-update-housing-workshop-2

18:43:14 From Kelsey Hubbard to Everyone:

shouldn't the initial assessment be done by the consultant team? the starting place should have been capacity building so that the community can understand what a housing element is

18:43:20 From Naomi Schiff to Everyone:

Can you provide a list of attendees at this meeting?

18:43:33 From *Audrey Lieberworth, City of Oakland to Everyone:

@Preeti - yes, we have a list of surplus sites owned by the City of Oakland, the State, Alameda County, Oakland Unified School District, and other local agencies

18:43:35 From Stuart Flashman to Everyone:

Look at urban land trusts as an option for affordability.

18:43:39 From Jeffrey Levin to Everyone:

Is the City seriously considering rezoning single family and low density areas in high opportunity neighborhoods?

18:43:46 From Sid Kapur to Everyone:

+1 to Jeffrey’s question

18:43:54 From Preeti S to Everyone:

Thanks for clarifying @Audrey

18:43:55 From Chris Norman to Everyone:

I didn't realize the purpose of today's meeting was to discuss potential sites - it would be great to post a list of meeting objectives for all future meetings so we can decide when to attend.

18:43:56 From Iris Starr to Everyone:

This is so frustrating! Asking us to review a done deal of the sites. How have they been chosen? Environmental Justice criteria? Safety?

18:44:10 From Naomi Schiff to Everyone:

Who is picking these sites?

18:44:13 From Preeti S to Everyone:

+1 to Chris for meeting agenda

18:44:17 From christina Beach to Everyone:

How is " affordable" housing defined? What is the maximum income level to be considered affordable?

18:44:19 From Phyllis Horneman to Everyone:

I am sorry but I am going to have to leave the planning session for 45 minutes or so.

18:44:22 From PATRICIA TOSCANO to Everyone:

What exactly is considered affordable housing? To live comfortably afford a one bedroom in Oakland you need to have least an annual income of $77,360 at least $37.19 per hour according to NLIHC. Where does that leave families, teachers and low earning city of Oakland workers

18:44:31 From Renata Robles to Everyone:

Can staff please update the HEU website to have more meaningful information? The "events" page doesn't show any of these workshops, including the one we are in currently. The timeline is vague.

18:44:33 From *Laura Kaminski to Everyone:

These are just initial sites, we are seeking feedback for additional sites.

18:44:42 From Iris Starr to Everyone:

@chris + 1, no agents are posted, just meeting dates

18:44:51 From Kelsey Hubbard to Everyone:

exactly!!!! this question speaks to the need for capacity building. the consultant team is moving way too fast and doing performative engagement

18:45:05 From Tiffany Rose Lacsado to Everyone:

So basically if there are vacant blighted sites in our neighborhoods with absent property owners we can add those to the list for your consideration?

18:45:08 From Kelsey Hubbard to Everyone:

this is a check the box meeting

18:45:18 From Renata Robles to Everyone:

Cities must review every project for conformance with the Housing Element and General Plan. The GP is the constitution for the City and can actually enact change!! Stay involved.

18:45:25 From Naomi Schiff to Everyone:

The question is, how will you incorporate the feedback?

18:45:44 From Rabi'a Keeble to Everyone:

@Naomi.. good point

18:45:44 From Tiffany Rose Lacsado to Everyone:

Can we also add OUSD vacant (and blighted) public lands?

18:45:46 From Iris Starr to Everyone:

@kelsey Hubbard + 1,000,000 check the box.

18:46:13 From Renata Robles to Everyone:

@Tiffany - if you or anyone wants to get into the weeds on what makes a good opportunity site, the state has specific guidelines https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

18:46:13 From Reisa Jaffe to Everyone:

+1 to Naomi's question

18:46:16 From Tuan Ngo to Everyone:

How does Oakland plan to protect minority owned properties and keep black homes in black hands?

18:46:45 From Robin Walker to Everyone:

Howard Terminal's affordable housing proposal is not in compliance. No deeply affordable. 50%,80% and 120% only.

18:47:03 From Kelsey Hubbard to Everyone:

I propose allowing more time for public comment rather than 40 minutes of break out group discussions .....there is nothing to talk about at this point. we need to understand more about the HE and what it does

18:47:21 From Naomi Schiff to Everyone:

That's a good suggestion Kelsey.

18:47:31 From Joshua Hawn to Everyone:

By "deeply affordable" do you mean "extremely low income"? (Less than 30% of Area median income?)

18:47:31 From Phoenix Armenta to Everyone:

Can we include in this Housing Element a plan for returning displaced Oakland residents back to Oakland?

18:47:31 From Jeffrey Levin to Everyone:

How is the City planning to meet the "no net loss" requirement? If you build market rate housing on sites listed as available for affordable housing, you will have to identify additional affordable housing sites. Are you planning to identify more than the bare minimum to meet RHNA?

18:47:33 From christina Beach to Everyone:

How did Oakland meet the standards determined in the last General Plan? How do we hold policy makers responsible for implementing the plan? where is the accountability?

18:47:47 From Leonora Sea to Everyone:

+1 to Kelsey Hubbard's most recent comment.

18:47:48 From Preeti S to Everyone:

+1 @Kelsey

We need more in-depth background information. This feels a little thin...

18:47:55 From Renata Robles to Everyone:

The City needs to submit their HE to the state for review. Bay Area jurisdictions need to have their HE's certified by the state by Jan 31 2023. Sounds far away but the state has given guidance that they need 180 days for review.

18:48:01 From Iris Starr to Everyone:

We are doing this because we must, so we are just going to rehash what we have. Couldn't provide the housing last time, policy was insufficient and discriminated against poor people, the politicians just look the other way.

18:48:10 From Christine Hernandez to Everyone:

+1 @Kelsey

18:48:36 From Naomi Schiff to Everyone:

I have to leave. Please advocate for affordable housing.

18:48:43 From Reisa Jaffe to Everyone:

+2 to Kelsey's suggestion

18:48:45 From Iris Starr to Everyone:

What will happen with the "notes"?

18:48:53 From Hazel O'Neil, D&B to Everyone:

1. What are the housing issues you care about in Oakland?

2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)

3. What do you think some of the issues or challenges will be in these areas?

4. What type of housing does Oakland need more of? Where do you think it should go? Why?

18:48:55 From Kelsey Hubbard to Everyone:

can we not move to breakout rooms and add more time to public comment?????

18:49:08 From Cathy Leonard to Everyone:

Can you post the Chat on the website?

18:49:14 From Kelsey Hubbard to Everyone:

40 minutes of breakout rooms is wasting time, we don't know what we need to talk about. we need more information on the HE

18:49:18 From Jamaica Sowell to Everyone:

^^yes

18:49:18 From Tiffany Rose Lacsado to Everyone:

@renata Thank you! I need the Cliff Notes version

18:49:29 From Phyllis Horneman to Everyone:

Be back somewhat later.

18:49:35 From Jamaica Sowell to Everyone:

@Kelsey +1

18:50:10 From Renata Robles to Everyone:

I got you Tiffany - here's the Cliff Notes: https://lafayette.granicus.com/MetaViewer.php?view_id=&clip_id=5918&meta_id=146586

18:56:24 From Caleb M to Everyone:

No mic

18:56:42 From Caleb M to Everyone:

But I will write. Skip me for now

18:57:34 From Caleb M to Everyone:

Ensure we go large with our efforts and actions in addressing the housing crisis

19:00:25 From Liana Molina to Everyone:

To elaborate on your questions re: the hills, to meet our RHNA goals, Market Rate housing should be zoned into areas that are affluent and high resource areas as to not further gentrify the flatlands

19:01:15 From Sid Kapur to Everyone:

College Ave in Rockridge would be a great place for midrise housing

19:01:25 From Sid Kapur to Everyone:

and upper Broadway and Piedmont Ave

19:03:07 From Phoenix Armenta to Everyone:

The Dimond and Laurel District??\

19:03:19 From Phoenix Armenta to Everyone:

NIMBY's

19:10:16 From Sid Kapur to Everyone:

Neighborhoods identified as high opportunity and undergoing exclusion in the TCAC/gentrification maps could be a great place to focus on. As well as neighborhoods close to BART or high-frequency bus lines

19:18:52 From Liana Molina to Everyone:

My name is liana Molina, you can reach me at oaklandbafca@gmail.com or 510-593-3633

19:19:11 From Liana Molina to Everyone:

I had questions about the relationship between the housing element and the general plan update

19:23:57 From *Helen Pierson, D&B to Everyone:

FYI a summary of the topics addressed at the next three workshops:

- Workshop 2 on the 17th will cover needs/housing trends in Oakland, and people's ideas
- Workshop 3 will focus on anti-displacement and tenant protections.
- Workshop 4 will be when we ask the public to weigh in on the full draft Housing Element

19:28:20 From *Helen Pierson, D&B to Everyone:

And a bit more information on community outreach: stakeholder meetings, and then theres lots of pop up outreach conducted by community partners, an equity working group, community hub events, visioning workshops, town halls, survey - these events and opportunities will cover both the housing element and the GP update.

19:29:25 From Liana Molina to Everyone:

Another question I have is whether we are relying entirely upon private and non profit entities for the production and preservation of affordable / below market rate housing? What resources is the city able to leverage with regard to maximizing production, preservation and protection of BMR units?

Oakland 2045: Housing Element Workshop #2 Report

Oakland's Housing Element and Housing Programs

FEBRUARY 17, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The second Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on potential housing programs. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 17, 2022 from 6:00 to 8:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 80 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the workshop format, as well as the General Plan and Housing Element update process; a recap of the first Housing Element workshop held on February 10, 2022; and a summary of how the Housing Element can be used to incentivize affordable housing and create more inclusive neighborhoods. The presentation concluded with a Q&A session for participant questions and comments.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What housing issues are important to you?**

2. **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**

    a. Raising heights and densities to allow for more housing

    b. Restrictions on amount of parking to reduce housing costs

    c. Allowing different housing options in single family neighborhoods

    d. Ways to pay for affordable housing

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Groups discussed a wide variety of strategies to house the unhoused community, including more flexible building types, temporary units, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including balancing the speed at which housing is built with the need to ensure that new housing is high-quality and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services.
- **Types of Housing.** Participants generally were supportive of new housing at every income level, though there were differing opinions on whether market rate housing was an appropriate funding mechanism for affordable housing. Many participants' expressed that funding and constructing "deeply affordable housing" for vulnerable populations such as the unhoused and low-income residents should be the Housing Element's top priority. Many participants also wanted to ensure that new housing does not exacerbate ongoing displacement of low-income residents and residents of color. Participants were generally supportive of allowing more types of housing in currently single-family areas, and some were already active in organizations that help homeowners add additional units to their properties. Many participants were interested in affordable housing solutions that allow residents/owners to build equity, such as community land trusts and sweat equity approaches (i.e., Habitat for Humanity).
- **Simplifying the Development Process.** Participants in every group expressed desire to see the current development/permitting process streamlined, particularly for low-income and non-profit builders. Zoning, environmental review/CEQA, existing City and State policies (i.e., rent control), parking requirements, and land

costs were all listed as constraints to housing development. Some participants suggested financial incentives for homeowners as a strategy to increase infill development in existing neighborhoods; it should be noted that the City has already streamlined the additional dwelling unit (ADU) permit process pursuant to State law, but the process could be further simplified, or additional incentives could be developed. Other participants suggested that the City create a designated office within the Planning Department that handles affordable housing permits or works with low-income builders.

- **Affordable Housing Impact Fee.** Many participants wanted the planning team to look at the City's existing affordable housing impact fee to assess whether it has been an effective strategy to provide affordable housing, or if changes should be made to ensure that the policy is working as intended. Many participants wanted to see higher inclusionary requirements, and several participants wanted to see the policy modified to get rid of the impact fee all together, replacing the fee with more stringent on-site affordable housing requirements.
- **Transportation.** Many participants were interested in planning for transportation improvements along with new housing. Group discussions about transportation ranged from desire to see new transit-oriented development; desire to see new mixed-use development that allow people to walk to daily needs; incorporating active transportation improvements such as bike lanes; and transit improvements such as a shuttle system to enable more frequent connections within Oakland to key destinations and BART from neighborhoods; and the pros and cons of reducing parking requirements in new residential developments.
- **Inclusive Community Engagement.** Participants across groups stressed the importance of including all Oaklanders, including members of vulnerable communities, in the planning process. Participants noted the need for the City to be sensitive to trauma that some residents face due to housing affordability and accessibility, as well as take the time to build in accountability and trust in the planning process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1's discussion focused on incentivizing homeowners to add ADUs to their property. Suggested strategies included rezoning and enforcing density changes; ensuring that new affordable housing is habitable; and pursuing funding sources, including State and federal programs, that will not only finance new housing construction but also invest in local workers/communities.
- Group members expressed desire to see climate resilient housing that is co-located with transit and allows residents to walk to daily needs.
- Group 1 also discussed the City's existing inclusionary housing impact fees and vacant land taxes; some members wanted to update these policies so that private builders

are required to build affordable units in their projects (rather than pay a fee), and tax vacant rental units so that apartments do not sit empty.

Group 2

- Group 2 was in consensus that housing the unhoused is a top priority. The discussion focused on financing strategies for affordable housing – the group expressed that strategies such as community land trusts and Measure KK are great, but the financing process for both these sources should be more straightforward and have a shorter timeline. Suggestions included creating a separate affordable housing department within the Planning Department, and continuing to allow high-rate homes to generate transfer tax funds.
- Group 2 also discussed the intended and unintended consequences of upzoning built-out neighborhoods like Rockridge – how can the Housing Element create more housing opportunities without displacing existing tenants? Group members expressed that improving access to legal counseling for tenants and strengthening enforcement of negligent or abusive landlords is critical.

Group 3

- Group 3 participants were interested in promoting both affordable housing rental and ownership opportunities, given that ownership models allow residents to have a stake in the community and help to reduce displacement pressures. The group discussed innovative methods of supporting and financing affordable housing, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches, as well as the need to create tools (such as affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate) that let non-profit developers compete for sites against for-profit developers.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.

Group 4

- Group 4 discussed how the Housing Element could help address growing wealth inequality by creating mixed-income neighborhoods, adding housing in exclusionary high-income neighborhoods, meeting low- and moderate-income RHNA targets so that Oakland does not lose its middle class, and preventing speculation/subsequent gentrification.
- Group 4 was very supportive of transit-oriented development but wanted to ensure that this type of housing would be affordable and not spur gentrification (particularly in areas where there is BART access, such as Fruitvale), perhaps by requiring higher

amounts of affordable units in areas that are susceptible to displacement than in areas that have undergone advanced gentrification or are exclusive.

- Some participants in Group 4 wanted to see inclusionary and impact fees increased, and for the planning team to look at opportunities for converting underutilized commercial areas and empty lots into housing. Group members also suggested a separate City department for nonprofit-led building projects.

Group 5

- Group 5's discussion primarily centered around strategies to make the housing production process as easy as possible, "cutting red tape" or reducing bureaucratic obstacles where feasible. Suggestions included streamlining the development and permitting process through zoning changes (i.e., form-based codes, simplified CEQA compliance, more staffing at the Planning Department to reduce permit approval times, gleaning lessons from Singapore and Switzerland's social housing models, and allowing more creative housing solutions such as shared housing.
- Group 5 also discussed the need for more housing for special needs groups such as older adults/seniors, unhoused people, and families.

Group 6

- Group 6 had a range of priorities, including planning for housing at all affordability levels; building in accountability measures to ensure that RHNA targets are met for all income levels, given that the City did not meet its low- or moderate-income targets in the last Housing Element cycle; supporting low-income/grassroots builders, such as POOR magazine (an association of currently and formerly unhoused individuals and allies); focusing new housing on infill sites; and providing more/better-funded services for people experiencing homelessness.
- Other discussion topics included balancing the production of new housing with tenant protections; rethinking how the City taxes vacant land and properties; ensuring that planning efforts for housing, transportation, and environmental justice are cohesive and synergistic; and incorporating more opportunities for community-led planning throughout the Housing Element update process.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATORS – ALISON MOORE AND LAKSHMI RAJAGOPALAN

Key Takeaways

- Important strategies include ADU incentives for homeowners (will look into and email the group)
- Other strategies will include study of rezoning citywide, adding in the hills, and enforcement of density changes.
- Private sector paying for development, vacancy tax for rental units.
- Supportive senate bills like SB35 and SB330
- Look at project laborer agreements as and local hire way to keep money in the City.
- Future is vertical- land is limited.
- Housing habitability and dense, affordable, climate resilient housing is a concern.
- Ways to be transparent and inclusive of groups that may be interested in attending stakeholder meetings, as everyone is a stakeholder

Participant 1- 20 year employee of the city, planning public works and transportation. Know a lot about zoning and policy, and how we've mistreated people. We need radical changes and won't let it go.

Participant 2- works for city attorney's office, advises code enforcement, tenant attorney before. Listening in to hear the community. Concern: people are trying to build housing for unhoused community quickly, sometimes without permits, concerns about reducing habitability standards that tenant orgs have worked to put in place. All landlords have tendency to fall to lowest floor for habitability.

Participant 3 - community organizer at save the day- interested in advocating for dense, affordable, and climate resilient housing throughout this process. From climate resiliency standpoint.

Participant 4- new to this conversation- Oakland resident, born and raised. Curious to learn more about incentives to homeowners that have space on their lots that would be open to building an additional unit and ADU.

Participant 5- wanted to clarify- unions don't provide modular construction- many are, a cheaper form of construction. Is getting better. Being constructed within san Francisco- high demand for it, that they are expanding.

What are some of the programs or actions the city can take to build more housing?

Participant 4- curious about the presentation where they mentioned lower than average density levels in east Oakland. Are any incentives made available to property owners who live in that area, who might be willing to have additional units go into their homes, or even ADUs?

Staff- the city adopted ADU regulations, and has streamlined process at the counter, so it should not take as long as a multifamily building.

Participant 4: Older people with larger lots may not necessarily have money to do that on their own. Are there ADU incentives?

Participant 1: people need to be forced to build, especially those in the Hills. Also have to look at rezoning entire areas of the city- as part of phase 2 process, including rezoning or upzoning to allow for missing middle housing. Anywhere from 2-10 units. Looking at this throughout the City. Should look at residential hillside zones as part of this.

Participant 2: new construction is not rent controlled under state law, many people are advocating for getting state to rescind Costa Hawkins law that prohibits new construction from being rent controlled. ADUs are only part of the answer, if they aren't newly constructed, they wont be under rent control.

Participant 5: The future is vertical- they are not making any more land. Look at how major cities have developed, like in Europe or Asia. The City has already increased density bonus initiatives using new state laws- allowing more height, reducing or eliminating parking.

New requirement where BART properties have new height/density requirements. Also increased heights or densities in specific plan areas.

Any pros and cons to increased height?

Participant 5: As you get more dense, more traffic and congestion- need to improve transportation and infrastructure around it. Also needs to be more local retail, so people can walk to the grocery store, without having to use a vehicle, more bike lanes. Blocking sun, park spaces.

Staff- Council has directed staff to look at fourplexes or middle housing in single family neighborhoods and more flexible ADU requirements. Is there anything else that should be included?

Participant 1: One of the main policies that need to be included in the element- enforcement of these density changes. If we're going to say missing middle needs to go in, do study of every parcel that can accommodate. Say here's your opportunity. Enforcement of policy. Means staff. Need staff to adopt radical ideas. Push an uphill battle against market forces.

Participant 3 :Save the Bay- climate resilience, as it relates to housing. Organization advocates for transit oriented housing, and urban green infrastructure.

How will these projects be financed? Implementing affordable housing impact fee, home funds to cover permitting cost, make city owned land available for affordable housing, huge gap. What are some other ways that you may know of.

Participant 5: Senate bills that talk about that, SB35 and SB330. Limits how much city council can push affordable housing forward. SNOFA, programs through HUD, just have to be utilized.

SB35 requires skills and training. Helps with funding. Also looking at local hire policies, with PLA (project laborer agreement), money back into city itself. Keeping local money within the city itself.

Participant 1: So much leakage going outside of Oakland. A lot of public based support- paying for whatever the state decides to give us, making our case. Housing people cobbling 9 different loan sources. Things to be done about that. One is we need to demand private sector kick in- they benefit from growth. Impact fee that they can pay and get off without having to build is ridiculous- need to double or triple, build many more units. Need to have inclusionary zoning so they are buying units.

Way to ban land grabs- Moms for housing, took a house that has been vacant for years in west Oakland and made it habitable. Company that had done speculative investment fought that. Get more money for it.

Existing vacant land tax that is regressive. Applies to single family homes and condos, but doesn't apply to rental units. Building that as multiple units- doesn't apply to, something that SF is looking at, but haven't seen it proposed for Oakland, and thought it was an interesting idea. Pushing people to put units back on the market. If we have vacancy tax, also need cap on sales price. Force people into selling, and then that will be selling just a bit earlier than they would otherwise.

Other groups to consider and reach out to?

Participant 1: Can't know who we need to reach out to. Don't' know how they're being noticed. Want to know more about groups. Community organizations that are missing, have the option to add those.

Group 2 Facilitator – Lauren Pepe

Key Themes

- Better financing for affordable housing: Need more options and the financing needs to be more straightforward with shorter timeline
- Community Land Trust process and Measure KK funding mechanism are great but can be streamlined and improved
- If we up-zone built-out neighborhoods like Rockridge, how do we protect existing tenants from their existing dwellings being converted into higher-density buildings?

Ideas to explore in next workshop

- Vacancy tax- but does Oakland have property registry?
- Landlords who violate laws or leave property in disrepair should be held accountable
- Get rid of evictors, agents of landlords, who benefit from eviction mill

- Make sure residents have legal tools to defend themselves
- Yearly rental increase cap of 2% might prevent landlords who push residents out to get better rate

Other things to consider

- City makes a lot of money from transfer tax when properties are sold so higher-rate homes are in its best interest
- Create separate dept for affordable housing with different rules/regulations/resources to truly service for people trying to create solutions for themselves

More details/Rest of the notes

Participants and Their Top Issues:

Participant 1: Housing the unhoused, displaced, and low-income first

Participant 2: Homelessness

Participant 3: Equity in housing

Participant 4: Ensuring more types of housing at different income levels in high-resource neighborhoods (like Rockridge)

Stacking different tax credits for affordable housing can be a cumbersome process; for market rate in contrast, you just get a loan. Perhaps bank financing or investment funds for affordable housing?

Participant lives in land trust and received measure KK funding. Challenges: difficult to navigate requirements that come with funding; secured property by making former owner accountable- reported issues- slow process; $40,000 in fees related to landlord neglect will come out funding; program needs to be streamlined and reevaluated; residents eligible for tax abatement only if all residents meet certain income requirement.

Rockridge seems like an ideal place to build more housing, but issues:

- High cost of land so likely means market rate
- Few opportunity sites
- Business district needs to be supported
- Protect existing tenants- can't use existing buildings to rebuild
- Splitting lots is not something all property owners have time/money/knowledge to do
- Not many duplexes even though it is zoned for that

Ensure affordable housing not built near freeways and other environments that are unhealthy; types of businesses contribute negatively to environment as well (such as smog check businesses)

GROUP 3 FACILITATORS – MATT ALVAREZ-NISSEN AND RAJEEV BHATIA

Key Takeaways

- Participants were interested in promoting affordable housing, including both rental as well as ownership. Ownership models allow residents to have a stake in the community and helps to reduce displacement pressures.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services, and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.
- Innovative methods of supporting and financing affordable housing were discussed, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches.
- Participants emphasized the need to create tools that let non-profit developers compete for sites against for-profit developers – tools including affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate.
- A need for affordable housing near transit was also discussed, however it was noted that transit is not sufficient enough in the city (especially to support reduced parking requirements). One suggestion was to implement a shuttle system similar to Emeryville's.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin, and then prompted on some of the key issues discussed. The rest of the conversation focused on Question #2. Questions #3 through #5 are provided for context.

Question #1 – What housing issues are important to you?

- More affordability
- Affordable homeownership is possible (community land trusts, Habitat for Humanity, etc.), City focuses too much on affordable rental. Ownership will help reduce displacement pressures.
- Pay attention to the unhoused population
- RHNA process is important to get more housing built, wants to see more housing at every income level

Affordable Housing?

- Trying to promote affordable housing in Rockridge, but land costs make it very difficult
- Land trusts are a good approach, since they keep land costs down. They have worked in East and West Oakland. Participants support land trusts is there is true equity for those involved – without equity that carries on after a resident has left this is deceptive.
  - Completed homes can be purchased and placed into the trust, or vacant land can be converted. The trust is owned by a non-profit organization with a board of directors to represent the community. Land is taken out of the equation, and future changes in cost are based only on improvements (not the cost of land).
  - Discussion returned towards land trusts at the end of the group – one participant noted that the return on investment in land trusts way outpaces what a resident would have been able to acquire as a renter.
  - One participant pointed to TOPA in Berkeley, which provides no equity for tenants. They would hate to see the same thing in Oakland, which would create two classes of people considered homeowners.
  - One participant noted that if there is a TOPA or land trust in Oakland it needs to be more than rental, and needs to have some equity (although it may have to be limited equity).

Unhoused Population?

- Participants are here looking for solutions
- Need for wrap-around solutions for homeless housing. Some people are fine with just housing, but other people need longer-term help.
- City is in the process of allowing more types of temporary units, like RVs, tiny homes, etc. on property that was previously excluded.
- City should look at manufactured housing to see if there are any barriers in City regulation.
- Some concerns about union opposition to this building type.
- Need to increase the number of units that can be developed quickly, even if temporary. There are immediate housing needs to be met. The city still needs to build more permanent buildings, but it takes a long time to get this done. Need to facilitate temporary housing in the short run, and treat people like human beings until the permanent housing gets built.
- Safe parking zones for those living in their cars.

Question #2 – What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of: Raising heights and densities to allow for more housing

, Restrictions on amount of parking to reduce housing costs, Allowing different housing options in single family neighborhoods, Ways to pay for affordable housing

- Even with higher densities and taller buildings, land costs in Oakland are so high that it often does not help make developments more affordable.
- If the non-profit sector is competing with the for-profit sector for land, the for-profit developers can always put up more money. Need to think of ways to keep the non-profit sector in the game and disincentivize for-profit developers. This applies to all parcels on the market, not just surplus public land.
  - An affordable housing overlay provides one approach. It is legal, and will make development less attractive for for-profit developers.
- The City should try to disincentivize people who buy units are investments and do not occupy them.
  - San Francisco is considering this, and Vancouver has a vacancy tax. Oakland has a vacancy tax currently, but it only applies to vacant land. The City should consider taxing vacant housing as well. In San Francisco's proposal the tax would increase year by year (although single-family residences and condos would be exempt).
- Increased density bonus incentives, even beyond what the State allows, should be considered. More bonus and more incentives for affordable housing are needed. This is similar to the affordable housing overlay, but it does not increase the basic value of the property. With a density bonus it only makes it more cost effective to build affordable housing units, not a market-rate development.
- Participants discussed the school district properties to be closed or consolidated, and that these should be considered for housing. It is unfortunate that they are closing, but the City needs to think about how to capitalize on that opportunity. A discussion of the State Surplus Land Act and its requirements also took place.
- Density and parking reductions – Oakland would need much better and more frequent transit to successfully reduce parking.
- One participant brought up Emeryville as an example of a city zoned entirely for medium density with a higher required minimum affordable percentage. Upzoning everything with higher affordable requirements is one potential approach.
  - The group discussed the history of Emeryville's development, including the need to reuse previously industrial land. Their experience with parking requirements has been very positive.
  - One participant discussed the Emeryville Go-Round, which goes everywhere in the city and takes residents directly to BART. If Oakland has something similar it would be great – although the city would need several shuttles going to most of the BART stations throughout Oakland.

- Plans for a road diet on Martin Luther King Way, potential for a bus only lane. However, infrequent service is also a major issue. Transit was disrupted by COVID, but it was bad before that too.
- One participant remarked that Oakland is not building enough housing at all income levels. Another participant disagreed and said there is enough higher-income housing.
- One participant said SB9 and SB10 were good steps in the right direction, and was disappointed that SB50 did not pass.

Zoom Chat

19:10:48 From Hope Williams to Everyone:

Hi all! I can only stay for a few minutes. Thank you!

19:18:19 From Hope Williams to Everyone:

A typical community land trust is a nonprofit run by a board, staff, and community members. The community land trust balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

19:19:31 From Hope Williams to Everyone:

hope@theselc.org

19:20:04 From Stuart Flashman to Everyone:

Thanks, Hope.

19:20:51 From Hope Williams to Everyone:

The thing with CLTs is that they are wildly underfunded

19:21:08 From Hope Williams to Everyone:

Small Sites Program in SF is a tale of caution and also hope

GROUP 4 FACILITATOR – LAURA KAMINSKI

- Participant 1-I lived near the lake, very concerned about the unhoused people and definitely interested in housing different levels. Taxing businesses. Parallel financing plan.
- Participant 2, work at Sustainable Economies Law Center. Realize how planning laws and building codes get in th way of the process. Concerned will have a Housing element on a tight timeline.

- Participant 3, had no fault eviction in san Francisco. Want to look at racial impacts. Want to also meet low and moderate income housing so have middle class. Strategies of how to keep our black community here and stop gentrification.
- Participant 4 lives in Rockridge, lived in Chicago. I am here in the YIMBY movement. Grew up in California as a NIMBY to save land, but now realize can build up. Mixed income is very important. I work in educational video games, we are building all of this technology, pushing on all of this front and we are losing all this part of people who don't have access to technology. How are we supporting the low income. We are separating the bottom and the top and Oakland's segregation is increasing, this is scary to me.
- Participant 5, live in Oakland for 3 years and a volunteer for YIMBY, want more housing in areas that have been exclusionary in the past and are by BART Stations.
- Participant 6 for assembly member Bonta, want to hear what the community is saying.

Participant 3 – upzone Rockridge and Montclair. We want transit-oriented development, we should have affordable housing near transit so they can get around. If at Fruitvale adding more density, how do you not have a speculative market, had that in the Mission in San Francisco.

Participant 4 – prevention of development made it harder to be there.

Participant 5 – focusing development along the wealthier neighborhoods.

Participant 3 – increasing inclusionary and impact fees, using underutilized commercial for housing. Big problem is church and empty lot properties that are not being used.

Participant 2 – heard we don't have control over this and that, market forces. One of biggest problems is people buying up land and houses. City should look at its ability to manage absentee ownership. Oakland has more power to control the market and access to funds. Transfer taxes for expensive housing. Last year there was a bill that increasing the penalties for a City not meeting the deadlines for the Housing Element. When we think of what can we do ourselves, Homefulness, we should be rolling out the red carpet for them. City creates these barriers.

Participant 3 – very creative use of development services fund in San Francisco. Jamie Samabatu in San Francisco to check on how they are doing that. Waiving of permit fees. Landlord's gets charged a fee for an annual inspection, can be more flexible many for use of that money

Participant 1 - Can developers be required to pay into an anti-displacement fund to pay for legal services for tenants. Also look at increasing impact fees.

Zoom Chat

19:20:11 From *Laura Kaminski to Everyone:

What housing issues are important to you?

19:20:37 From *Laura Kaminski to Everyone:

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons)

19:21:11 From *Laura Kaminski to Everyone:

Raising heights and densities to allow for more housing

19:21:34 From *Laura Kaminski to Everyone:

Restrictions on amount of parking to reduce housing costs

19:21:53 From *Laura Kaminski to Everyone:

Allowing different housing options in single-family neighborhoods

19:22:23 From Bobbi Barbara Lopez to Everyone:

But if you give a developer a break, there needs to be a value capture-more density, more affordability. The problem is up zoning without affordability in low income neighborhoods leads to displacement of Black and Brown folks.

19:22:31 From *Laura Kaminski to Everyone:

What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?

19:25:57 From Bobbi Barbara Lopez to Everyone:

You develop, but with more affordability requirements

19:26:05 From Bobbi Barbara Lopez to Everyone:

Treat different areas differently.

19:26:14 From Bobbi Barbara Lopez to Everyone:

https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

19:26:50 From Bobbi Barbara Lopez to Everyone:

I think looking at the Urban Displacement Project mapping and thinking of zoning that way.

19:27:27 From Bobbi Barbara Lopez to Everyone:

Higher affordability in areas "susceptible to displacement," while lower requirements in areas that are in advanced gentrification or exclusive…

19:30:29 From Bobbi Barbara Lopez to Everyone:

Also allowing church/religious property to become housing

19:30:41 From Bobbi Barbara Lopez to Everyone:

We have a massive empty lot near my house.

19:33:06 From Bobbi Barbara Lopez to Everyone:

TOPA!!!

19:34:13 From Bobbi Barbara Lopez to Everyone:

Or even an EIFD would be legislative.

19:34:21 From Bobbi Barbara Lopez to Everyone:

Not even a need to do a Go Bond.

19:46:24 From Janelle Orsi to Everyone:

Can we create a totally separate Planning & Building department just for grassroots and nonprofit-led building projects? It could have totally different funding, different staff with training about the particular needs of such projects, and trauma-informed training to be sensitive to the needs of people with housing insecurity.

19:46:54 From Bobbi Barbara Lopez to Everyone:

Jamie Sanbonmatsu

19:47:19 From Sid Kapur to Everyone:

I have to leave a bit early. Thanks Laura for moderating, this was a really interesting conversation!

19:49:31 From Bobbi Barbara Lopez to Everyone:

Could you do a two tier fee system? One for projects of at least 50% affordable, one for less than 50% market?

GROUP 5 FACILITATORS – DIANA PEREZ AND ALICIA PARKER

- Participant 1 – Lives in assisted living, skilled nursing facility. I would love for all seniors in Oakland to have the support she has, regardless of income. Affordable housing development issues. Wealth of knowledge in the community to help advise the City. Commission on aging. Financing is very complex – someone
- Participant 2 – salvation army. Housing homeless families. Developer + finding contractor for putting up housing; raise money. The very important need to put housing as inexpensively as possible. We take care of people on the streets. Without regular builders who are incorporating low-income housing in their buildings + CEQA is an issue.
- Participant 3 – Oakland Heritage Alliance. Advocate for reusing existing buildings. Converting existing buildings that are underutilized. More cost effective to use existing building – Historical building code can.
- Participant 4 – Dimond District. Raising two boys. People living on the streets – why do we allow them. People are being pushed into homelessness. I want the city to build more homes. Diamond is commercial corridor, well-served by transit – allow zoning changes for.
- Participant 5 – Oakland needs to build housing at all income levels. I don't agree with some of the comments on restricting market rate. I think this puts pressure on displacement. Concerned about supply of family housing, concerned for people starting families and careers being able to stay in Oakland.
- Participant 6 – D1 resident. As a city we build abundant, dense, inclusive housing. Getting to interact with people from different backgrounds, our planning and regulations makes it hard to interact with people – Oakland had one of the lowest rent increases. City has been making some good changes. A lot of underutilized land. Most of Longfellow is single-family homes. To the extent that we can get the city to encourage

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:

Issue: Development process is too long. Streamline permitting and entitlement for new housing production. Time cost money for developers. Where can you cut the bureaucracy?

Does the state require streamlining? Where is Oakland in that process?

CEQA: The rounds of community input where lawsuits can be brought against projects // CEQA.

Broadway Valdez – this seems like a successful strategy --- new housing is going up, some preservation. Up zoning brought new production. Are there other specific areas in the city to increase density.

When Prop 13 went up taxes dried up – CEQA used to be a big source of lawsuits.

Participant 4 – very frustrated with CEQA. Supports SB 9—lot splits for single-family homes. Areas near transit need higher density. Apply parking limits/max. near transit areas.

Housing impact fee needs to be looked at closely. It's unclear where the money went.

Zoning: Limiting number of units based on lot size – in some areas some of these limits should be eliminated. Form-based standards (whatever fits in envelope). ADUS: we are not keeping up with the state. Making a broader use – going beyond state's min. requirements. City's mobile home rules are too restrictive – allow them in private property (cost effective/short-term housing strategy). House boats- is the housing looking at possibility of looking at some of these strategies? Be cautious about upzoning, because it's difficult to downzone. Be targeted with upzoning (form based code)

A lot of decions are made at the city – move to hyper local approval – zoning change could be made by block – incensitve people to paritciapte in these meetings. The burden of proving no harm is on person

Participant 4 – Social housing is not going to be the solution; Singapore and Switserland -- lease on house. People can save money. Mixed income social housing; following Singapore and switserland. Planning department needs more money; they don't have the time to look through all applications. Over one-month over due for pre-approval.

Current zoning rule that limits the number of kitchens – one way the city defines a regular housing unit – get rid of this to encourage shared housing or other innovative housing types.

Participant 3 – Some cities will contract out permit processing to consultants, to process applications very quickly. Another possibility to allow overtime plan checking.

- Some strategies included x, y, and z.
  - Form-Based codes and standards to increase the number of housing units that can be built on a lot.
  - Making sure that we're building the type of housing needed for families.
  - Building more housing around transit corridors.
  - Making it as inexpensive as possible to build housing – cutting red tape wherever possible.
  - Getting rid of the one-kitchen rule to allow for more creative housing solutions – such as shared housing.
  - Preserving existing affordable units, and also converting vacant buildings.
- Issues and concerns included x, y, and z.
  - Making sure that seniors at all income levels have access to safe, affordable and supportive housing options.
  - Housing the unhoused.

  - The cost of building affordable housing and how long it takes to entitle and permit housing.

- Other ideas for promoting affordable housing included x, y, z
  - Affordable Housing Zoning Overlay – areas of the city where streamlining affordable housing would be possible.
- Strategies to prevent displacement included x, y, z.
  - Looking at Singapore and Switzerland to see how they are implementing a social housing model; and bringing lessons learn for a social housing approach in Oakland.
  - Being very careful with up-zoning to prevent displacement due to increased land values.
  - Going beyond the state's incentives for ADUs – making sure,
- Other topics of importance include x, y, z.
  - Taking a close look at the impact fee – re-thinking whether this is an effective strategy to provide affordable housing.

GROUP 6 FACILITATOR – DANIEL FINDLEY

Participant 1:

- Policies to this point have been a failure- is wary of these discussions
- "ludicrous policies" set by the City e.g., city required Poor Magazine to build parking spaces for which there is no use which delayed move in for tenants.
- Conversations that she's had with the city acknowledged that some policies don't make sense. Takeaway message: "nice to talk to the community but the bottom line is these meetings and processes are inaccessible. Not much faith until I see that the city has approved policies that support low-income builders (like Poor Magazine)
- All conversations seem to be limited to market rate builders. City should impose fees on developers who can afford it, not on organizations like POOR.
- Oakland Homeless Advisory Committee seems useless.
- A solution is prioritizing construction of housing for low-income builders and building a supportive infrastructure for this. Improve the communication between Planning & Building departments

Participant 2 (city employee and Challenge Grant Fellow)

- City has never been able to create space for the unhoused and black and brown communities.
- What is the usefulness of the Housing Element?

- Staff should consider having a housing professional share the actions needed to build housing such that the unhoused are housed and people can remain in their housing. As we're building new housing, ensure that we're maintaining tenant protections
- Increase the advocacy efforts on behalf of the city
- Re-think how city taxes vacant land and properties

Participant 3
- The General Plan Update process is fragmented. Housing and transportation are intertwined. Environmental justice is intertwined with Housing and transportation.

Participant 4
- Generally, aligns with group feedback. Need to focus on infill and is surprised to see vacant and underutilized areas.
- Appreciates advocacy done for housing
- Housing at all affordability levels

Participant 5
- Resident of Eastlake. Why did Oakland miss the mark of housing goals? Do we have a sense of why Oakland missed the mark and what are the accountability measures to not miss the mark moving forward.

Participant 6
- Have there been any considerations of adding community partners that support groups that work for the unhoused? City should consider a resource fair for residents who need education on their options for offload their properties

Participant 7 (East Bay Housing Organizations)
- Housing goals are simply goals; Alameda County can dictate use of its own funds.
- Sees discrepancies of homelessness between SL and Oakland.
- Need a census of how much housing is needed and the services that people need.
- Need for triage of homeless individuals so that we understand the reasons for homelessness. *Homeless aren't living, but simply existing*
- Would rather see public sites such as OPD and County Jail become potential sites for housing

Appendix B: Zoom Chat

18:09:04 From WILLIE E STEVENS to Everyone:

I don't have that icode

18:10:17 From POOR Magazine to Everyone:

I don’t see public comment ?

18:12:20 From Ms. Omowale Fowles to Everyone:

I do not see the language

18:12:21 From Bridget Cervelli to Everyone:

I think public comment is the q&a section in the middle of the agenda- don’t know, just guessing

18:12:50 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

If you’re joining late, please select language from globe icon on your screen (on the bottom right). You have to select English as well.

18:12:53 From Casey Farmer to Everyone:

Can these slides (and the ones from the last workshop) please be posted or sent to attendees?

18:12:54 From Hazel O'Neil, Dyett & Bhatia to Everyone:

There is a globe icon labelled “interpretation” next to the reactions icon at the bottom of zoom screens

18:13:17 From Khalilha Haynes to Everyone:

Please check the bottom of the screen next to live transcript for interepretation.

18:14:11 From Khalilha Haynes to Hazel O'Neil, Dyett & Bhatia(Direct Message):

hi, could you make me a co-host please

18:14:15 From Gary Barg to Everyone:

What exactly is ‘environmental justice”?

18:14:35 From Iris Starr to Everyone:

How can Environmental Justice be “optionally” integrated??? It s/b a baseline contribution to the Plan, also with the infrastructure study going on

18:15:19 From *Laura Kaminski to Everyone:

It can ether be a stand alone element or integrated into all of the elements

18:15:36 From *Laura Kaminski to Everyone:

That is what State Law states

18:15:41 From *Diana Perez, City of Oakland to Everyone:

@Gary Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

18:16:05 From Iris Starr to Everyone:

Yes, so why isn't it definitely integrated?

18:16:16 From Gary Barg to Everyone:

Thanks for the definition!

18:16:17 From Iris Starr to Everyone:

It must be

18:16:35 From Sangeeta Sarkar to Everyone:

What is the timeline for the Equity Working Group?

18:16:45 From *Khalilha Haynes, City of Oakland to Everyone:

The EJ Element is a part of the General Plan.

18:16:58 From Iris Starr to Everyone:

It's hard to take this slide seriously. Is this a Housing Element Party?

18:17:24 From Mattie Scott to Everyone:

Mattie Scott, Vice-Chair of the Commission on Aging: Why is youth engagement included but no senior engagement?

18:17:58 From Hope Williams to Everyone:

Just curious. How many pop-ups events?

18:18:49 From *Khalilha Haynes, City of Oakland to Everyone:

Seniors are a part of our targeted outreach.

18:18:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Equity Working Group (EWG) recruitment just closed last week. The EWG meetings will be structured around key general plan milestones

18:19:07 From Iris Starr to Everyone:

Clearly staff intends to separate the Housing and Environmental Justice Elements even though it is imperative that they be developed together.

18:19:37 From Sangeeta Sarkar to Everyone:

Thank you Lakshmi!

18:19:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Thank you for your questions and comments here. Please also note that will be opportunity for live questions and answers right after the presentation.

18:20:03 From Mattie Scott to Everyone:

We'd b interested in hearing more about how you are targeting seniors, and we are happy to help. Have you used the Senior Centers for reaching seniors?

18:20:42 From Liana Molina to Everyone:

May someone on the team pls drop the link where we can access these meeting notes, slide decks and materials? Thanks!

18:21:07 From Hope Williams to Everyone:

Sorry to do a throwback. 44% declined to comment. That's a lot!

18:21:09 From *Khalilha Haynes, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meeting

18:21:09 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update#community-events-and-public-meetings

18:21:10 From Iris Starr to Everyone:

Rajeev, call on POOR Magazine

18:22:02 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will be reaching out to senior centers. Thank you for your input.

18:22:11 From Iris Starr to Everyone:

No where am I seeing mention of talking to unhoused people, or asking them what they need and know.

18:24:11 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Deeply Rooted Collaborative engagement also includes reaching out to unhoused people

18:25:13 From Janelle Orsi to Everyone:

That's a lot of housing for rich people.

18:25:14 From Christopher Norman to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:25:29 From Christine Hernandez to Everyone:

^^^^^^^

18:25:41 From Iris Starr to Everyone:

Who is the DRC reaching to, exactly?

18:25:43 From Hazel O'Neil, Dyett & Bhatia to *Lakshmi Rajagopalan, City of Oakland(Direct Message):

Ok

18:26:06 From Christine Hernandez to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:26:09 From Iris Starr to Everyone:

^^^ Chris Norman and Janelle Orsi

18:26:25 From Raul Maldonado to Everyone:

Can you go back to the last slide, on the graph for RHNA

18:26:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

working class communities, communities of color, unhoused folks, formerly incarcerated folks, youth, undocumented folks, and folks who are experiencing environmental injustices.

18:26:58 From Iris Starr to Everyone:

CN - and we have a 66% increase in Unhoused!!!

18:27:15 From Bradley Cleveland to Everyone:

You identify housing sites in this element. Shouldn't the mitigate the problem: "Competition over limited sites," because sites aren't limited?

18:27:54 From Liana Molina to Everyone:

Please email registrants the slide decks from these mtgs when you have a chance.

18:27:57 From Megan Nguyen to Everyone:

The prioritization of affordable housing is particularly important in light of the CIty consistently exceeding its RHNA targets for market rate housing while falling far short of its affordable housing goals, as evidenced by a ratio of 9.5 market-rate units for every 1 affordable unit

18:28:17 From Christopher Norman to Everyone:

Not only did we not meet the RHNA goals, but we desperately failed to meet the needs of residents who need housing most. I understand that there are financing challenges, but this is where we need to advocate at the state and federal levels for more funds.

18:28:22 From *Laura Kaminski to Everyone:

We can post the slides on the website

18:28:22 From Janelle Orsi to Everyone:

In our experience, obstructive city policy and bureaucracy has been a big barrier to community groups building housing for themselves, which is why some of are here and waiting to know if the City is ready to look at adopting radically different approaches to supporting housing needs. (I work for Sustainable Economies Law Center which provides legal support to local land and housing projects)

18:28:44 From POOR Magazine to Everyone:

All the things the City said it did for outreach is what we do EVERY week in

18:28:48 From Christine Hernandez to Everyone:

The homeless population has jumped by 63% since 2017 in Oakland, where the median house sales price is about $750,000. There are about 4,000 homeless people — many of them living in at least 140 encampments of tents and RVs.

18:28:48 From POOR Magazine to Everyone:

Sliding

18:28:50 From Iris Starr to Everyone:

Stop supporting market rate housing in any way until our unhoused people are living in adequate homes.

18:28:54 From Bobbi Barbara Lopez to Everyone:

Fell short of meeting its affordable housing by a tremendous amount. Oakland met 174% of its market rate, but only 22% met for affordable housing-only 1,506 units of the state goal of 5,443 it was supposed to create for working people according to your own reports. I don't see the political will to do so from this administration. It won't even implement it's 2018 public lands policy.

18:29:09 From Christopher Norman to Everyone:

*** As mentioned at the last community meeting, we need a study to determine whether impact fees or inclusionary zoning will result in more affordable and deeply affordable units actually being built.

18:29:21 From POOR Magazine to Everyone:

SLIDING SALE CAFE in deep east Huchuin - oakland

18:29:26 From Bridget Cervelli to Everyone:

Housing unhoused people whose lives are in danger every day should be priority #1 period.

18:30:01 From Iris Starr to Everyone:

And 4000 vacant units available in the City. Most owned by speculators.

18:30:49 From POOR Magazine to Everyone:

Homefulness is DEEPLY Rooted Outreach and homeless peoples solution to homelessness- 82nd and MacArthur

18:30:54 From Iris Starr to Everyone:

4000 unhoused, 4000 units available if we make policy changes to help Oaklanders

18:31:00 From Janelle Orsi to Everyone:

In the last Housing Element, the City said it would take 131 Actions to meet housing needs. We're making a slideshow to learn about them here: https://bit.ly/3uY1ReJ

18:31:40 From Christopher Norman to Everyone:

While we need to increase density to meet the need, any upzoning or development *MUST* come with additional tenant protections to ensure current residents are not displaced.

18:31:55 From Preeti S to Everyone:

Does the Housing element provide guidance on how much affordable housing is needed in the city? And will this then translate into some kind of affordability requirement policy update by the city?

18:32:01 From Phyllis Horneman to Everyone:

Where can I get information on the 4000 vacant units?

18:32:09 From Christine Hernandez to Everyone:

The City of Oakland didn't fail to plan… so why did the City of Oakland plan to fail… our Black, Brown, Native and low income communities and why should we trust you now. THIS PROCESS DOESN"T ALLOW FOR REAL COMMUNITY ENGAGEMENT!!

18:32:34 From Christine Hernandez to Everyone:

Yes! I want the list of vacant units!!!!!!!!!

18:32:49 From Sean Golden to Everyone:

Has Oakland opted into SB10?

18:33:10 From Hope Williams to Everyone:

I was already worried about SB 9 and 10. It feels like it puts the onus on the tenants to organize to secure affordable housing.

18:33:31 From Iris Starr to Everyone:

The policies in the existing element have largely not been implemented! The past 5 years' "accomplishments" have done little to change people's circumstances.

There was a noted 47% increase in homelessness in a two-year period during this "time of change", totaling over 4,000 people. The dramatic increase, per the report, "demanded a refocus on strategies, resource allocation, and timing."

18:34:34 From Phyllis Horneman to Everyone:

Reducing parking means transit has to be good enough to make this work

18:34:47 From POOR Magazine to Everyone:

We were blocked from opening at Homefulness - even tho its right down the street from a "transit" center - and we have heard that other places are being approved without Parking

18:35:11 From Iris Starr to Everyone:

The Planners and Housing Department people have failed Oakland. We see what has resulted from existing work:

Dramatically increased homelessness and encampments

131 "actions" with virtually no results (not meeting the numbers for affordable housing and instead prioritizing market rate/corporations)

Failure to engage the community and listen.

Not asking the people who are suffering.

Dismissive and sabotaging of local community participation

Not listening, representing profiteers

Obstructing solutions brought by people who know what they need

18:35:11 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland: https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:35:13 From Janelle Orsi to Everyone:

We've learned that so many of these incentives and opportunities are practically impossible for grassroots groups to take advantage of in building housing.

18:35:44 From Bridget Cervelli to Everyone:

^^And the city does nothing to let low income builders know they are even available

18:36:15 From Janelle Orsi to Everyone:

Homefulness was obstructed from letting unhoused people move into their units because of parking requirements: “Maybe you shouldn’t be building this project…” Is the City of Oakland Really Doing All They Can To Create Affordable Housing? https://www.poormagazine.org/node/6164

18:36:20 From Sid Kapur to Everyone:

Can you go back to the parking slide? It went back kind of fast

18:36:25 From Sid Kapur to Everyone:

went by*

18:36:27 From Preeti S to Everyone:

Oakland needs to increase its minimum affordability requirements for housing projects and not allow market-rate developers to get away with paying in-lieu fees instead.

18:36:38 From *Khalilha Haynes, City of Oakland to Everyone:

Hi all, we're monitoring all the questions in the chat and are responding to all questions for clarification. Some questions require a deeper answer and will be answered in a follow-up FAQ.

18:36:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for all your excellent questions! Any question we're not able to answer today, we will answering through a Q&A after the meeting.

18:36:46 From Christine Hernandez to Everyone:

The City can get out of the way when we create our solutions. They can support instead of sabotage.

18:37:06 From Raul Maldonado to Everyone:

Love that <3

18:37:20 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:39:18 From Christine Hernandez to Everyone:

All the while the City paves the way for developers who are pricing us all out!!

18:40:15 From Janelle Orsi to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:40:25 From Iris Starr to Everyone:

Let people talk, answer/justify later

18:41:01 From Iris Starr to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:41:56 From Christine Hernandez to Everyone:

We need a department specifically for these projects. The developers run the building and planning department. It was designed by them for them.

18:42:08 From Iris Starr to Everyone:

Bill, regulations do not need to be “reviewed” they need to be changed!

18:42:32 From POOR Magazine to Everyone:

we have

18:43:17 From POOR Magazine to Everyone:

We have Homefulness #2 and no-one is making this easier for us poor houseless and indigenous peoples build ur own solutions

18:43:22 From Christine Hernandez to Everyone:

131 Flavors of Failure!

18:43:29 From Hope Williams to Everyone:

Super educational! Thank you, Janelle. Slides laying out the Housing Element https://bit.ly/3uY1ReJ

18:43:47 From Hope Williams to Everyone:

So unfortunate that none of these have come to fruition.

18:43:55 From Janelle Orsi to Everyone:

The City really needs to use its power to SHAPE those market realities.

18:44:10 From Iris Starr to Everyone:

Yes, Christine, for developers, by developers, with the collusion of the City. They get special treatment, common folks get blocked and dismissed

18:45:55 From POOR Magazine to Everyone:

WE r exhausted = from getting ready fpr permits gangsters visit tomorrow - we may not be able to stay in for breakout rooms

18:45:58 From Bobbi Barbara Lopez to Everyone:

It's unfortunately to hear what is still happening to Homefulness. I wish we could use some of Fund 2415 to waive permits for groups like these. I don't think lands trusts and groups like hopefulness should pay for permits, frankly. Other cities like SF are more expansive in their use of Development Services Fund.

18:46:35 From Christine Hernandez to Everyone:

++++++

18:46:52 From Christine Hernandez to Everyone:

++++++

18:47:04 From POOR Magazine to Everyone:

thankUUUU @christine and Bobbi and Bridget!!!!

18:47:47 From Janelle Orsi to Everyone:

Thank you, Bobbi. On that note, Homefulness worked with Rebecca Kaplan to write legislation to exempt such projects from building permit fees, but the City said it wasn't possible. It stalled out.

18:47:51 From Stuart Flashman to Everyone:

We need to DISincentivize market rate projects!

18:48:05 From Janelle Orsi to Everyone:

Bridget, thank you so much for saying all this.

18:48:29 From Iris Starr to Everyone:

Wow, bring it Bridget!

18:48:49 From Hope Williams to Everyone:

Bridget, powerful!

18:48:57 From POOR Magazine to Everyone:

City of oakland has made this building opening possible and instead is putting down concrete barricades to make people not be able to park or sleep

18:50:13 From Hope Williams to Everyone:

Thank you, Dustin!!!

18:52:15 From Iris Starr to Everyone:

YES!!! Chris Norman, spot on, where is Housing Dept???

18:52:46 From Hope Williams to Everyone:

I can't unmute

18:52:53 From Christopher Norman to Everyone:

Not meaning to call out the housing department, moreso to ask how these departments are working together

18:53:03 From Christopher Norman to Everyone:

and would love a response, if possible

18:53:56 From Hope Williams to Everyone:

+1 Christine

18:53:57 From *Laura Kaminski to Everyone:

We are working regularly with the Housing Department on the Housing Element

18:54:09 From Christopher Norman to Everyone:

Would love to hear how!

18:55:06 From POOR Magazine to Everyone:

thank u christine

18:55:12 From Hope Williams to Everyone:

Thank you Christine!

18:55:43 From Christopher Norman to Everyone:

They are the ones administering affordable housing funds and policies in the City, so it seems like they should have a much bigger presence in this process. I'd love to hear from them.

18:55:53 From Janelle Orsi to Everyone:

I think this is HCD Strategic Action Plan, and it made me very sad: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:56:02 From Bridget Cervelli to Everyone:

And just because these meetings are largely inaccessible to our prolific community of unhoused organizers does not mean that their needs for life-saving shelter shouldn't be priority #1

18:56:08 From Iris Starr to Everyone:

Submit the same old element to the State now and start over with an inclusive real community process.

18:56:35 From Raul Maldonado to Everyone:

I may have to jump off the call soon. If I cannot attend, is there an email I can provide feedback for this workshop #2.

18:56:43 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

generalplan@oaklandca.gov

18:56:44 From Raul Maldonado to Everyone:

Also, enjoyed the raised hands & questions

18:56:45 From Janelle Orsi to Everyone:

The slideshow about HCD's Strategic Action Plan feels less like a plan and more like the City throwing up its hands. Look at the last two slides: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:57:17 From Bridget Cervelli to Everyone:

We need access janelle^^

18:57:21 From Iris Starr to Everyone:

The had director has been there over a year now…

18:58:16 From Janelle Orsi to Everyone:

The HCD slideshow again: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:58:21 From Iris Starr to Everyone:

The HCD Director I mean

18:58:30 From Christine Hernandez to Everyone:

++++++

18:58:30 From Bradley Cleveland to Everyone:

Thank you Bobbi.

18:59:04 From Christine Hernandez to Everyone:

Thank you Bobbi.

18:59:42 From Janelle Orsi to Everyone:

Here's the HCD Strategic Action Plan again. Don't have the public link handy at the moment: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:59:43 From Christopher Norman to Everyone:

@Janelle - what you highlighted in the HCD strategic action plan (2nd to last page) shows what the issue is - it says we need over $450 million to meet our current housing goals. This question about financing is what we need to be discussing.

18:59:50 From *Audrey Lieberworth to Everyone:

EIFD = Enhanced Infrastructure Financing Districts

18:59:52 From Caleb Smith to Everyone:

Good evening, this is Caleb Smith with the City of Oakland Housing Department- as mentioned, I am observing tonight. We look forward to continuing to partner with Planning and to attending future meetings to hear all this valuable community input.

18:59:55 From Bobbi Barbara Lopez to Everyone:

100% Affordable housing or even a mixed income prioritizing affordable housing EIFD would be a great start.

18:59:59 From Stuart Flashman to Everyone:

Impact fees are a joke!!

19:00:25 From POOR Magazine to Everyone:

Impact fees are

19:00:30 From POOR Magazine to Everyone:

Wrong

19:00:35 From Iris Starr to Everyone:

Yes they are, Stuart, so developers need to build housing not pay to escape it

19:00:36 From Janelle Orsi to Everyone:

^Christopher, exactly. It says we need $450M to meet the last Housing Element's goals, and the "punchline" slide just says: we need more money.

19:00:39 From Hope Williams to Everyone:

Special request going forward : Please don't use diffusive language by repeating the same sound bites. It's demoralizing.

19:00:43 From Bridget Cervelli to Everyone:

Where are you implementing community input? Where are you allowing the unhoused community to create policy? Enough of pretending that the people creating housing policy in oakland have any idea of what is needed and how to implement it effectively. Lives are lost in the City's translation of community input.

19:01:05 From Janelle Orsi to Everyone:

Meanwhile, the City is looking to build this $500M police administration building: https://skarc.com/projects/oakland-police-administration-building/

19:01:24 From POOR Magazine to Everyone:

what we need is requirement of every luxury or moderate rate housing to go to offset poor people housing

19:01:51 From Stuart Flashman to Everyone:

We need to require a MINIMUM of 20% affordable in any project.

19:01:53 From Alexis Oviedo to Everyone:

I believe they are looking to develop the existing OPD admin building into housing units

19:02:27 From Iris Starr to Everyone:

There is money and property held by corporations. That is what we need.

19:02:52 From POOR Magazine to Everyone:

But Bill the City has money for Concrete barricades and sweeps

19:03:18 From Bridget Cervelli to Everyone:

POOR Magazine organizers have policies ready to go that should be implemented and have support of City Council

19:03:34 From Stuart Flashman to Everyone:

Repurposing for market rate is waste.

19:03:43 From Bradley Cleveland to Everyone:

Unions aren't the problem

19:04:01 From Raul Maldonado to Everyone:

I have to jump off, but I am for diverse dense housing development in all regions in Oakland, but especially in affluent areas that had hard time for development. Moreover, mixed housing projects with >=20% affordable housing would be great.  Sending more details via email. Thanks!

19:04:05 From POOR Magazine to Everyone:

SPEND the millions of dollars spent on poLicing of houseless people and creating barriers to sleep spent on creation of housing

19:04:07 From Iris Starr to Everyone:

And plenty of money being spent for the A's stadium (1Billion for infrastructure

19:04:15 From Bobbi Barbara Lopez to Everyone:

City should take a "support" position on SB 6, which allows for underutilized commercial and parking lots for housing!

19:04:17 From Raul Maldonado to Everyone:

Love the comments & views being expressed

19:05:07 From POOR Magazine to Everyone:

We charge NO RENT - at Homefulness - this is a poor and houseless people solution and we know why we become houseless

19:05:26 From Iris Starr to Everyone:

Unions and corporations support many of our politicians

19:05:35 From Dustin Parciasepe to Everyone:

factoryOs is a local union modular shop manufacturer. Many projects in SF are being constructed with union modular.

19:06:26 From Bradley Cleveland to Everyone:

Thanks, Dustin

19:06:35 From POOR Magazine to Everyone:

Most of the houseless people in oakland are disabled elders

19:07:51 From POOR Magazine to Everyone:

We have input from seniors /elders in Homefuness and we have to go cuz we have to keep building we hope this wants a waste of time

19:08:41 From Christine Hernandez to Everyone:

Where do I get that list of vacant properties?

19:08:51 From Bradley Cleveland to Everyone:

I need to sign off. Thanks so much for dialogue

19:09:30 From Bridget Cervelli to Everyone:

Please don't make us share our experiences for nothing, this is exhausting

19:09:30 From Iris Starr to Everyone:

And is there a list of tenants and landlords?

19:52:38 From Daphine Lamb-Perrilliat to Everyone:

Great meeting.. Thank you very informative.

19:52:42 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

All community event information including meeting presentations and summaries are posted here:https://www.oaklandca.gov/topics/meetings-and-events

19:53:18 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Translated notes in Spanish and Chinese will be post as soon as the english notes are translated and the video as well.

19:53:31 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

*video recordings will be posted as well

19:54:27 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please register for the general plan update mailing list: https://www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates

19:54:58 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Information around community events: https://www.oaklandca.gov/topics/meetings-and-events

19:55:33 From Janelle Orsi to Everyone:

Am I recalling right that the City or D&B was going to create a more interactive website for the general plan website? Like a forum where people can submit comments and be in conversation with each other?

19:56:04 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Yes, City Staff are working on options to do that

19:56:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Our group also discussed taxes on vacant units and prevent housing speculation

19:57:12 From Janelle Orsi to Everyone:

Specifically, could a City pause the Housing Element process for a year and do a Truth & Reconciliation focused on the harms of the Oakland Housing situation?

19:57:32 From Janelle Orsi to Everyone:

^The Truth & Reconciliation process was Tiny Gray-Garcia's idea

19:58:16 From Iris Starr to Everyone:

I just heard that there are "Stakeholder meetings" that do not include most of us that are not professional. They are targeted to Large developers and non-profits like EBHO. As a result of this meeting they plan to invite POOR Magazine. This is very, very bad. The system is set up to hear from influential insiders who are doing what they've always done. This must change, @Bill. Everyone needs to be included in these meetings. I have not seen one developer here. We should not be treated differently as "community" (many of which are not included in DRC's outreach)

19:59:27 From Bridget Cervelli to Everyone:

Community are the actual stakeholders, ridiculous to let the profiteers set the rules

19:59:48 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

In response to the question: The state-mandated deadline for Housing Element is critical, otherwise the City can lose funding and land use control. The deadline can only be extended by the State. Even the State Department of Housing and Community Development (HCD) does not have the power to extend deadlines.

20:00:38 From Bridget Cervelli to Everyone:

Not just ridiculous to consider insiders as prioritized stakeholders, incredibly harmful and dangerous for actual stakeholders-community

20:01:17 From Christine Hernandez to Everyone:

+rental property registry

20:01:21 From Sean Golden to Everyone:

Regarding the vacancy tax, I think Oakland has had one in effect since 2020? https://www.oaklandca.gov/topics/vacantpropertytax

20:01:24 From Iris Starr to Everyone:

@Rajeev and @Bill - submit a minimal eport as a placeholder that keeps money flowing. Commit to a real housing element process

20:01:41 From Janelle Orsi to Everyone:

+ owner registry so we can find out who is behind the corporations and real estate investment trust that are grabbing up the land

20:02:17 From Stuart Flashman to Everyone:

Oakland's vacancy tax is pretty minimal - not much of a threat to speculators.

20:02:18 From Iris Starr to Everyone:

@Sean, I think that is a vacant PROPERTY tax, not vacant units

20:02:37 From Stuart Flashman to Everyone:

It also goes to vacant units.

20:02:52 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

We not only need to adopt the Housing Element, but have that be robust enough to be certified by the State.

20:03:09 From Stuart Flashman to Everyone:

I know - a neighbor got dinged for an apartment her son was occupying.

20:03:15 From Alex Campbell to Everyone:

The tax does apply to vacant units but iirc is very difficult to enforce + a flat fee vs. progressive taxation

20:03:29 From Iris Starr to Everyone:

@Rajeev: Resubmit what you have with an update for 26,000 units

20:03:39 From Christine Hernandez to Everyone:

+++++

20:03:57 From Christine Hernandez to Everyone:

Ban Land Grabs!!!!

20:04:52 From Iris Starr to Everyone:

@rajeev, I know this may hurt your contract, but it is the RIGHT thing to do for Oakland

20:04:52 From Janelle Orsi to Everyone:

+1 to Ban Land Grabs

20:05:46 From Alex Campbell to Everyone:

AB2053 for social housing!

20:06:36 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Oakland Housing Element Post-Workshop Questionnaire: https://forms.gle/DsvFfXiS4zxcHFkD8

20:06:44 From Hazel O'Neil, Dyett & Bhatia to Everyone:

屋崙 (奧克蘭) 市住房因素研習會會後問卷 : https://forms.gle/rWqCGUcHDEnhzAw78

20:06:49 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Cuestionario posterior al taller sobre elementos de vivienda en Oakland: https://forms.gle/urECGoQRjBafif6r8

20:07:09 From Janelle Orsi to Everyone:

Inviting collaboration in learning more about the 131 Actions here: https://bit.ly/3uY1ReJ

20:07:18 From Hazel O'Neil, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

20:07:48 From Janelle Orsi to Everyone:

Can you tell us the date the 2nd week of March? THat’s coming up

20:08:14 From Hazel O'Neil, Dyett & Bhatia to Everyone:

www.oaklandca.gov/topics/general-plan-update

20:08:33 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Interactive housing sites map is still up for input https://new.maptionnaire.com/q/7iu2obr8j6yi

20:09:11 From Bridget Cervelli to Everyone:

Can we have an invite to the secret stakeholder meetings?

Oakland 2045: Housing Element Workshop #3 Report

Oakland's Housing Element and Housing Programs

MARCH 12, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The third Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Saturday, March 12, 2022 from 10:00am to 12:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 40 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in three Zoom polls. The first poll asked whether participants had attended a prior Housing Element workshop; about half, or fifty percent, responded that they had attended one of the prior two workshops. The second poll asked participants if they had heard of any current City programs that were covered in the presentation, including Project Homekey, the First-Time Homebuyer Program, Funding for Housing Preservation, the Rent Adjustment Program (RAP), and Housing Counseling. More than half of the responding participants indicated that they were familiar with Project Homekey, the First-time Homebuyer Program, and the Rental Adjustment Program (RAP). Fifteen percent of respondents had not heard of any of the programs listed. The third poll asked which of those programs participants were most interested in learning more about. In this order, respondents were most interested in learning about the First-Time

Homebuyer Program, Funding for Housing Preservation, RAP, Project Homekey, and then Housing Counseling. Again, 15 percent of respondents were not interested in learning more about any of those programs. Zoom poll results are presented in Appendix B.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What are the housing issues you care about in Oakland?**
2. **How can Oakland add more housing while protecting tenants from displacement?**
3. **Have you heard of these City programs? What programs do you think are working well? Where are the gaps?**
4. **With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?**
5. **What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?**
6. **What did we not ask that you'd like to talk about? What else should we be asking?**

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Affordable Housing Production.** Participants in every group felt that building new affordable and deeply affordable housing options is a key strategy to prevent displacement. Many group conversations focused on potential sites, funding, and policies to add new affordable, deeply affordable, and mixed/middle-income housing

throughout the City. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Many groups stressed that the City needs to prioritize housing the unhoused immediately and treat the situation as a state of emergency. The most common suggestion for addressing the situation was for the City to build or fund the construction of deeply affordable housing intended for people currently experiencing homelessness. Many participants were interested in including wraparound services such as healthcare, counseling, and case management within new deeply affordable housing. Other suggestions included engaging with the City's unhoused populations to identify their concerns, and providing unhoused people with housing vouchers and incentivizing landlords to accept those vouchers.
- **Public Education.** Participants generally were supportive of Oakland's existing housing programs, such as the Rental Adjustment Program (RAP), first time homebuyer program, and housing counseling. However, many participants stressed the need for the City to better publicize the availability of these programs, perhaps through increased community outreach. Many participants were not aware, for example, of HCD's housing counseling or the details of the City's Covid-related tenant protections. Some participants mentioned that many of the housing programs are advertised primarily on the internet, which makes them difficult to access for tenants who do not have internet access.
- **Measuring Impacts and Success.** In response to the question, "how should the City prioritize its limited resources to forward housing affordability," participants across groups stressed the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals in the most cost-efficient manner possible.
- **Tenant Preference and Right to Return.** Participants in all groups shared personal perspectives on displacement that has already occurred due to rising housing costs over the last two decades. Housing in Oakland is increasingly out of reach for moderate- and low-income levels. Many participants expressed interest in programs such as a right to return policy or preference programs that give Oakland residents who have been impacted by displacement priority for City housing funding, or allow users of housing vouchers to choose to stay in their neighborhoods as prices increase.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 expressed interest in increasing affordable home ownership opportunities and strengthening the ability of communities to get involved and carry out the implementation of neighborhood level planning projects.
- Group members had differing opinions about zoning as a tool to preserve housing affordability. Some felt that the City should prioritize allowing increased density in areas that are currently zoned as single family residential and approving more projects by right. Other group members felt that zoning could only do so much, and the greatest constraints to preserving housing affordability are the high cost of land and labor to build new housing units.
- Group 1 also discussed examples of neighborhood preference programs that could be a good model for Oakland to stabilize residents at risk of eviction and displacement.

Group 2

- Group 2 discussed how gentrification and displacement has changed the character of the City by making it difficult for blue collar workers to find affordable housing choices in what was formerly a working class city. The group agreed that providing housing for the unhoused should be the City's top priority.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.

Group 3

- Group 3 participants discussed the City's existing programs. Many group members felt that HCD's housing counseling is an effective tool to protect residents from eviction. Participants were also in support of the first-time homebuyer program and RAP. The group discussed the importance of closing the digital divide so that vulnerable tenants who do not have internet access can still access City resources. The group was also interested in strengthening the enforcement of existing tenant protections. Group members expressed desire to develop tangible metrics to monitor and target existing resources for various housing programs. New program suggestions included property maintenance support, rental assistance, TOPA tenant ownership programs, and increasing the City's inclusionary housing requirements.
- Other discussion topics included disincentivizing speculation, adding zoning flexibility for schools and other institutions to build housing more easily on their land, exploring an inclusionary housing policy, and building new affordable housing on City-owned/surplus land. The group also discussed development, redevelopment,

and speculation. Many group members felt that building new affordable housing was the best way to stabilize low- and moderate-income renters.

Group 4

- Group 4 discussed homelessness, including one person sharing from personal experience about homelessness as the culmination of other systemic problems such as the 2008 economic/foreclosure crisis, a lack of new affordable units to keep pace with rising housing cost in previous decades, and a lack of options for people experiencing homelessness in the interim period before they are able to re-enter housing.
- Group 4 suggested expanding and exploring new options for outreach to make tenants aware of existing housing programs. Group members expressed desire for mortgage assistance, down payment, and rental assistance programs that are available for very-low, low- and moderate-income levels. The group was also interested in exploring community land trusts, pursuing data-informed solutions to make the best use of limited resources, and increasing collaboration among City agencies and departments.

Group 5

- Group 5's discussion primarily centered around homelessness. Group members were very interested in pairing supportive housing and services such as access to transit, quality food, and mental health care. The group felt that it was important to engage unhoused populations in discussions about services and housing. Some group members expressed desire for the City to move away from investing in shelter systems, stating that shelter systems are a band-aid approach to a deeper problem, and instead invest in long-term resources such as deeply affordable housing. Group members were generally distrustful of tiny homes as a solution for homelessness, with some expressing concern about the quality and safety of tiny homes.
- Group members discussed the need for housing policies to address segregation, as displacement, housing affordability, and segregation are related issues.
- Group 5 discussed potential sites for new affordable housing. Some group members suggested partnering with the Oakland Unified School District and other public agencies to identify public sites for affordable housing. Other group members suggested investing in new housing along transit corridors.

Group 6

- Group 6 agreed that the City should prioritize housing the unhoused, and also was in consensus that more housing options are needed that are affordable to middle income earners. Group members expressed that providing more mixed-income housing and affordable housing within high opportunity neighborhoods would help to decrease segregation and allow struggling working class and middle income families to stay in their communities. Some group members had heard of Oakland's rent adjustment

program and had good experiences with it, though the group expressed desire for the City to better publicize and fund its existing programs.

- Other discussion topics included ensuring that ADU tenants/landlords are aware of tenant protection policy in place, supporting local property owners (rather than large outside companies), and ensuring that the City is measuring success and impact of its current programs.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATOR – DIANA PEREZ

- Participant 1: Career in planning and design. Placemaking – people feel at home, not just housed.

- Participant 2: Rockridge and Temescal. Concerned about loss of affordable and historic buildings. Large developments are higher rent not affordable.

  - Finding ways to use properties that don't change character.

- Participant 3: Trained as an architect and planner – interest in housing is broad, has been involved in many affordable housing projects. There could be more of an emphasis on neighborhood planning, creative solutions. Homeownership solutions of all kinds get underserved. Help low-income people stabilize and build equity.

- Participant 4 – worked in affordable housing development with EBHO, works with D&B but here as a participant. Strong believer in non-profit housing development. Best way to preserve housing over the long-term.

- Participant 5 – D3 Uptown neighborhood. Experienced eviction and pressures of gentrification. Lift up affordable housing, and preserve communities – preference to existing tenants to keep cultui

- Participant 6 – exploring land trust model to create permanent affordability. Our policies are counterproductive. Our policy making has become political --- and it's not a good way to solve problems. It's good to say --- continue in-depth work to create policy work.

- We need affordable rental and affordable homeownership, 90% of the affordable housing development resources are being targeted to rental housing production in the pipeline. Do more to include renters and involve them in the process, this is one of the benefits of neighborhood-level planning. Economics have changed so radically.

- Participant 1: Community planning-neighborhood planning. Birmingham – has a neighborhood participation program. Every square inch of the city belongs to an association. Neighborhood association allows you to always be ready --- the community is always ready to engage for anything—specific plan, project. It's a well-oiled machine for engagement. The more we can get communities to stay connected over implementation --- ownership – then leads to political push for elected officials who will implement. Public-private partnerships can – More ongoing, congealed community framework for us to implement the policies and keep up with the plan --- no matter what it is, things will change – association can be the champion.

- Participant 6 – our zoning will need revisiting. How can we increase housing in the way that still preserves the character of our neighborhood? Condo conversion – could

there be an opening here; with preference for existing tenants. Keep community conversations going – these are so healthy, and so needed. Large for profit entities have their place.

- Participant 5 – zoning changes are something we really need to pay attention to. Large amount zoned for single family—get rid of it to determine if some areas can have greater density, since we have this huge need to build more housing. In previous --- up-zoning the hills does have fire hazard – okay. For future sessions, I am seeing a lot of comments on how people can be heard. A lot of the problems can be solved at the state-level. There is a piece of education at this meeting, to help – where buttons can get pressed. About politics – The political is personal, I understand the need to look at data to inform our decisions – we met market rate allocations, but not ELI or VLI --- it is a political choice to make sure that we're actually preserving and creating deeply affordable housing.

- Zoning – There has been many changes to zoning in Oakland, but changes in zoning will not create housing. Price of land and cost of labor. Shortage of staff and aging infrastructure are a problem in Oakland. The site is still vacant – the site was properly zone and had support from neighborhood and nothing happen. Another example: abandoned gas station – numerous proposals for developing senior housing – neighbors opposed it --- everything stalled, until SB35 – the project is moving forward. The City has got to change regulations to allow City to approve projects by-right.

- Amnesty program for illegal/unwarranted units – to prevent the Ghostship tragedy. Increase housing in a way that is – great way to build relationships for housing "In it together" – grassroots. Not up to code, non-conforming.

- Participant 1: Design review requirement for all residential properties; in New Orleans we have districts were we have to come to associations --- the extent to which we do design review here --- we need to take a hard look at regulations to reduce – get housing into the market place – have integrity of the process.

CHAT NOTES

11:18:52 From Christopher Norman to Everyone:

Feel free to review these slides on a Berkeley preference policy: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/Item%2010_Community%20Preference%20Policies030619.pdf

11:22:24 From Christopher Norman to Everyone:

An example of San Francisco's preference policy: https://sfmohcd.org/certificate-preference

11:36:59 From Jim Bergdoll to Everyone:

Regarding zoning for housing, rather than up zoning everywhere which raises the price of the land and therefore prices for housing, a new trend is to establish Affordable Housing Overlay zoning which allows Affordable projects higher density and therefore can compete better in acquiring the land.

GROUP 2 FACILITATORS – MATT ALVAREZ-NISSEN, CALEB SMITH, DANIEL FINDLEY

Key Takeaways

- Gentrification and displacement has changed the city. It is difficult to find affordable housing, which restricts housing choice – especially for blue collar workers.
- The City needs to prioritize housing the unhoused and provide deeply affordable housing. Some participants emphasized building housing at all income levels, while others disagreed and emphasized the need for affordable housing.
- Some participants believed that there is a lack of political will to address affordable housing needs.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.
- Generally, there is a desire to know more about the Housing Element process, and what can and cannot be accomplished through it. This includes any limitations imposed by State law.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin. Questions #2 and #3 were asked during group discussion. The group did not have time to react to Questions #4 through #6, although there is considerable overlap between the answers given in Questions #1 through #3 and the subject matter of Questions #4 through #6.

Question #1 – What are the housing issues you care about in Oakland?

- Neighborhood has changed due to gentrification, but not for the better. Oakland is/was a blue collar town, but can no longer afford to live there.
- Priority is to house the unhoused. Homelessness is a state of emergency that needs to be addressed immediately – the City needs to get people off the streets and into secure housing.
- Focus on where the housing will be located.

Question #2 – How can Oakland add more housing while protecting tenants from displacement?

- Build housing on public land. There is a lot of City-owned land that is not being used.
- Populations at risk that could benefit from additional affordable housing include the thousands of people who live on the streets, including those who are disabled or elderly.
- Another need group is people who work in nonprofits, are self-employed, are blue collar workers, etc. They are being pushed out of the city, and new housing is geared towards people who do not even live in Oakland yet – this is not fair.
  - Some people move here for work or temporarily and vote on policies that harm Black and brown Oaklanders – but not all new residents.
- Is Oakland going beyond what's required in terms of displacement analysis and outreach?
- The City should streamline, upzone, etc. to develop more housing at all income levels – more construction overall will decrease costs.
- If residential units are demolished or displaced during development, the developer can offer replacement units to residents to return (policy is already in place).
- Problem with right of return is that the units offered are often way above what the original resident was paying prior to demolition – especially if that resident had lived there for a while with low rent. They cannot afford to come back. Seen on their block – it's not feasible.
  - If a rent controlled unit is demolished, the developer needs to offer a replacement unit back at an affordable rate.
  - Need to update policy at the City level – density bonus provisions also require offering a unit back at lower prices.
  - It is important that tenants have a real right to return
- Can no longer afford to rent in the city.
- Unpermitted construction nearby, and the City does not act.
- Lives in a rent controlled unit, but wants to move to other neighborhoods. Restricted in their housing options because down payments are expensive, and one-bedroom apartments are just too expensive.
- The City should think more radically about how to change things. Lots of policies are focused on homeowners and the rights of capital.
- Moratorium on market rate housing until affordable housing development reaches needed levels.
  - Encourage ways to build more housing at all income levels. Discourages a moratorium on market rate housing – new supply of any time of housing will help alleviate things.

  - The City is way over the mark on market rate housing per the Mayor's projections on housing development, and way under the percentage of affordable housing. Need to stop building market rate altogether. Building market rate to decrease prices reminds them of "trickle down" economics, which is a theory that does not work. Need to up the ante on building deeply affordable housing.
  - How would a moratorium help keep people in Oakland?
    - Would increase emphasis on affordable housing.
    - Put resources currently going towards building market rate housing to affordable housing.
  - City should think of creative ways to build housing to bring rents back down. If wages do not rise, Oakland needs places with rents that are $600. The City needs people who work lower-wage jobs (e.g., service jobs).
- Yearning for an educational component on how the Housing Element works, something like a video.
- City should consider a workforce housing overlay.
- Previously able to move to different neighborhoods in Oakland and treasures the opportunity to live in different segments of the city. Each part of the city has so much to offer, and it's great to be able to live around the city.

Question #3 – Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

- Project Homekey, same as the statewide program?
- The City has said it has no money for affordable housing, but just committed to the Howard Terminal project. There is a lack of political will.
- The City does not subsidize market rate housing, market rate housing helps develop affordable.
  - The City does subsidize market rate. Impact fees are too low – the developer would rather pay the fees than provide housing. The City needs to put more resources towards affordable housing
- Want to know about State law, and what can and cannot be done in the Housing Element. Lack of understanding about what is allowed, how do we get to a common understanding of what can happen? What happens when the City reaches its RHNA goal for market rate?

GROUP 3 FACILITATORS – ALISON MOORE

Summary of Issues:

Programs/Needs:

- Rental assistance

- Housing counseling: keeping people from getting evicted. Proving cost effective.
- Building resilience and digital divide- huge issue in housing
- Redevelopment- cant build our way out of this crisis. Need for Housing with supportive services.
- Accountability for various housing programs- desire for tangible metrics to better target resources.
- How do we disincentivize speculation- driving up a lot of the costs in Oakland.

Housing production of affordable and deeply affordable as a key part of reducing pressures.

- Surplus land- city must build affordable housing on land, how do we allow flexibility for institutions like schools to add housing on their land?
- Zoning as a hindrance to additional housing, and challenges to funding more housing.
- Exploration of an inclusionary housing policy.

Detailed notes:

- Participant 1- Still a chain link fence that says no trespassing on the Moms for Housing site. Land trust bought that home 2 years ago. Encampments still there- someone moved into land downstairs. Fife said if there is one vacant home, there shouldn't be anyone living on the streets. Home was sold to Oakland land trust and remodeling costs. Half of it is still vacant. ToPA model- sell homes to land trust. Desire for more metrics and accountability- a program that's helped 20 people a year shouldn't be considered effective.
- Participant 2- active in upper Broadway/Rockridge area- interested in how Oakland will respond to multiple challenges, including access to money, legal challenges. While there is great intention in this group, coordination and making people aware of programs is going to be incredibly important.
- Participant 3- Oakland resident D3, incredible increase in price and reduction in affordability in past 16 years. Not hearing any serious discussion of how we reverse that. If we're going to keep tripling the prices of housing, that's going to get worse. Don't hear acknowledgement that where we are is intentional. Cities throughout the bay area have intentionally caused this, and policies continue to cause this, it takes radical change to change that.
- Participant 4- Concerned about issues and challenges in terms of trying to prevent displacement. Living here for 30 years, and have seen prices rise. More and more people getting forced out of area. Some people are being bought out, people are willing to pay higher prices. Same things happen with rental units- new owners can set the new rents. Prices go up and up for rental units. Enforcement- a lot of good programs, but how do we enforce them?
- Participant 5- wrap around with services**.** A lot of need in terms of building resilience. That people have access to resources. Sad that infrastructure bill that Biden put

forward with digital broadband infrastructure didn't pass. Leveling playing field for services is increasingly difficult when not everybody has access to the internet. Even physically [within neighborhoods], there need to be places where people could access services online.

- People need support for how to maintain a property. Lack of maintenance where property deteriorates where its uninhabitable.
- Rental Assistance: Most people are not able to purchase their homes. TOPA and OPA promise that tenant opportunities can buy, but many are are not in position to buy. First time homeowner approaches are helpful, tax breaks, revolving loans, credit counseling.
- Inclusionary policy. Building housing- all we're seeing is building large market rate apartment complexes. Rents around these areas go up; this is happening in north Oakland.
- What's needed is an inclusionary requirement- a certain amount of affordable units, not just in-lieu fees, because they don't affect damage caused by gentrification. Need to build affordable.
- Places that are gentrifying are where housing crisis is escalating. The way to get new affordable units built them is to require them in areas with higher land costs. Equity of where we're building affordable housing. public land for public good.
- City owned land: city owned land that goes to auction- too many restrictions on production, there's no production to quantity we need. What if we have more flexibility- allow impact fee, but target city owned land in higher well-to-do neighborhoods?
- D1- Have recently built homes to house homeless residents. When we have city-owned property, surplus land act applies, prioritize land to impact affordable housing.
- City doesn't own any land around Rockridge. School districts own parcels that are underutilized, but separate from the city- would be great if there were analogous law passed by legislature for what's been done for BART, but for schools.
- The City is coordinating with school district as much as possible, because they do have a lot of land adjacent to some of the City's, and in impactful locations. Exploring how we zone to allow that flexibility. Surplus land act doesn't apply to schools in the same way.
- Zoning- if city wanted to do as much as possible to increase housing supply, easiest way to do that is repeal zoning code in its entirety. City is constraining supply. Rather simple- get rid of entirety of zoning code. Acknowledge that this would upset a lot of housing secure residents if their values were not doubling/tripling.
- Counterpoint: If you get rid of zoning and allow people to build whatever they want, you will get more housing built, but other things too, like industrial near residential. North Oakland- demand for housing is so high, even if you dropped all the zoning requirements, still wouldn't get any affordable.

- We need to be talking about how we pay for more affordable housing. Increasing income tax, etc.
- What we're offering to address homelessness- offer a range of housing types so its not full permanent supportive housing-lighter touch. Agree on digital divide. Use some of relief funds to support infrastructure. What happens with what the city is offering
- Housing condition issue- tenants should reach out to housing counselors.

GROUP 4 FACILITATORS – CLARE KUCERA AND KHALILHA HAYNES

What are the housing issues you care about in Oakland?

- Homeless resident, saw how homelessness was escalating, no attainable housing solutions being put forth. What are people supposed to do in the interim period before they get housed? Why hasn't a lot more been done when these solutions?
- Concerns that there isn't enough will to resolve homelessness issues; homelessness is result of other systemic marginalization problems; e.g. 2008 economic crisis, misguided decision making, not insisting that affordable housing is built

How can Oakland add more housing while protecting tenants from displacement?

- Interested in mortgage assistance programs – lack of funding; money has routinely been directed to other programs; even though there is some state funding for 80% ami or below
- Hope to fund 120% ami, helping folks in the extremely-low-income and middle-income housing
- Down payment assistance
- Build or buy some of these flex small sites, not waste money on bureaucratic processes
- Land trust to buy up properties that can be rent controlled
- Nonpayment of rent is the majority of evictions; rental assistance programs

With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

- How data is used – what does your data tell you; make data-informed decisions
- Data collection – one of the top reasons for eviction is nonpayment rate, city can take a look at rental assistance for the problems that people are facing in the midst of the pandemic and continue programs post pandemic
- How readily available and accessible is that information that you shared just now?
- Increasing outreach activities to make sure tenants are aware of programs that can assist them.

- Engage the Oakland housing authority a little more, have more collaboration between agencies, more info about what section 8 housing vouchers can do – something that can be used to help folks purchase homes

Chat:

11:07:13 From Kimberly King to Everyone:

https://www.outthinkthebox.net/projects/docs/092921_CityOfOakland_RFQ_EcoSan+.pdf

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:11:14 From Kimberly King to Everyone:

I also put forth this offering to BACS (Bay Area Community Services) who received the lion's share of the $1.6bil from the state. Jaimie Almanza, Exec. Dir. paid me for 8 hours to locate the tax delinquent/defaulted structures/vacant lots, with the aims of housing AT least 500 persons, to start; permanently and temporarily. She ONLY housed ~26 persons last year and awarded woman of the Year by CA State Senator Nancy Skinner. What's wrong with this picture?!

11:18:14 From Kimberly King to Everyone:

There was a recent report addressing housing challenges programs and (lack of) effectiveness of some directives. https://belonging.berkeley.edu/unpacking-housing-crisis "He also charts the path toward not only solving these crises, but addressing our nation's widening economic inequality and the perennial problem of structural racism."

11:23:01 From Kimberly King to Everyone:

But if you're homeless, one is essentially on one's own. The city is failing abysmally in getting folks off the street, because stakeholder engagement with ALL parties has a great deal to be desired and stakeholders on the streets are RARELY heard.

11:24:21 From *Khalilha Haynes, City of Oakland to Everyone:

in many cases, direct cash assistance is usually the best way to keep people in their homes (i'm saying this from my experience as a planning consultant, not as a City worker)

11:26:02 From Kimberly King to Everyone:

But if people aren't kept housed, it's too late. If one is too abled bodied, there is very little help; $192/mo in food stamps and Medical. The vouchers is a problem too. I encourage ya'll to listen to the video of from the belonging Berkeley report

11:29:20 From *Khalilha Haynes, City of Oakland to Everyone:

@Nic - do you have suggestions about outreach strategies? unfortunately, the city does not have a tik tok

11:31:34 From Nic Ming to Everyone:

https://www.newamerica.org/future-land-housing/events/introducing-the-foreclosure-and-eviction-analysis-tool-feat/?utm_medium=email&utm_campaign=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event&utm_content=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event+CID_116ab3658718bab1207adf8778196b3d&utm_source=Campaign%20Monitor%20Newsletters&utm_term=Introducing%20FEAT%20the%20Foreclosure%20and%20Eviction%20Analysis%20Tool

11:33:53 From Kimberly King to Everyone:

This conversation sounds like curbside communities aren't important as part of the conversation and up to their own creative resources. Nic has it right.

11:35:01 From Kimberly King to Everyone:

If one has a voucher, it's RARE one can even locate a landlord who will accept a voucher, whereby they often expire.

11:36:10 From Kimberly King to Everyone:

Thank you.

11:36:27 From *Clare Kucera, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

11:39:51 From Nic Ming to Everyone:

Outreach Strategies suggestions:
1) have housing protection awareness/reminders/tips at the start or every council related session
2) Broad sharing across other City housing and homelessness services involved departments and division
3) Digitize training -

GROUP 5 FACILITATORS – LAKSHMI RAJAGOPALAN AND RAJEEV BHATIA

- #1 D1 area - from central valley - Section 8 to be in high resource area. Part of East Bay YIMBY. Dense and diverse housing in high resource areas for moderate income and affordable income

- #2 D4 - 30 yrs - aware of housing and homeless issues. Where new housing is going to go. Learn about process. Impact on existing neighborhoods - displacement - renter, more than owner occupied housing. Look at investing along transit corridor, effectiveness and cost of these programs and how can we improve them for the GPU
- #3 - 6 years, live in market rate housing - concerned about unhoused folks, potential criminalization of people living of the streets, center needs of disabled residents/people with disabilities, how can we make sure the good programs can reach. HUD inspector general - does not have reasonable accommodation policies. How can the city look into improving the needs of black and brown people with disabilities?
- #4 - Bay area native, 6 yrs, homelessness and level of unhoused in D2, listening and learning
- #5 - D1 resident. Rockridge area - 1990. Like to support actionable items to bring affordable housing to rockridge. Lack of diversity now - unaffordable. Outreach should include NCPCs, neighborhood groups
- #6 - 50 years - Board of Oakland Heritage Alliance. Increase in homelessness - severe impacts - unhoused people move into structurally unsound structures and are subject to dangers to life due to fires. - experience with Eden Housing - wraparound services for unhoused in addition to housing.
- #7 - D3 resident - housing unhoused people. Difference between LA and Oakland - safety concerns in encampments and untenable conditions - need to address. Need more outreach for housing programs that the city provides and accountability for the programs.

Comments:

- Housing unhoused people, services for unhoused, improved safety
- In-lieu fee vs. requiring housing on site - in-lieu fees are low and not economically feasible for developers in affordable housing.
- Funding - how is funding being used? Measure effectiveness.
- Support affordable housing with support resources such as access to transit accessibility quality food access, mental health services.
- Work with OUSD, other public agency partners to identify public sites for affordable housing
- Engage unhoused populations in the discussions
- Need additional investment in deeply affordable housing - what constitutes deeply affordable with respect to income levels - between 30 - 50% AMI
- Move away from investing in shelter systems - band aid approach esp. with the pandemic to provide housing with support services. - invest in long term resources.
  - Voucher program to unhoused, incentivizing landlords to accept vouchers.

  - Diverse **dense Housing production, *along* with a voucher system**
- Policies should address increased segregation - interrelated issues

Chat

11:26:54 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/news/2022/city-of-oakland-awarded-more-than-200-million-to-build-500-deeply-affordable-housing-units

11:27:12 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Over 200 million to build 500 deeply affordable housing units

11:28:02 From Raul Maldonado to Everyone:

IMO: Tiny homes are a short term fix to permanent housing. See LA tiny homes density and their deterioration due to rainy weather conditions

11:28:24 From Raul Maldonado to Everyone:

*density being 1 story small units :(

11:30:21 From Erica Dunkle to Everyone:

+1 Allie, I agree

11:31:05 From Erica Dunkle to Everyone:

agree with that as well, Allie

11:32:12 From George Naylor to Everyone:

Agree tiny homes are a short term solution - we need short and long term solutions to make housing work for all.

11:33:31 From Erica Dunkle to Everyone:

I love all your points, Allie!!

11:34:01 From Raul Maldonado to Everyone:

My family is on section 8 back home(Modesto). Costs is going up for that, and exposure to being defunded by govt.

That's why I believe in diverse dense Housing production, *along* with a voucher system

11:34:33 From Erica Dunkle to Everyone:

+1 Raul

11:34:35 From Raul Maldonado to Everyone:

A sole voucher system isn't effective. I wish though:(

11:35:36 From Raul Maldonado to Everyone:

Nice

11:37:34 From Raul Maldonado to Everyone:

Great point Ronnie, on transit and accessibility

11:39:00 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@erica, our engagement includes reaching out to unhoused

11:40:32 From Erica Dunkle to Everyone:

Would love to see leadership by unhoused as well

GROUP 6 FACILITATOR – SHANNON BOWMAN

1. Housing Issues:
    a. Housing homeless population and addressing poor living conditions
    b. Rental assistance programs
    c. Housing for lower-income residents
    d. The "Missing Middle" - housing for middle-income folks
    e. Creating more housing
    f. Addressing consequences of redlining, gentrification and how a resident's future is linked to their zip code
    g. More mixed-income housing and affordable housing that is located in neighborhoods of opportunity

h. Ensuring we are examining measures of success, and measuring outcomes/effectiveness of programs

2. Tenant Protections:

    a. Ensure homeowners are aware of tenant protections in their ADUs

    b. Need for small local landlords, provide resources to smaller property owners and incentivize them instead of larger, outside property owners/managers

    c. Addressing the "Missing Middle," struggling working class and middle income families who should be able to stay in their communities

    d. Rent control

3. Programs:

    a. (Heard of a few programs, need more from all of them).

    b. Good experience with RAP

4. Prioritize:

    a. Housing for middle income/working class

    b. Financial programs/housing for the unhoused, and more than just short-term/temporary housing for the homeless

    c. Rental assistance programs. Issue with First Time Homebuyer Program is that homes are so expensive these days, it's difficult for the average person to have a down payment/reasonable housing costs.

    d. Instead of just prioritizing resources, how about introducing a parcel tax for existing homeowners, so they contribute funds to affordable housing programs?

    e. How are we monitoring the effectiveness of our programs?

Appendix B: Zoom Polls

1. Have you attended a previous Housing Element workshop? (Single Choice)

100% answered

Yes 47%

No 53%

2. Which of these programs have you heard of? (Multiple Choice)

100% answered

Project Homekey 59%

First-Time Homebuyer Program 56%

Funding for Housing Preservation 37%

Rent Adjustment Program (RAP) 52%

Housing Counseling 19%

None of these 15%

3. Which of these programs are you most interested in? (Multiple Choice)

100% answered

Project Homekey 37%

First-Time Homebuyer Program 52%

Funding for Housing Preservation 48%

Rent Adjustment Program (RAP) 44%

Housing Counseling 30%

Something Else 11%

None of these 15%

Appendix C: Zoom Chat

10:06:16 From Christopher Norman to Everyone:

Morning!

10:06:27 From Mattie Scott to Everyone:

The language globe icon has disappeared from my screen.

10:06:33 From Phyllis Horneman to Everyone:

Good morning

10:07:03 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will turn it on once the interpretations are done in Spanish

10:07:13 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

on how to use the tool

10:07:15 From Mattie Scott to Everyone:

Got it. Thanks.

10:09:24 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear.

10:09:26 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar.

10:09:30 From Cantonese Interpreter - Weikuen Tang to Everyone:

需要廣東話傳譯的請選Chinese 中文。

10:09:56 From *Alison Moore, Dyett & Bhatia to Everyone:

https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf resource document

10:17:16 From Cathy Leonard to Everyone:

There are still many impacted folks in North Oakland. Why is no community engagement showing in North Oakland on your map? Impacted communities are still being forced and gentrified out of North Oakland.

10:17:59 From *Laura Kaminski, City of Oakland to Everyone:

We are still in the community engagement process, this is ongoing.

10:18:19 From Cathy Leonard to Everyone:

Thank you Laura.

10:18:53 From George Naylor to Everyone:

Also in Deep East Oakland near the Coliseum and 98th Avenue- please include those communities as the process moves forward.

10:19:58 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

For new participants -

10:20:00 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear: English.

10:20:05 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar: español (Spanish).

10:20:11 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

在會議/網路研討會控制項中,按一下口譯。

按一下您想要聽的語言:中文 (Chinese)。

10:20:15 From *Laura Kaminski, City of Oakland to Everyone:

If there are neighborhood meetings that you would like us to speak at, please let us know as well.

10:20:44 From *Hazel O'Neil, Dyett & Bhatia to *Alison Moore, Dyett & Bhatia(Direct Message):

Screenshot polls!

10:20:59 From Cathy Leonard to Everyone:

North Oakland homes on my Santa Fe block are now being sold for over $1.5m. A house in the Golden Gate sold two weeks ago for $2.5m!! Flippers are destroying the character of our neighborhoods.

10:22:30 From Ronnie Spitzer to Everyone:

Have you contacted neighborhood groups and NCPCs for their input?

10:23:29 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Ronnie, we are in the process of reaching out to neighborhood groups and NCPCs - We are still in the community engagement process, this is ongoing.

10:24:29 From Cathy Leonard to Everyone:

Gentrification also brings people to our neighborhoods who call the police on Black people for walking down streets 3-4 generations of their family have lived on.

10:27:11 From Cathy Leonard to Everyone:

I find in North Oakland the housing stock does not appeal to flippers and new neighbors who completely remodel these homes.

10:28:04 From Cathy Leonard to Everyone:

Isolation from friends, family, their family churches, etc.

10:28:10 From Ronnie Spitzer to Everyone:

Cathy, I wish that was true.

10:28:24 From Kiran Shenoy to Everyone:

Is there outreach planned to minority homeowners and housing providers that have owned property in Oakland for multiple generations?

10:28:36 From Cathy Leonard to Everyone:

Ronnie, you wish what was true?

10:29:01 From Ronnie Spitzer to Everyone:

I wish there were no flippers buying property in North Oakland.

10:29:02 From *Diana Perez, City of Oakland to Everyone:

** Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources

collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

Are we missing a helpful community resource? Please let us know: generalplan@oaklandca.gov

10:29:29 From Kimberly King to Everyone:

RE: Healthy food access. Is Oakland and Alameda County so adverse to urban agriculture? Repurposing tax defaulted/delinquent lots that can also provide fair & affordable housing opportunities in rent to own (in 3-5 years) tiny dwellings for the farm stewards? https://www.outthinkthebox.net/projects/homesteady.html

10:30:41 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Kiran, We are conducting outreach to affordable housing providers and organizations. Please let us know if there are organizations/providers we should reach out to

10:32:16 From Cantonese Interpreter - Weikuen Tang to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Can presenter slow down somewhat ?

10:32:58 From Kimberly King to Everyone:

But do land trusts include opportunities to grow food, too? I have yet to see this offering embraced in Oakland and Alameda County. Why?

10:33:16 From Kiran Shenoy to Everyone:

@lakshmi I will be in touch. Thank you.

10:33:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send your feedback/suggestions to generalplan@oaklandca.gov

10:34:24 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:35:39 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Community Events and Public Meetings - All information about upcoming and past events - meeting summaries, video etc. are here: https://www.oaklandca.gov/topics/meetings-and-events

10:36:29 From Kiran Shenoy to Everyone:

There needs to be far more funding directed at the First-Time Homebuyer Program or Oakland MAP. The program has not had funding for some time now and revolving funds have routinely been directed to other programs https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map

10:36:47 From Kimberly King to Everyone:

I have sent my urban agriculture and tiny dwelling suggestions as far back as the first general plan brainstorming events years ago, and to city council since 2014, only to historically, and habitually fall on deaf ears. I am under the distinct impression the will never be any political will for this opportunity—especially because fortifying food security via urban farms is embraced, in cities like Baltimore, MD. https://farmalliancebaltimore.org/

10:37:57 From Cathy Leonard to Everyone:

Why no just cause protection against evictions for most apartments built later? I still see folks in new housing being forced out.

10:38:37 From *Diana Perez, City of Oakland to Everyone:

@Kimberly. We want to explore innovative solutions to build healthy communities. The ideas and questions you raise around healthy food access are relevant to both the Housing Element and the Environmental Justice element. These are the type of ideas and questions we're looking to explore with you during the small-group discussions.

10:38:54 From Kimberly King to Everyone:

Unless land trusts are earmarked to support urban agriculture, zoning is changed, etc. and not just for small garden plots, it’s futile and probably best I leave until there is political wil.

10:40:21 From Colin Piethe to Everyone:

Does the City have the ability to zone land exclusively for affordable housing or CLTs? How do we protect our housing development from the whims of the free market?

10:41:46 From *Diana Perez, City of Oakland to Everyone:

@Kimberly The General Plan Update will include the adoption of an Environmental Justice element, which will address healthy food access. We'd love to continue hearing your ideas about increasing access to healthy food and affordable housing.

10:42:21 From Jim Bergdoll to Everyone:

Newer apartments cannot have rent control because of State Costa Hawkins Act. The Legislature needs to be pressured to amend these limitations. Get involved via East Bay Housing Organizations (EBHO.org) or other housing advocacy groups.

10:42:49 From *Laura Kaminski, City of Oakland to Everyone:

We cannot mandate 100% affordable housing on private land. The City does have requirement for either paying affordable housing impact fees or providing a certain percentage of affordable housing on site. There also is the option of having Inclusionary Zoning that also mandates a certain percentage of affordable units per develvelopment.

10:42:58 From Cathy Leonard to Everyone:

Thanks @Jim Bergdoll. Yes, now I remember the Costa Hawkins Act.

10:43:58 From Colin Piethe to Everyone:

Thanks Laura. Why not start a program to buy back that land and preserve for affordable housing?

10:44:33 From Cathy Leonard to Everyone:

@Laura Kaminski, can the City mandate affordable housing on some City owned public lands?

10:44:35 From Jim Bergdoll to Everyone:

Also call the Governor's office and complain.

10:45:17 From Kimberly King to Everyone:

Yes Tuan on the unhoused. As a matter of fact my RFQ for tiny dwellings on wheels supported by urban agriculture was provisionally accepted by the City of Oakland Housing Department, altho the funds run out in July 2022!! What's troubling is I have engaged them on this front only to be dismissed, habitually and historically.

10:45:57 From Cathy Leonard to Everyone:

Thanks Tuan.

10:45:57 From *Diana Perez, City of Oakland to Everyone:

@Colin Those are great policy ideas to explore further. Thank you for raising them. These and other ideas can be discussed further during the small-group discussions.

10:46:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for being here Donna!

10:46:46 From Christina Borowski to Everyone:

Thanks, Tuan & Mattie.

10:47:51 From Kimberly King to Everyone:

I also understand from a direct conversation with Joe DeVries years ago when he was Asst. City Manager spent $650K/annum on encampment evictions from the millions provided by the state, instead of embracing offerings like mine or investing in land trusts.

10:47:55 From *Laura Kaminski, City of Oakland to Everyone:

On City owned land property is listed first for groups to purchase for affordable housing first before the land can be offered for other purposes. The City can make any policy that it chooses with its' publicly owned land

10:48:42 From *Diana Perez, City of Oakland to Everyone:

A reminder to all: Chat comments will be part of the meeting notes & posted online. Please continue to share your ideas to keep Oaklanders housed and prevent displacement.

10:49:05 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

RAP@oaklandca.gov - for housing questions

10:49:26 From Allie Cannington to Everyone:

Yes I support adoption of right to counsel

10:49:41 From Christopher Norman to Everyone:

Right to Counsel support would be extraordinary for tenants in the coming months

10:49:53 From Cathy Leonard to Everyone:

Thanks @Laura Kaminski, as you are probably aware we need "deeply" affordable housing as well as "affordable" housing.

10:50:15 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Rent Adjustment Program - https://www.oaklandca.gov/topics/rent-adjustment-program

10:50:30 From Christopher Norman to Everyone:

It would be great to have community education around the fact that tenants cannot be evicted due to covid-related challenges once the moratorium ends

10:50:33 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Housing Counseling - https://www.oaklandca.gov/services/contact-housing-counselor

10:50:35 From Christopher Norman to Everyone:

greater education*

10:50:47 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

510-238-3721, RAP@oaklandca.gov

10:51:06 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Thank you Chanee

10:52:15 From Kimberly King to Everyone:

How about affordable and fair housing? https://belonging.berkeley.edu/unpacking-housing-crisis

10:52:48 From DONNA GRIGGSMURPHY to Everyone:

Housing with supportive services

10:52:56 From Nic Ming to Everyone:

it's important to note that people may not even know that tenants are protected... how readily available/accessible in this information? major education and awareness campaigns seem desperately needed

10:52:58 From DONNA GRIGGSMURPHY to Everyone:

Yes indeed

10:53:16 From George Naylor to Everyone:

In terms of the variety of programs discussed, putting the narrative in a table might be helpful for lay people to understand. For any program, need to establish a measure of effectiveness, long-term v. short-term benefit, units preserved/built versus $ invested and if the funding streams and sources are sustainable.

10:55:50 From Cathy Leonard to Everyone:

Just advertised in my neighborhood: "Sunny North Oakland Craftsman available for 1-year lease beginning August 1Open concept, fully remodeled, light-filled single-family house2 bedrooms/1 bath with a garden, 800 sq ftFurnished preferred, including upright

piano tuned annuallyIdeal for a couple or a family with 1-2 children$3500 per month. Water, garbage, and high-speed Internet included."

10:56:50 From *Alison Moore, Dyett & Bhatia to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meetings

10:56:52 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:57:00 From *Diana Perez, City of Oakland to Everyone:

@Nic and @Christopher When you envision a successful educational campaign to share information about tenant rights & services. What does that campaign look like? How can we be sure the information is reaching families and households most at need?

10:57:02 From Raul Maldonado to Everyone:

Thanks!

10:57:13 From Christopher Norman to Everyone:

Would be happy to discuss in a breakout room!

10:57:17 From *Shannon Bowman, City of Oakland to Shannon Bowman(Direct Message):

Thanks!

10:57:27 From *Laura Kaminski, City of Oakland to Everyone:

And we can still accept your input on those sites as well

10:57:52 From *Diana Perez, City of Oakland to Everyone:

@Christopher, thanks!

10:59:16 From Christopher Norman to Everyone:

In order for more people to benefit from programs like the first-time homebuyer program, we need to support the City (and City Council) in identifying additional funding that could allow these opportunities to become more accessible.

11:00:36 From *Diana Perez, City of Oakland to Everyone:

Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

11:00:54 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

1. What are the housing issues you care about in Oakland?

2. How can Oakland add more housing while protecting tenants from displacement?

3. Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

4. With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

5. What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?

6. What did we not ask that you'd like to talk about? What else should we be asking?

11:01:21 From Christopher Norman to Everyone:

I also wanted to highlight this report from SPUR that speaks specifically to the negative effects of CA's Prop 13 on Oakland. Per their analysis, Prop 13 costs the City over $400 million that could be used for its departments, such as over $33 million for the housing department. See page 16 for more

11:01:21 From Christopher Norman to Everyone:

https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

11:02:10 From Cantonese Interpreter - Weikuen Tang to Everyone:

現在開始分組房間討論，請需要廣東話傳譯服務的參加者利用舉手功能讓我們知道你需要幫忙

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:41:05 From Chris White to Everyone:

Thanks Cathy and Phoenix, great comments.

11:41:40 From Cathy Leonard to Everyone:

Chris, perhaps I can let you know what District you live in? Wh is your councilperson?

11:41:44 From Phyllis Horneman to Everyone:

Speaking of speculators, assembly bill proposing 25% tax on flipping.

11:42:15 From Raymon Sutedjo-The to Everyone:

Prop 13 is incredibly unfair. One household can quite literally pay 10x the amount of property tax that their neighbor does. https://twitter.com/nextdoorsv/status/1502361966374916097

11:42:26 From Cathy Leonard to Everyone:

Thanks @Phylis, do you know the bill number?

11:45:20 From Phyllis Horneman to Everyone:

didn't write it down before the call, sorry.

11:45:39 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

We also touched on a workforce housing overlay, forgot the mention!

11:46:16 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

And the need to provide comprehensive education about what a Housing Element can and cannot do.

11:46:18 From Raul Maldonado to Everyone:

Moratorium on new MR housing may be a bad idea, and worsens displacement. Example of that could have been Mission District, SF

11:46:20 From Raul Maldonado to Everyone:

https://sfist.com/2016/08/08/campos_revives_controversial_missio/

11:47:09 From Cathy Leonard to Everyone:

MR housing is already displacing people. I can see it worsening with more MR housing.

11:47:09 From Raul Maldonado to Everyone:

Campos is currently an AD 17 (SF) candidate. He still doesn't believe in "supply side housing "

11:47:50 From Raul Maldonado to Everyone:

That's why we need dense and diverse housing, particularly prioritizing affordable goals, compared to the last Housing Cycle (HE #2 mentioned)

11:48:26 From Raul Maldonado to Everyone:

I missed HE #1 unfortunately:/

11:49:50 From Stuart Flashman to Everyone:

Ironically, providing affordable housing and housing for currently unhoused doesn't come cheap.

11:50:12 From Raymon Sutedjo-The to Everyone:

New housing today will become old housing down the line and increase supply. Blocking new housing makes the existing housing stock more expensive and even more so in the future.

11:50:54 From Brian Stanke to Everyone:

Hundreds of thousands of new Market rate housing is the only solution. But building enough to reduce prices… would reduce prices. So there will be a lot of talk but prices will keep going up, because that is want most people really want.

11:50:54 From Raul Maldonado to Everyone:

+1 to the above. That's "filtering" in housing, as time goes on

11:51:13 From *Diana Perez, City of Oakland to Everyone:

Our group also raised an Affordable Housing Overlay, which allows Affordable projects higher density and therefore can compete better in acquiring the land.

11:51:19 From Stuart Flashman to Everyone:

Need an excess profit tax to deter speculation and keep housing prices from continuing to escalate.

11:51:30 From Raul Maldonado to Everyone:

I wouldn't say it's the only solution. A combination of diverse housing, including missing middle housing, is needed

11:51:38 From Raul Maldonado to Everyone:

*it being MR only

11:51:49 From Cathy Leonard to Everyone:

@Stuart Flashman, so what is the answer? The number of unhoused are increasing. We need the County, State, and Feds to step up more. Look at all the money this country is spending on other countries, that money should be spent to take care of our own first.

11:52:08 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Also look at investing in long term resources - provide housing with support services - mental health, access to transit, quality food and move away from band-aid solutions - shelters/congregate setting esp. in a pandemic

11:52:35 From *Alison Moore, Dyett & Bhatia to Everyone:

English https://bit.ly/oakfeedback3

Español https://bit.ly/oakfeedback3esp

广东话 https://bit.ly/oakfeedback3canton

11:52:42 From Cathy Leonard to Everyone:

The trickle down theory is just that a theory, it never worked.

11:52:50 From Stuart Flashman to Everyone:

We need to be willing to tax ourselves to keep from becoming a 3rd world country.

11:52:53 From Raul Maldonado to Everyone:

Trickle down is for money

11:52:59 From Raul Maldonado to Everyone:

Filtering is for housing

11:53:16 From Raul Maldonado to Everyone:

People confuse the terms and properties of it.

11:53:19 From *Diana Perez, City of Oakland to Everyone:

We also had a great suggestion to incorporate more community education during these workshops -- to help us all learn more about how to implement some solutions.

11:53:37 From DONNA GRIGGSMURPHY to Everyone:

Thank you

11:53:43 From Raul Maldonado to Everyone:

Thanks y'all

11:53:50 From *Christina Mun, Oakland HCD to Everyone:

Thanks everyone for a really great discussion

11:53:51 From Raul Maldonado to Everyone:

Have a good weekend

11:53:53 From *Shannon Bowman, City of Oakland to Everyone:

I meant to also add a comment from our group to consider a parcel tax to increase revenue

11:53:56 From Christopher Norman to Everyone:

I think it's particularly important to educate the public on *how* to engage and advocate - via City Council, the Planning Commission, State agencies, etc. That could help us determine where to put our attention and efforts to get more resources for Oakland

11:54:06 From Erica Dunkle to Everyone:

Thank you!

11:54:07 From DONNA GRIGGSMURPHY to Everyone:

Donna.Griggsmurphy HumanGood

11:54:15 From Christina Borowski to Everyone:

Thank you!

Oakland 2045: Housing Element Workshop #4 Report

Oakland's Housing Element and Housing Programs

JUNE 13, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The fourth Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes can be found in the appendices.

Workshop Location and Format

The workshop took place on Thursday, June 9, 2022 from 6:00 pm to 8 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 20 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in one Zoom poll. The poll asked which Housing Action Plan Goal participants were most interested in discussing. 80% of chose Goal 3: Expand Affordable Housing Opportunities, 65% of participants chose Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness, and 50% chose Goal 2: Preserve and Improve Existing Affordable Housing Stock in addition to Goal 5: Promote Neighborhood Stability and Health. 20 out of 26 community members participated in this poll (76%). The complete results of the zoom poll results are presented in Appendix B.

After the presentation, a group discussion and Q&A with planning staff was initiated. Attendees were not required to participate in discussion, and some participated in a listening capacity exclusively.

Group Q&A Discussion

The second half of the meeting was spent in group discussion. Community members had the opportunity to share general input on the draft Housing Element or ask clarifying questions. Community members were also encouraged to give specific input on the sites inventory methodology, and thoughts on actions where interest has been raised. For the discussions, participants were able to ask questions to facilitating members of the planning team. Much of the discussion was oriented around the group Q&A, and group conversations were structured around the following questions:

1. **Overall:**
   - Generally, do you see anything that's missing in the draft Housing Element?
   - Is there anything in the draft Housing Element that needs to be changed or refined?
   - What actions would make the biggest difference? What should the City prioritize?
2. **Specific:**
   - Sites:
     - How do you feel about this approach to identifying sites?
     - Do you have any concerns about how sites were identified?
     - Do you have any other ideas on how the City can find more sites in higher resource areas, given State-mandated site requirements?
   - Actions:
     - What challenges or opportunities do you see with actions described?
     - Are there any concerns? How could they be strengthened?
     - What did we not ask that you'd like to talk about? What else should we be asking?

A summary of the Q&A discussion and common themes are described below. For more detailed notes, see Appendix A.

Q&A SUMMARY AND KEY THEMES

Due to the Q&A based format of the discussion, much of the conversation took shape around clarifying questions participants had regarding specific details of the Housing Element. Participants focused on several key topics including: the affordable housing overlay and site inventory, the relationship between zoning and racial justice and equity. Participants were also interested in specific sections of the housing element regarding vacancy taxes, and TOPA (Tenant Opportunity to Purchase Act) policy, and offered suggestions related to the site inventory interactive mapping tools available on the City of Oakland Website.

The affordable housing overlay and site inventory were key topics of discussion. Participants echoed the need for affordable housing sites around transit areas, but there were additional concerns about housing located near transit zones and associated environmental and equity concerns (freeway and other transit related pollution). Participants were also concerned about how the affordable housing overlay might affect the timeline of rezoning. Concerns were expressed about the potential obstruction of affordable housing projects due regulatory hurdles. Participants were concerned that improperly zoned projects would require a lengthy HE amendment if not included in the overlay. Participants proposed a more expansive overlay to

cover broader swathes of the city. Participants questioned if the overlay would take the form of one uniform district or if it would differ by area, suggesting it could be more effective if policies differed according to regional context. Additionally, participants expressed concern that ADUs will not be affordable to very low and low-income residents in high land-cost areas.

Participants were particularly concerned about the Housing Element's relationship to racial justice and equity. Much of the discussion focused on how construction of new affordable units in sites would serve low-income people and address patterns of racial segregation. Participants commented that rezoning should have been necessary prior to the establishment a site inventory (not after) to address historic racial and income disparities. Participants also suggested that if low-income housing was going to be established in low-income and racially concentrated areas, there should also be placed-based strategies to create opportunity in those areas. Several participants echoed the need to ensure that rezoning could open exclusionary areas to affordable housing. Participants identified the Rockridge area as a region of Oakland that has historically excluded low-income and minority residents and suggested that the affordability overlay have a more targeted approach to increase affordability and encourage desegregation in Rockridge and other similarly exclusive areas of Oakland.

In terms of specific policies and features of the Housing Element, participants discussed TOPA (Tenant Opportunity to Purchase Act) and expressed support for its inclusion in the housing element. It was suggested that "adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting." Additionally, several participants had questions and comments regarding vacancy taxes in Oakland. Many participants commented on high vacancy rates visible in new luxury developments in Oakland, and several participants inquired about the process of incorporating new vacancy taxes into law and the role of the housing element in establishing new vacancy taxes.

Several had comments and suggestions regarding the interactive site inventory map on the City of Oakland website: Participants requested more detailed maps at the neighborhood and site-specific scale to determine the feasibility of each site more clearly for affordable housing development. One participant commented that she did not see activity in the site inventory in neighborhoods where her non-profit was interested in developing affordable housing. Several participants echoed the need for interactive map layers relating to racial and income disparities, which were described as necessary for an effectively identifying strategies for reducing racial segregation in Oakland through the site inventory.

Appendix A: Detailed Q&A Notes

Affordability Overlay and Rezoning

- Participant wanted to clarify what planning staff meant with regards to expanding affordable housing opportunities. The participant suggested that planners seemed focused on expanding for ELI (extremely low-income), and wanted to know if planning staff were also focused on the other two below market categories.
- Participant wanted to better understand the current state of the affordable housing overlay. The participant questioned "Is there one, or is the question about whether you start one at all?"
- Participant questioned, "Would it be crazy to apply the housing overlay to the whole city? Why exclude certain areas?"
  - Another participant commented in response that it might not make sense in the very high fire risk areas.
  - Participant commented in response, "I get the worry about risks in the hills, but that might create an unintentional modern redline if we're still letting rich people build new housing there…"
- One participant mentioned that they didn't see much activity in the maps in areas where the participant had interest in developing affordable housing in deep East Oakland.
  - Participant commented that they had observed areas zoned commercial are good for housing development. This person's non-profit organization wants to develop affordable senior housing (not 100%)
  - Zoning around coliseum is mostly commercial but participants organization would like to develop housing in this area due to its suitability. Some of the areas don't have ideal environmental conditions but there are people living on the street in those areas right now.
  - Participant wants to have conversations about how the overlay can help their non-profit organization develop affordable property along this corridor because they haven't been able to get it rezoned.
- Participant commented, "Commenting on overlay district, is it one uniform district or is it tailored to each district where it is applied? For example would it be different for Rockridge?"
- Participant expressed their concern that the housing element seems to inform where the housing overlay is placed. The participant remarked that if the overlay is placed based on data/spreadsheets and set for the next 8 years, there will be some projects that won't make it into the housing element.
  - Participant expressed concern that the previously mentioned timeline and standards make it difficult to change and rezone down the road. The participant suggested in response to this problem that it would be better to make the overlay broader so that it applies all over Oakland.

Site Inventory

- Participant commented, "There was an informal poll done within Rockridge of what should go on the vacant Broadway/Pleasant Valley site. High density affordable housing was by far the most popular option. The big problem of building affordable housing in Rockridge isn't community

opposition, it's very high land costs. I think community land trust may be a way to provide some permanently affordable units for existing housing."

- Participant questioned, "For sites listed in the inventory that needs to be rezoned, does the city have a sense of timeline on when it would pursue a zoning change of those sites?"
- Participant expressed skepticism about affordability of multiple units or ADUs in areas with high land costs.
  - Participant commented that the City's site inventory identifies 90% of anticipated ADUs will be affordable to very low and low income. Participants wanted to know what evidence there is that ADUs will serve these income levels.
- Participant identified that they were disabled wanted to clarify what low, moderate-income housing, and how to find good housing for people with disabilities
- Participant commented, "Questions about choosing the opportunity sites; one is about the DaVita Dialysis site, and much of it an empty space parking lot, DaVita is for-profit unlike normal medical center. We had done a study about feasibility and affordability and the two sites mentioned were identified as some of the most feasible for affordable housing."
  - Participant remarked, "If there's a history of housing being built on parking lots, that can be used to demonstrate that the "existing use" is not a constraint"
- Participant commented, "At the beginning of the presentation y'all asked for input about the site inventory. I don't really understand what the inventory impacts, is that linked to the housing element?"
- Participant commented that fire zones shouldn't be the only climate threat factored into the site inventory. The participant also proposed considering that Oakland's flat lands may be much more impacted by extreme heat, high urban pollution, as well as trapped smoke from wildfires. The participant commented that "One of the housing + EJ considerations for where and how to build."

Racial Segregation and Equity

- Participant questioned, "What zoning density does the City anticipate for sites rezoned for "missing middle"? The participant also wanted to know if the expansion of this housing type would serve low income and address patterns of racial segregation.
- Participant commented, "The fair housing assessment in appendix D did not consider the existing zoning pattern and did not account for historic discrimination pre-existing in this zoning pattern. The city should have re-zoned first."
  - If the city is only going to locate affordable housing in low-income neighborhoods, there also must be place based strategy to improve neighborhoods.
- Participant suggested, "You need to have a program to open up exclusionary areas to affordable housing."
- Participant commented, "There is no analysis of how zoning in places like Rockridge have contributed to racial discrimination, and that's a glaring problem."

Vacancy Taxes

- Participant commented "I'm not sure where this falls with the Housing Action Plan goals or the site identification on the previous slide," and suggested that "we need to talk about all of the new luxury apartment towers sitting 50%+ empty, because of ridiculous rent."

- Participant questioned, "What is the status of the occupancy tax for luxury apartment towers, which have had high vacancy rates for several months/years? It is infuriating to walk around downtown Oakland and see half-empty buildings with rent starting at $3k for studio apartments."
- Participant commented, "State law does not allow vacant existing units to be counted toward meeting future needs for purposes of the site inventory, though a program to put those units into use could certainly be included."
- Participant commented that she didn't see an analysis of existing vacancies and apartments as potential sites for affordable housing. The participant remarked that in downtown Oakland there are many vacant apartments even though people are houseless in direct proximity to empty buildings.

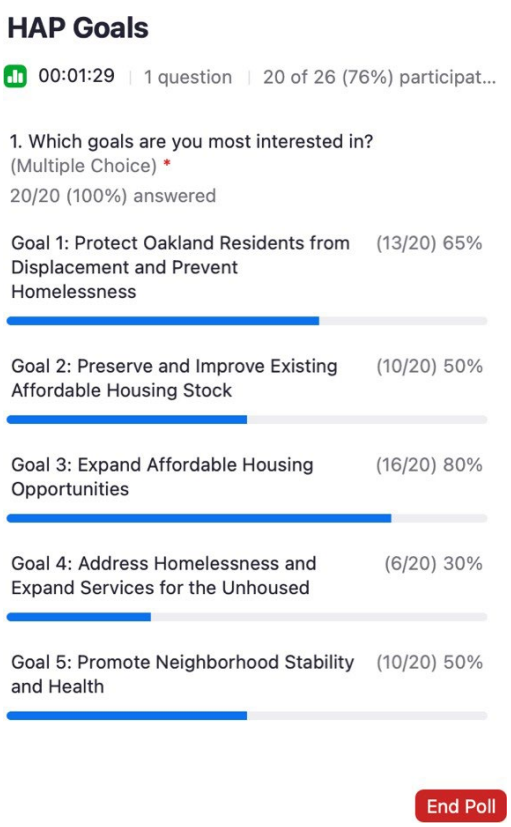
Tenant Option to Purchase (TOPA)

- Participant commented, "Adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting, and as a result contribute to more stable and healthier communities/neighborhoods in Oakland."
- Participant wanted to discuss more the vacancy program. Participant questioned "is a house used as an air bnb a vacant home?"
- Participant remarked, "If TOPA is in the housing element, a better vacancy tax should be too!"
- Participant questioned, "TOPA is a policy that has to be passed by city council, so why can't vacant property tax also get passed?"
- Participant remarked, "Setting a target date to 2026 seems very far out there and urges the city to put TOPA consideration in general election in 2024. City council doesn't have draft in front of it yet."

Interactive Maps and Specific Clarifications

- Participant requested, "Please give us some maps that are at the neighborhood scale, and would also like the maps to have racial and income overlays. How is the site inventory going to result in reduce racial segregation? "
  - Participant commented, "The state has a wealth of resources about AFFH and different map layers containing information about racial discrimination which should be added."
- Participant commented, "Left-field question - Would the city consider allowing single stair apartments? Is that at all within the space of the housing element?"
- Participant wanted to know why housing is planned in a toxic & polluted area. The participant questioned "How can the city, county stop planning this way?"
- Participant mentioned that apartments in US require two exits, which results in either very large or very small housing. Could city modify this requirement?

Appendix B: Zoom Poll Results



Appendix C: Zoom Chat

10:02:53 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message): I think we can start, just let people trickle in

10:04:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message): Sorry, too many people stopping by my cube today

10:04:25 From Matt Weber to Everyone:

Matt Weber - Ellis Partners

10:04:29 From Keith Diggs to Everyone:

Keith Diggs (Yes In My Back Yard / YIMBY Law)

10:04:30 From Nicole Merino Tsui to Everyone:

Morning all! Nicole Merino Tsui, WOEIP

10:04:30 From Darbi Howard, East Oakland Collective to
Everyone: Darbi Howard, East Oakland Collective
10:04:33 From Trisha Barua, she/they to Everyone:
Good morning! Trisha Barua, Policy Analyst, Oakland Starting Smart and
Strong 10:04:36 From David Wooley, UC Berkeley Goldman School to Everyone:
David Wooley, UC Berkeley Goldman School
10:04:36 From Rajeev Bhatia, Dyett & Bhatia to
Everyone:
Rajeev Bhatia, Dyett & Bhatia
10:04:37 From Raul Maldonado to
Everyone:
Raul Maldonado - East Bay YIMBY Colead
10:04:38 From Nora (she/her/ella) to Everyone:
Nora Martinez (she/her/ella)- Parent Voices Oakland (PVO)
10:04:40 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Please add your name in the chatbox with your organization
10:04:43 From Aaron Eckhouse (California YIMBY) to Everyone:
hello! I'm Aaron Eckhouse (he/him), with California YIMBY & also East Bay for Everyone
10:04:46 From Sarah Karlinsky, SPUR (she/her) to Everyone:
HI Everyone, this is Sarah Karlinsky, SPUR
10:04:49 From Warren Logan to Everyone:
Warren Logan, Transport Oakland
10:04:50 From Courtney Welch to Everyone:
Courtney Welch, CaRLA
10:04:54 From Susie Criscimagna to
Everyone: Susie Criscimagna, with
Eden Housing
10:04:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-
element

10:05:09 From Nico Nagle (he/him) - HAC to

Everyone: Nico Nagle, Housing Action

Coalition

10:05:26 From Jeff Levin, EBHO to Everyone:

Good morning - Jeff Levin, Policy Director with East Bay Housing

Organizations 10:06:20 From Charles Reed to Everyone:

Charles Reed WOEIP/Emerald New Deal

10:06:23 From MarÃa DomÃnguez ACPHD Health Equity (she/ella) to Everyone:

Good morning, buenos dÃas. MarÃa D. DomÃnguez, local policy coordinator with the Alameda County Public Health Department- Health Equity, Policy and Planning (HEPP) team.

10:06:31 From Tracey Nails-Bell to Everyone:

Tracey Nails-Bell, Housing service provider for A Diamond in the Ruff Incorporated

10:07:05 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Please mute yourself if you are not speaking

10:07:06 From Laura Kaminski, City of Oakland to

Everyone:

Laura Kaminski, Strategic Planning Manager, City of Oakland

10:07:29 From Beth Altshuler Munoz to Everyone:

Beth Altshuler Munoz, Consultant to the West Oakland Community Action Plan AB 617 Process (BAAQMD & WOEIP)

10:08:41 From Beth Altshuler Munoz to

Everyone: Will you be sharing the

slides?

10:08:54 From Lakshmi Rajagopalan, City of Oakland to

Everyone: Beth, we can share the slides after this

meeting

10:09:02 From Beth Altshuler Munoz to Everyone:

thanks Lakshmi!

10:11:27 From Jeff Levin, EBHO to Everyone:

Oakland's RHNA increase is actually a lower percentage than the region as a whole.

10:11:35 From Charles Reed to Everyone:

Despite the increase how do we assure that the disenfranchised needs are met.

10:12:28 From Lakshmi Rajagopalan, City of Oakland to Everyone:

If you just joined, please add your name in the chat with your organization

10:12:49 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The draft housing element is available here: https://www.oaklandca.gov/topics/oakland-general- plan-2045-housing-element

10:13:09 From Charles Reed to Everyone:

Who do we target, and how do we penalize them when lower income needs are not met?

10:13:48 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct

Message): try to wrap the presentation by 10.25

10:15:11 From Lakshmi Rajagopalan, City of Oakland to Everyone:

An overview presentation summarizing the draft Housing Element is also available on the City Website - https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element#draft-housing- element-resources

10:17:47 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements?

10:18:28 From Aaron Eckhouse (California YIMBY) to Everyone:

Sarah, I believe they are specific to Lower Income sites, but cities can also use small sites for their Lower Income Inventory if they can point to a track record of development on similar sites

10:18:55 From Sarah Karlinsky, SPUR (she/her) to

Everyone: Thnx

10:19:27 From Charles Reed to Everyone:

Identifying sites is a first step, but it means nothing without meaningful accountability measures with quantifiable financial repercussions for non compliance.

10:19:46 From Audrey Lieberworth, City of Oakland to Everyone:

Here is a link to an interactive map of the draft sites inventory (from Table C-25, Appendix C): https://oakgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=6e5a81ace7ce4a9b906da42f75b4dd d4

10:22:13 From Lakshmi Rajagopalan, City of Oakland to Everyone:

@sarah the guidance is for affordable housing for sites between 0.5 and 10 acres. For sites less than 0.5 ac and larger than 10 ac, we have to demonstrate a track record like Aaron mentions

10:22:35 From Sarah Karlinsky, SPUR (she/her) to

Everyone: Thank you.

10:23:16 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The guidance from the State is here: https://www.hcd.ca.gov/community-development/housing- element/docs/sites_inventory_memo_final06102020.pdf

10:26:43 From Lakshmi Rajagopalan, City of Oakland to

Everyone: RD, RM zones

10:27:22 From Alison Moore (Dyett & Bhatia) to Everyone:

Matt- you can check out Action 3.2.1, which addresses missing middle housing through zoning
standards

10:27:53 From Alison Moore (Dyett & Bhatia) to Everyone:

https://oakland.konveio.com/draft-2023-2031-general-plan-housing-

element

10:28:37 From Aaron Eckhouse (California YIMBY) to Everyone:

does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does

10:31:45 From Jeff Levin, EBHO to Everyone:

TOPA/COPA combines a right of first offer with a right of first refusal, but does not require a discounted price

10:33:40 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct

Message): we can just thank him for his comment. no need to respond

10:35:13 From Audrey Lieberworth, City of Oakland to Everyone:

@Aaron - I'll follow up and check to see if the City has a published

methodology 10:35:49 From Aaron Eckhouse (California YIMBY) to Everyone:

thanks! I think it will be important for Oakland to find a way to produce Moderate Income housing without subsidies/deed restriction

10:41:36 From Jeff Levin, EBHO to Everyone:

Aaron - I believe that historically the City has only counted moderate income housing if its deed restricted as it has not tracked rental rates or sales prices on newly produced housing.

10:41:48 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thank you so much for the responses to my questions. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it.

10:41:58 From Trisha Barua, she/they to Everyone:

First 5 Alameda County letter on Oakland Housing Element: http://www.first5alameda.org/files/Comment%20Draft%202023%20to%202031%20General%20Plan%20 Housing%20Element.pdf

10:42:07 From David Wooley, UC Berkeley Goldman School to Everyone:

One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu

10:43:28 From Keith Diggs to Everyone:

that's what I want to know too

10:44:42 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message): can you respond to the maps?

10:45:00 From Aaron Eckhouse (California YIMBY) to Everyone: I agree that table would be a great resource!

10:45:32 From Audrey Lieberworth, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message): Could you answer the last of Warren's questions? Let them know we are working on this

10:47:28 From Alison Moore (Dyett & Bhatia) to Audrey Lieberworth, City of Oakland(Direct Message): There's a table by tract, I will share that

10:47:59 From Lakshmi Rajagopalan, City of Oakland to Everyone: Table C-21

10:49:18 From Jeff Levin, EBHO to Everyone:

Yes, a summary analysis of what C-21 actually tells us would be useful

10:49:45 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on summary of C-21. Thank you!

10:50:19 From Aaron Eckhouse (California YIMBY) to

Everyone: yes, very hard to parse C-21 on a parcel by

parcel basis

10:51:03 From Brent Bucknum to Everyone:

I want to strongly second David Wooley's comments. We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures.

10:53:21 From Warren Logan to Everyone:

One more comment: please consider ALL of AC Transitâ€™s Rapid corridors, not just the BRT line, when considering upzoning opportunities.

10:54:06 From Aaron Eckhouse (California YIMBY) to Everyone:

+1

10:55:08 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct

Message): Is this format ok? We did have other targeted discussion questions but I think

we're getting good
input

10:55:13 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct

Message): yes

10:55:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct

Message): this is great

10:55:38 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct

Message): these Qs are only if we go off topic

10:55:50 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct

Message): sounds good

10:56:06 From Raul Maldonado to Everyone:

+1 to @Brent. I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned, @Warren's comment, which is above ^^^ â€” upzoning opportunities near **all** transit corridors.

10:57:11 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

will you save the chat or do you want me to?

10:57:29 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message): I can save chat but please do too just in case

10:57:51 From Darbi Howard, East Oakland Collective to Everyone:

Agreed and current developers have already been violating current zoning rules and not being held to their proposals approved.

10:58:13 From Darbi Howard, East Oakland Collective to Everyone: For decadesâ€¦

11:01:13 From Charles Reed to Everyone:

with all the new buildings being built that impact fee account should at least be 300 million by now

11:01:32 From Raul Maldonado to Everyone:

+1 to Charles feelings. From attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR housing w/MR. It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today :/

11:03:30 From Lakshmi Rajagopalan, City of Oakland to Everyone: We do not have a map yet

11:03:41 From Lakshmi Rajagopalan, City of Oakland to Everyone: we are working on identifying the areas

11:03:51 From Beth Altshuler Munoz to Everyone:

What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?

11:04:36 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on upzoning the flatiron parcel and upzoning in Rockridge in general.

11:06:29 From Ms.Margaret Gordon to Everyone: need to leave for my other meeting

11:07:20 From Warren Logan to Everyone:

+1 everything Aaron said

11:08:34 From Raul Maldonado to Everyone:

+1 To Aaronâ€™s notes, as well.

11:09:05 From Nico Nagle (he/him) - HAC to Everyone:

+1 to Aaron

11:10:05 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message): pending project = permit has been filed right?

11:10:55 From Charles Reed to Everyone:

Is there a way for the public to monitor the impact fee account?

11:12:21 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message): Yes, I believe so

11:13:58 From Beth Altshuler Munoz to Everyone:

I'm not a super housing expert tracking all the Oakland policies BUT I remember hearing that
in 2008 Oakland removed the requirement to break ground after 18 months of approval bc of the recession. has that rule been put back into place?

11:15:08 From Tracey Nails-Bell to Everyone:

So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary

11:16:37 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Comment from Charles: Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used?

11:16:54 From Sonja Trauss to Everyone:

+1 AFFH is not just an analysis

11:17:19 From Charles Reed to Everyone:

Transparency is paramount

11:19:18 From Aaron Eckhouse (California YIMBY) to Everyone:

+1 to this comment from Jeff

11:20:24 From Trisha Barua, she/they to Everyone:

+1 for Jeff's comment

11:21:00 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message): we will just thank him and consider his comments

11:21:09 From Christina Mun, Oakland HCD to Everyone:

Impact fees are reported on annually as informational reports to CED and Council. It will go to 6/28 CED for this year, here is last year's: https://oakland.legistar.com/LegislationDetail.aspx?ID=4769988&GUID=9F0A7046-EED8-4631-A4D1- BF5FFC1CA301&Options=&Search=

11:23:31 From Audrey Lieberworth, City of Oakland to Everyone: email comments to generalplan@oaklandca.gov

11:25:35 From Darbi Howard, East Oakland Collective to Everyone:

I agree Sonja- The poor air and no green space is a disadvantage to improvements 11:27:13 From Darbi Howard, East Oakland Collective to Everyone:

Nico- this speaks to many issues with the City in terms of getting things actually done or more of the same!

11:27:29 From Raul Maldonado to Everyone:

+1 to Nico on kudos to AH overlay, and providing Berkeley as an example.

11:27:40 From Audrey Lieberworth, City of Oakland to Everyone:

@Tracey - can you send us an email about the project so that we can better understand the project and the zoning for the site? generalplan@oaklandca.gov

11:28:41 From Jeff Levin, EBHO to Everyone:

AH overlay - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

11:29:21 From Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/events/general-plan-update-housing-element-workshop-4

11:29:29 From Jeff Levin, EBHO to Everyone:

Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies

11:29:34 From Aaron Eckhouse (California YIMBY) to Everyone:

agree with Jeff, and I think the city should move to ministerial approval generally 11:29:47 From Aaron Eckhouse (California YIMBY) to Everyone:

thank you for convening this meeting!

11:29:54 From Laura Kaminski, City of Oakland to Everyone:

https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports

11:30:22 From Laura Kaminski, City of Oakland to Everyone:

I included a link to impact fee reports, included are reports on the collection of the fees 11:30:25 From Nico Nagle (he/him) - HAC to Everyone:

Thank you for convening as well! And +1 to ministerial approval

11:31:01 From Sarah Karlinsky, SPUR (she/her) to Everyone:

I need to leave now. Thank you so much for holding this meeting it was very helpful and I learned alot.

11:31:14 From Raul Maldonado to Everyone:

Need to leave now; Thank you!

11:31:17 From Tracey Nails-Bell to Everyone:

Thank you for today's information!

Appendix I: Public Outreach Materials

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Oakland Housing Element
Housing Sites: Stakeholders Discussion Summary

February 2, 2022 9:00 AM – 10:30 PM

Held via Zoom

Participating Organizations:

- YIMBY Law
- Housing Action Coalition
- Bay Area Rapid Transit
- Nonprofit Housing Association of Northern California
- East Bay Housing Organization
- California Housing Partnership
- MidPen Housing
- Ellis Partners
- LISC Bay Area
- Public Interest Law Project
- Bay Area Community Services

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

POTENTIAL VIABLE SITES

Stakeholders provided examples of sites that may be viable for inclusion in the housing sites inventory, including:

- 40th Street and Martin Luther King Jr. Near the MacArthur BART station. Temporary homeless/navigation center
- Potential along Lakeshore Avenue just south of the I-580
- Closed Oakland Unified School District sites
- Sites owned by faith-based organizations interested in upzoning and development. There are three faith-based organizations actively looking to add housing
- Sites in the Rockridge area that can be upzoned (especially near BART)
- Sites identified along International Boulevard as part of the Oakland Sustainable Neighborhoods Initiative process

- Peralta Village in West Oakland – drastically underutilized; upgrade and add more housing

COMMUNITY ENGAGEMENT ON SITES

- Stakeholders provided ideas for community engagement on viable sites, and shared work they have done to solicit feedback on potential sites. Ideas included sending a flyer or survey to all property owners in Oakland to solicit development interest and reaching out to other public agencies for surplus land
- One stakeholder works with faith-based organizations through Alameda County and sees this as an avenue for community empowerment, as well as an opportunity to locate development in high resource areas
- Another stakeholder has sent a form to members of their organization to get feedback on specific sites with development potential

SITE SELECTION CONSIDERATIONS

- Locating sites within a quarter mile of transit, including bus lines, was identified as a priority by one stakeholder
- Stakeholders also mentioned identifying sites for lower-income housing in gentrifying or at-risk of gentrifying neighborhoods, as well as determining if lower-income sites will be competitive for State funding or tax credit scoring
- The City should use HCD's site inventory form (available via ABAG-MTC's HESS Tool) when publishing drafts of the sites inventory
- The City should maintain a reserve list of sites or capacity buffer to meet State no net loss requirements
- When computing site capacity, the City should emphasize minimum or likely capacity of sites to remain in compliance with those requirements

FAIR HOUSING CONSIDERATIONS

- Stakeholders indicated that site selection should be guided by the City's mandate to affirmatively further fair housing
- The draft assessment of fair housing prepared for the Housing Element should be made available for public and stakeholder input as soon as possible

GENERAL BARRIERS TO DEVELOPMENT

- Stakeholders discussed why sites identified for the 5th cycle RHNA have not developed with housing. Barriers to approval, neighborhood opposition, and the availability of financing were described
- Affordable developers also get outcompeted by private developers for sites due to lack of funding for site acquisition

- One stakeholder suggested the City should consider a set-aside fund for site acquisition that affordable developers can use. This could be a revolving fund
- One stakeholder noted that housing development around the Lake Merritt BART Station requires the development of other amenities in order to make housing development feasible
- Stakeholders also noted that traditional sources of funding are largely depleted

CITY CONSTRAINTS ON DEVELOPMENT

- Stakeholders noted that the City needs to increase opportunities for affordable housing. Some stakeholders noted that City departments often have conflicting priorities or do not agree, especially regarding transportation. It is also difficult to get early feedback on proposals from staff
- While the planning application process was identified as generally smooth, other steps in approval can make it difficult, especially for smaller projects
- One stakeholder suggested the City appoint a "housing czar" or process coordinator to facilitate the approval process
- Appeals process is politicized. Things that are settled—e.g., plans in areas that already have EIRs—still get appealed. Stakeholder suggested that EIR appeals should go to a non-elected body instead of the City Council
- Other stakeholders emphasized the need for by-right approvals, permit streamlining, and entitlement reform to reduce costs, increase competitiveness for State funding, and unlock development potential on smaller sites
- City requires payment of most permit fees upfront rather than at issuance of permit or project completion. This can make development infeasible for non-profits or smaller developers – they can't have $1 million just tied up while the project goes through approval process

Zoning and Development Standards

- Stakeholders remarked that upzoning in various Oakland neighborhoods could increase residential capacity and flexibility, particularly on smaller sites
- Single-family neighborhoods in North and East Oakland were identified as areas that could particularly benefit from such actions
- Stakeholders emphasized flexibility in zoning, including allowing increased density and removing ground floor retail requirements
- One stakeholder remarked that BART sites should maintain sufficient parking requirements for commuters
- Stakeholders suggested the use of various zoning overlays to incentivize development, including both a mixed-use overlay and an affordable housing overlay.
  - Density bonuses for affordable housing were also identified as an important tool

OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT

- Stakeholders discussed the ideal density range for affordable development - one stakeholder noted it was between 40 to 50 dwelling units per acre, while another indicated that it was between 60 to 80 dwelling units per acre
- While one stakeholder suggested a maximum building height of less than 85 feet on smaller sites to incentive private developers to use density bonuses and add affordable units and work their way to 85 feet, another remarked this approach would result in neighborhood meddling and could potentially trigger additional EIR review, and would not count towards the RHNA
- One stakeholder remarked that their organization prefers sites that offer economies of scale, while another indicated that smaller sites my be useful in providing ownership opportunities for moderate-income households
- One stakeholder encouraged the City to incentivize "affordability by design"

Oakland Housing Element Discussion Group Meeting #2: Production, Preservation, and Protections

March 10, 2022 1:30 PM – 3:00 PM

Held via Zoom

Participating Organizations:

- East Bay Housing Organization
- East Bay Permanent Real Estate Cooperative
- Greenbelt Alliance
- Housing Action Coalition
- A Diamond in the Ruff
- California YIMBY
- East Bay for Everyone
- Sustainable Economies Law Center
- Community Housing Development Corporation
- Jobs and Housing Coalition
- East Bay Asian Local Development Corporation
- United Seniors of Oakland and Alameda County
- City of Refuge/United Church of Christ
- Bay Area Housing Advocacy Coalition

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DEVELOPMENT PATTERNS AND ECONOMIC PRESSURES

- High development costs—particularly labor, land, and construction costs—were noted as significant barriers. One participant noted that some local labor practices, which are in the City's control, limit competition and drive up costs.
- Participants remarked that new housing does not cause displacement, since displacement is already happening. Displacement pressure emanate from the greater economic landscape, and the availability of new housing becomes a self-reinforcing cycle. They pointed to the Broadway Valdez area as an example of this.
- Participants discussed the opportunities of developing on large and small lots. High density development is more feasible on large lots like in the Broadway Valdez area, or on larger brownfield sites and industrial land. However, these sites tend to be in or near lower-income neighborhoods. The City should encourage development patterns with smaller lot sizing or lot consolidation to take development pressures off low-income neighborhoods. The City should make lot mergers easier and ease building code impacts (especially in neighborhoods like Rockridge and Temescal).

- One participant remarked the due to large economic pressures, the City's existing tools (including tenant protections) cannot match affordability needs – which can only be met by generally increasing housing supply. They also advocated for increased supply in higher-income neighborhoods to reduce the pressure on lower-income neighborhoods.
- One participant noted the affordability crisis is not just supply and demand issue, as the presence of vacant units—especially market rate units—demonstrates. They also remarked that the baseline market is friendly to luxury apartments that are treated as investments, and advocated a vacant unit tax and not just a vacant land tax.

STAFF CAPACITY

- The lack of staff capacity is a major cost driver for all housing developments, including affordable and market rate projects.
- Participants noted there is a lack of clarity at the staff level on permit streamlining processes as well as how affordable housing is prioritized. Navigating State streamlining law is a long process, and participants appreciated the City's standard procedures and hoped the City will continue to refine and expedite the process. Participants noted that moving towards ministerial approval would help increase staff capacity.
- Participants explained that all housing projects (including market rate and affordable) are challenged by costs and permit timing, and get stuck at every level of the process. One participant noted they had trouble working with the City to increase density on their affordable supportive housing project.

FUNDING FOR AFFORDABLE HOUSING

- Some participants noted that local funding and budget priorities do not reflect Oakland's commitment to housing, even though the city bears a disproportionate impact of the housing crisis in the Bay Area. One participant noted that while the City is a good partner in securing State funding, there is a lack of political appetite to spend local money on affordable housing,
- One participant suggested fees be assessed entirely upfront. One participant also suggested deferring building permit fees for affordable projects to permit issuance.
- One affordable housing developer noted that their units skew towards the lower end of the income spectrum, but it is difficult to operate without subsidies and a constrained housing voucher supply (which is slow-moving on the federal level).

UNMET HOUSING NEEDS

- Oakland has diverse housing needs, including large family and very- and extremely-low-income housing. Larger units tend to be more expensive and move slowly, as large families will often prefer to "double up" in smaller and cheaper units instead. Participants also noted an unmet need for very- and extremely-low-income housing (below 50 percent area

median income) compared to low-income housing (60 percent to 80 percent area median income).

- The City needs to encourage more moderate-income or "missing middle" housing. One participant encouraged the City to focus on policy tools that do not require additional funding, which should be focused on deeply affordable housing. There is a particular need for missing middle housing for elderly and disabled residents, who are unable to downsize due to a lack of supply. Condo conversions further impact the available supply. Additional supply of this housing type could lead to decreased displacement pressures.
- Participants generally agreed that the City should encourage more two- to four-unit development (i.e., missing middle), and were in support of the City Council's directive to revisit single-family zoning.
- There is a need for supportive services and transitional housing, which is currently overlooked. Workforce development and other training should be included to ensure people can stay in affordable housing.
- Residential development on church developments runs into major zoning issues – the City should increase flexibility for this type of development.
- The City has a history of segregating affordable housing projects, and misses opportunities to provide lower-income housing in high resource neighborhoods (e.g., Oak Knoll). Going forward the City needs to be proactive about not missing these opportunities.
- One participant noted that an earlier draft Downton Oakland Specific Plan had affordable housing goals that did not match the reality of Oakland's Black population's housing needs. The City should be realistic when setting goals and policies.

ZONING AND REGULATORY STRATEGIES

- The City gives too many concessions to market rate projects, and the cumulative effect is decreased regulatory incentives and tools to encourage affordable housing.
- The City should increase densities without totally changing a neighborhood's character.
- Participants supported City Council's directive to revisit single-family zoning and allow two- to four-unit developments.
- Several participants advocated for an "affordable housing overlay", which will help the City be competitive for TCAC, LIHTC, and other funding sources. The City should also develop right sized zoning in high resource areas to also remain competitive. Matching TCAC scoring helps developers hit deeper affordability levels while reducing the strain on the City. One participant also proposed a small lot overlay on transit corridors for workforce housing.
- Overlay for small lots so they can be zoning compliant and/or be able to develop additional housing was mentioned.
- One participant remarked that the City should be more flexible in its definitions of a household, including co-living situations. The current definition can obscure the actual

economic status of a unit's residents (e.g., a unit with multiple lower-income families is considered one higher-income "household").

CREATING AFFORDABILITY STRATEGIES

- The City should encourage the conversion of hotels and motels to long term affordable housing.
- The City needs to move forward with its public lands policy, and include a process for developers to acquire vacant parcels (which was done previously). One participant also suggested increased flexibility in a public lands NOFA, including higher cap and reduced need for City Council votes. This will remove administrative burden and can help expedite a restock of the public lands portfolio.
- The City should encourage affordability by design for different levels of affordability.
- Larger market rate and non-profit developers can move through the market easier than smaller ones can due to their increased resources. Participants want to see a way for smaller affordable developers to move through the landscape without adding costs. One participant noted this will be especially important for single-family owners who want to upgrade to two to four unit projects, but will get caught up in the permitting process. The City needs to streamline the process now for when these projects come online.

MAINTAINING AFFORDABILITY STRATEGIES

- One participant noted that restricted affordable housing and non-restricted affordable housing (or "naturally-occurring affordable housing") call for different programs.
- There is a trend of conversion from non-restricted affordable housing to market rate (e.g., condo conversions in northwest and central east Oakland). Rent controlled units are also not permanently affordable and can be demolished. Participants expressed interest in strategies like social housing, TOPA/COPA, community land trusts, and housing co-operatives to reduce conversions and maintain permanent affordability.
- One participant urged the City to advocate for the repeal of Costa-Hawkins vacancy decontrol provisions and keep owners from taking advantage of artificial scarcity to drive up housing costs.

ANTI-DISPLACEMENT AND TENANT PROTECTIONS

- One participant indicated the desire to slow gentrification and displacement. They want the City to help to drive housing costs down so the working poor can afford permanent housing without being forced into dense projects. Reduced housing costs will help decrease displacement pressures and increase housing choice.
- City has good laws compared to other cities (e.g., rent control, just cause, tenant protections, etc.), but effectiveness depends on legal counsel. The City should provide

funding to legal assistance and provide a legal right to council (see Measure F in San Francisco).

- The City should better incorporate SB330 protections against demolitions, especially because of the State legislation's sunset provision. Participants noted there is generally a lack of developer awareness about replacement provisions and indicated a need for education in the development community. Participants also suggested the City adopt a stronger demolition ordinance and add replacement provisions to the permit approval checklist. Participants also encouraged Planning and Building to coordinate with Oakland HCD about replacement units and right to return on development projects.

Oakland Housing Element Discussion Group Meeting #3: Draft Review

Wednesday, June 8 10:00 – 11:30am

Held via Zoom

Participating Organizations:

- Oakland Housing and Community Development (HCD)
- Parent Voices Oakland
- East Oakland Collective
- Alameda County Public Health Department, Health Equity Policy, and Planning
- Homeless Action Center (HAC)
- California YIMBY (Yes In My Backyard)
- Ellis Partners
- YIMBY (Yes In My Backyard) Law
- West Oakland Environmental Indicators Project (WOEIP)
- Oakland Starting Smart and Strong
- UC Berkeley Goldman School
- East Bay YIMBY (Yes In My Backyard)
- SPUR San Francisco Planning and Urban Research)
- Transport Oakland
- California Renters and Legal Advocacy Fund (CaRLA)
- Eden Housing
- Housing Action Coalition
- East Bay Housing Organizations
- Emerald New Deal
- A Diamond in the Ruff Incorporated

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DISCUSSION SUMMARY

Many participants were generally supportive of the Housing Action Plan, but key issues emerged around zoning and affordability, accountability and compliance, environmental justice and air quality, distribution of housing sites by area and income level, resource allocation, and public availability of housing element information.

Affordability was top of mind: One childcare focused participant requested low and very low-income housing include housing geared towards retaining specific groups such as early childhood educators and childcare givers. After housing childcare is the biggest expense for families, so childcare and housing should be considered in tandem, and it was suggested that co-locating childcare facilities with new development could lessen this burden. Several participants echoed a desire to see the affordable housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect, and that a baseline affordability standard be implemented for all new development.

Several participants mentioned a need for stronger compliance measures to hold developers accountable. Participants mentioned that fees are often too low to provide meaningful incentives for developers to follow through with affordable housing agreements and remarked that developers have consistently violated current zoning rules and not being held to their proposals once approved. Participants suggested fees be raised to encourage developers to take affordability requirements more seriously.

Another key theme emerged around environmental justice and housing quality. A participant from the UC Berkeley Goldman school encouraged planners to consider collaboration with County inspection offices to regulate indoor air quality for Oakland households, particularly those with children and those in low-income areas. Many participants echoed the need for greater consideration of air quality issues when determining affordable housing sites and urged planners to consider locating affordable housing away from freeways. One participant urged the city to include existing housing near freeways, Oakland Ports and other heavy duty trucking concentrations under its definition of contaminated sites and help building owners retrofit air filtration to reduce exposure of residents to transport related emissions

Participants desired more clarity and summary analysis of the table to demonstrate the relationship more clearly between the geographic distribution of affordable housing and resources available in proposed neighborhoods. Participant commented that affordable housing is often located in the lowest-resource neighborhood, suggesting that planners consider upzoning all transit corridors, with additional emphasis on Rockridge BART. Another participant raised the concern that the AFFH analysis be made a part of the site selection and action plan, and not just analysis.

Some logistical concerns were also raised regarding the public availability of items such as up zoning & overlay maps, which ideally would be provided in advance, indicate areas that are being considered for rezoning, and coded according to income and racial discrimination considerations. Additionally, participants requested tools to allow the public to monitor impact fees collection and use, as well as an executive summary and clear table containing new policies. Many participants commented on the need for better prioritization to ensure most needed HE action items were addressed in a timely manner, reiterating the need to translate analysis into action.

DETAILED DISCUSSION NOTES:

Affordable Housing Overlay

- Participant remarked that "Oakland's RHNA increase is actually a lower percentage than the region as a whole."
- Childcare-focused participant suggested that low and very low-income housing include housing that is geared towards retaining specific groups such as early childhood educators and childcare giver, also co-locating childcare facilities with new develop. Additionally, participant urged planners to consider providing childcare support for unhoused people.
  - Children and their families should be key stakeholders in HE; after housing childcare is the biggest expense for families, so childcare and housing should be thought of in conjunction.
- Several participants urged that planners please consider ALL of AC Transit's Rapid corridors, not just the BRT line, when considering up zoning opportunities.
- A participant commented that the City of Oakland has been too accommodating to developers and has been building too much above-moderate housing. Low-income housing is determined based on property values of the surrounding neighborhood, and there needs to be a clear standard how affordable housing is determined.
- One participant remarked, "from attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR (below-market-rate) housing w/MR (market-rate). It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today."
- Participants supported development in Rockridge, given that it's the only BART station in Oakland that doesn't have TOD, it's the whitest census tract in Oakland. Suggested flatiron site that Oakland hasn't wanted to rezone is a worthwhile site to up zone for affordable housing despite its small size.
  - Other participants echoed support for up zoning the flatiron parcel and upzoning in Rockridge in general.
- Several participants support a move towards ministerial approval
- Historic resources deserve fair housing analysis because historic housing is often located in wealthier neighborhoods. These comments were echoed by several participants.
- One participant mentioned that they "would love to see housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect." These comments were echoed by several participants.
- Participant is concerned with city requiring compliance for AFFH requires fair housing analysis and that the analysis be made a part of the site selection and action plan, and not just analysis. There needs to be a better connection between analysis and action plan, encourages staff to read memo by ABAG about how SoCal cities got rejected by HCD.

  - Thinks its problematic that sites were determined in advance to fit where sites were already zoned properly.
  - Thinks zoning should be identified as a constraint, and that exclusionary areas should have been identified in advance and then re-zoned.
- One participant remarked about the "H overlay" - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

Accountability, Compliance, and Enforcement

- Participant commented that identifying affordable housing sites is only a first step, and suggested that without meaningful accountability measures and quantifiable financial repercussions for non-compliance, the site inventory would not be effective.
- One participant questioned "Who do we target, and how do we penalize them when lower income needs are not met?" with regards to non-compliant developers.
- Participant urged increased penalties associated with non-compliance on housing developers, stating that "developers are not building housing for people who live in Oakland but for people who are moving to Oakland".
    - Participant requests planners establish a baseline affordability requirement for all new development.
    - Participant commented that "with all the new buildings being built that impact fee account should at least be 300 million by now."
- Several participants remarked that current developers have already been violating existing zoning rules and not being held to their proposals once approved.
- Participant commented that developers are looking to waive fees, but affordable housing advocates would like to raise fees on developers to fund affordable housing.

Environmental Justice and Air Quality

- Participant from UC Berkeley Goldman School suggested adding provision in the HE to coordinate with county inspection offices for households (particularly with children) to regulate indoor air quality. Participant also expressed support for provision in HE (G2) getting gas out buildings.
  - This participant also suggested financing green bonds and social bonds, and mentioned a sustainable finance program at the university. These bonds have the potential to lower permitting costs for the issuer and can lower costs for developer.
- Participant from UC Berkeley Goldman School also commented, "I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites.

  - Participant urged the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites.
  - Participant also urged planners to help building owners in those locations retrofit air filtration to reduce exposure of residents to transport related emissions.
- Participant strongly seconds the previous comments, and addition to commenting, "We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures."
- One participant mentioned, "I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned— up zoning opportunities near **all** transit corridors."
- Participant suggested that health of housing is not identified, nor is equity. Census tract name of neighborhood is not identified in Housing Element Appendix C, Table C-21.
  - Affordable housing above Upper Broadway or MacArthur freeway is not being discussed. EJ and housing health is not being adequately discussed.
  - There should be policy and changes and language in HE regarding environmental justice
- Participant echoed the need for plans for investments for opportunity in low-income neighborhoods. Need to improve the air in West Oakland, because air pollution is one of the most challenging parts of living in West Oakland.
  - Other participants agree that the poor air and no green space is a disadvantage to improvements.

Planning Timeline and Resource Allocation

- Participant commented, "I'd love to see city take a stance on what strategies are going to come first given how busy city staff are. Actions in HE are fantastic, but there are too many of them to deal with immediately so city should identify which actions come first and which come last."
- The participant remarked that "study, evaluate, consider" are not viable action-oriented terms according to the HCD. The participant mentioned that the study has proposed inclusionary housing, but the city council has never actually considered it.
- City Council was promised by staff that a 5 year study would be done by the end of 2021, but the annual impact fee report still has not been presented to city council and has not involved public input.
  - The nexus study and feasibility fee study are being done with no public participation. There should be a specific plan that planning and building codes are updated to comply with SB9 and SB 330 especially the demolition protection.
- Participant echoed need for established timelines for implementing affordable housing and remarked that it shouldn't take that long given how easy the policy is to pass.

Public Availability of Housing Element Information

- There is a push and pull between locating housing where communities need to be supported versus the level of resources located in the community. Most affordable housing is in lowest resource neighborhoods.
  - Many participants requested table detailing affordable housing locations versus resource allocation and distribution.
- Participant suggested the city have a published methodology for when to count new market housing as Moderate Income, like San Jose does.
- Participant expressed support for up zoning around transit corridors, and suggested circulating maps illustrating these plans ahead of time to allow for public comment by affordable housing developers. Participant requested platform for public to monitor impact fee account.
- Oakland online housing portal was not user friendly for affordable housing developer
- The way that zoning code is written in the city breaks everything down into small pieces, which makes it difficult for affordable developers to utilize density bonus. Other cities don't have standards broken down into so many small parts and encouraged Oakland to consolidate zoning code into more straightforward and broader groupings.
- Maps should be coded according to income and racial discrimination consideration. Investing in lower income areas need to go beyond housing, there needs to be broader neighborhood improvements strategies.
  - The participant suggested that planning staff put out a map about what is being considered for rezoning.
- Participant questioned if there is a way for the public to track who paid impact fees and see what is being collected as well as where and how are those funds are being used.
  - Participants echo the need for improved transparency in this process.
- Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies.

Oakland 2045 Housing Element Workshop #1 Report

Oakland's Housing Element and Housing Locations

FEBRUARY 10, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is part of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels, including low income and households with special needs, from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community.

This first Housing Element workshop is part of Phase 1 of the General Plan update. The purpose of this workshop is to provide an overview of the General Plan and Housing Element update process and gather community input on potential housing locations. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 10, 2022 from 6:00 to 8:00 pm online via a Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 90 community members attended the workshop.

The planning team gave a short presentation during the workshop that gave an overview of the format of the workshop, the General Plan and Housing Element update process, and included a Q&A portion for participant questions. During the presentation, participants had the opportunity to answer the following survey questions about themselves:

- What brings you to this workshop?
- What neighborhood do you live, work, or have a business in?
- What do you love about the neighborhood?

See Appendix A for participant responses to the survey questions.

After the presentation, participants then proceeded to one of 11 Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The bulk of the meeting was spent in 11 small group discussions where community members had the opportunity to brainstorm together on potential housing sites. For the discussions, three to five participants were sent into Zoom breakout rooms with a facilitator from the

planning team to brainstorm on potential housing sites and considering the following questions:

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix B.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide variety of opinions on all topics.

- There was unanimous or near unanimous support for more housing in the community. Housing affordability was a key priority for all groups as well as the consideration of equity in all decisions related to housing. Most groups were pro-housing and particularly advocated for housing unhoused individuals and focusing on developing housing for extremely-low income and very low-income groups, with additional support for workforce housing.
- Most groups shared a desire for transit-oriented development near BART stops and housing development that considers proximity to amenities such as bus lines, grocery stores, green spaces, and neighborhood organizations.
- All groups discussed potential locations for housing sites. The most common general locations mentioned include underutilized parking lots, vacant lots, blighted commercial sites, major commercial corridors, in old office buildings, and greater densities in Temescal, Rockridge, Trestle Glen, Montclair, and West Oakland.
- Other specific locations identified as potential housing sites include along San Pablo Avenue, in the Coliseum area, at Howard Terminal, Eastmont Mall, the intersection of Broadway and Pleasant Valley Avenue, 51st and Broadway Avenue, and the DaVita Dialysis site.
- Several groups advocated for consideration to ensure that historical patterns of segregation are not perpetuated but rather resolved when choosing housing sites. Affordable housing should be distributed throughout the entire city. Environmental justice, safety, and gentrification concerns should also be considered when deciding where housing should be located.
- Many participants shared potential housing policies and programs to better help the city become a more affordable and equitable place to live. The most common tools cited include upzoning low density areas, banning land speculation, eliminating impact fees, inclusionary housing requirements, rezoning areas to permit residential development, streamlining the permitting and funding process for housing development and ADUs, establishing incentives for developers, and developing

supportive programs for marginalized groups to find, purchase, and remain in their homes.

- Groups had mixed opinions on whether to develop greater housing densities in the Oakland Hills. While some advocated for higher densities and the elimination of single-family zoning due to equity concerns, others believed that greater densities should not be permitted due to high fire hazard zones. Other housing constraints included proximity to polluting areas.
- Several groups stressed the importance of "going to where people are" to receive input and requested more visible information about upcoming opportunities to engage in the process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 primarily advocated for housing equity and providing affordable housing for systemically marginalized groups. The group was concerned about perpetuating the zoning system's racist and exclusionary history. Participants mentioned how affordable housing developments are likely to be in high crime and high pollution areas with limited access to neighborhood amenities.
- Participants brainstormed a number of policy changes to address the housing issues they identified in Oakland. Such proposals include developing additional extremely low-income housing units, developing affordable housing throughout the city in safe areas and near amenities, banning land speculation, upzoning the Oakland hills, and eliminating impact fees.
- Potential housing sites identified by Group 1 include underutilized parking lots in the city, Howard Terminal, and greater densities in the Oakland hills.

Group 2

- Group 2 was in favor of further expanding community engagement and education on the Housing Element and affordable housing topics to increase accessibility to those interested in getting involved. Policies participants brainstormed include requiring on-site inclusionary housing, considering barriers to affordable housing, and identifying equity patterns throughout the city's districts to better address systemic issues.
- Potential sites identified by Group 2 for affordable housing include City-owned properties and properties owned by the Oakland Community Land Trust.

Group 3

- Group 3 advocated for affordable and middle-income housing, historic preservation, and housing equity. Participants mentioned several potential housing policy solutions that include rezoning areas for residential development, converting nonresidential and office buildings to housing, promoting live-work units, streamlining the permitting and funding process, and developing initiatives for marginalized groups to buy homes.

- Potential housing sites discussed among Group 3 include in vacant lots, dilapidated commercial sites, along major commercial corridors, ADUs in single-family homes, and in old office buildings.

Group 4

- Group 4 was pro-housing, advocating for affordable and transit-accessible housing, overcoming patterns of segregation, higher density housing, and ending gentrification. Potential housing policies mentioned include upzoning areas of the city, building transit-oriented development, and limiting how long developers can sit on empty properties.
- Potential housing sites mentioned include Eastmont Mall, mid-rise buildings in neighborhoods like Temescal, and the vacant lot at Broadway and Pleasant Valley Avenue.

Group 5

- Group 5 prioritized affordable housing for very low-income households, effective programs to shelter and support homeless residents, dense housing to support transit, and supporting Black homeowners. Housing policies discussed include transit-oriented development, upzoning near transit, increasing height limits, removing parking minimums, implementing parking maximums, and passing anti-speculation laws.
- Potential housing sites mentioned include along transit corridors and vacant lots owned by the City, County, and land trust.

Group 6

- Group 6 supported more affordable housing development, particularly in less affordable areas and in proximity to transit and amenities. Potential housing policies mentioned include progressive vacant land taxes, affordable housing overlay zones, incentivizing affordable housing development, reducing parking requirements, and implementing eminent domain for unused property.
- Potential housing sites mentioned include vacant homes on San Pablo Avenue and the lot on the corner of Broadway and Pleasant Valley Avenue. Areas to avoid include high fire hazard zones and near the shoreline.

Group 7

- Group 7 emphasized promoting housing choice, including location and type for both renters and owners. Policy ideas and solutions include inclusionary zoning, streamlining modular housing, promoting workforce housing, and converting vacant ground floor commercial to residential.
- Group 7 also supported developing around transit stops, adding more ADUs and lot splits, and adding higher densities in Trestle Glen and Montclair while also being cognizant of climate considerations.

Group 8

- Group 8 advocated for housing where people actually live and need housing, preserving housing at risk of conversion, and on-site including housing building requirements.
- Potential housing sites identified by the group include along San Pablo Avenue, in the Coliseum area, anywhere near transit, and on smaller lots.
- There was a difference of opinion on housing in the hills – some believing that should absolutely not be allowed due to fire concerns – while some others believing that single-family zoning needs to be eliminated from entire the city because of equity considerations.

Group 9

- Group 9 supported added more affordable housing near transit throughout the city as well as more supportive senior housing, multigenerational housing, workforce housing, and ADA compliant housing. They highlighted the importance of environmental justice considerations, housing the unhoused before developing for other income groups, ensuring vacant lots do not sit vacant, and affordable housing continues for future generations to remain in the city.
- Potential housing sites identified include near transit, higher densities in Rockridge, near parks and green spaces, and in old or unused building and parking lots near city hall.

Group 10

- Group 10 advocated for prioritizing equity in all housing decisions, adding higher densities in commercial areas, incentivizing low and very low income housing development, pausing market rate development until Oaklanders have homes, and taking advantage of vacancies to house the unhoused.
- Potential housing locations identified include higher densities downtown and in west Oakland, more housing in Montclair and Rockridge, and higher densities along San Pablo Avenue.

Group 11

- Group 11 expressed interest in incorporation climate resilience into housing development, prioritizing housing equity, transit-oriented development, having housing typologies that fit with community character, and housing the unhoused. Potential solutions discussed include incentivizing developers, expediting and streamlining the ADU processes, and developing near amenities.
- Possible housing sites identified include a vacant parcel on 51st and Broadway Avenue, the DaVita Dialysis site in Rockridge, near Rockridge Bart, along Bart and bus transit lines, on blighted sites, and higher densities in west Oakland.

Appendix A: Mentimeter Poll Results

Question 1: What brings you to this workshop?

- To learn more
- To learn
- housing
- Curious what people are interested in talking about with the housing element
- I want to support more dense housing in Oakland, especially near transit.
- I'm an Oakland resident and urban planner looking to make Oakland accessible to all!
- The fate of Oakland, housing, development, and particularly for those not wealthy.
- Interested in future of housing- we need more affordable housing options across all neighborhoods of Oakland!
- Interesting in helping contribute to the housing plan for Oakland.
- We're oakland residents and appreciate the chance to learn about the housing element!
- Member of the Deeply Rooted Collaborative
- I am a Political and Community Organizer with Save The Bay! We're interested in ensuring that climate resilience is incorporated in the General Plan Update and the Housing Element.
- I am part of the Deeply Rooted group
- I want to ensure that Oakland dedicate adequate resources to support very low and extremely low income residence in accessing housing
- New Oakland resident, work in architecture / urbanism, committed to supporting more affordable housing in the Bay Area
- learn more about the housing element
- Hear about solutions to get more housing and make it more available and affordable for people
- oakland resident who cares about their community and wants to make sure this process and it's outcomes are equitable
- Looking to get involved , have voices heard, & provide input in planning
- To better understand the housing element and provide input based on what I experience as a resident of Oakland
- Board Member of Rockridge Community Planning Council
- Curiosity, and to learn
- Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.
- I'm hoping to see more housing built in Oakland! Particularly in my North Oakland neighborhood (San Pablo Ave) where there is lots of vacant land.
- learn about community concerns regarding housing in Oakland
- Strong interest in Oakland providing adequate housing across all economic bands. Affordable for people in each band
- Want to make sure Oakland uses this housing element update opportunity to end exclusionary zoning, allow for more housing density citywide (especially in wealthy neighborhoods and near transit), and expand demolition and displacement protections

- I’m concerned that people especially African Americans are priced out of the housing market.
- Equity concerns. Also wondering if your community outreach team consists of any people born and raised in Oakland. Outsiders are always "representing" Oaklanders.
- I have lived in Oakland for 40 years. It breaks my heart that it is becoming a place that only the wealthy can live. I am saddened that the Black population has decreased. Let's support social housing!
- I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.
- urban planner from the Bay Area. Interesting in learning what Oakland is working on for the General Plan and Housing.
- Create more housing
- My primary concerns are equity—woefully inadequate affordable housing and continued displacement—and the need for dense housing near jobs and well served by goodnfrequent public transportation, bike lanes, and walkability to daily needs.
- We need responsible and effective affordable housing programs.
- Interest in developing a housing element that affirmatively furthers fair housing, breaks down past patterns of segregation and disparate housing opportunities, and improves on the City's past performance in producing affordable housing
- I care about housing!
- I want more homes to be built in Oakland so that the cost for housing goes down.
- I'm concerned that the timeline does not allow for quality engagement with our community.
- I am concerned about the housing crisis in Oakland.
- Interest in housing
- I work for the Oakland Fire Department and want to stay engaged in our community and hear outstanding Public Safety concerns.
- An interest in providing housing for Oakland residents at all income levels. I care about creating change while not forcing radical change on any Oakland neighborhoods.
- As a representative of the Rockridge Community Planning Council, a neighborhood organization focused on community development. Here to listen and learn.
- Making sure that Oakland does it’s part to create the new homes we need to help solve our housing shortage that is driving our displacement and affordability crises
- Ensuring that fair housing and equity are an integral foundation of the ENTIRE housing element process. For the city to address that for the past 5 years, the City has built 9.5 market rate homes for every 1 unit of affordable.
- The #1 thing Oakland residents want is affordable housing and yet this City has not prioritized affordable housing and nor met our statewide goals for years.
- Express importance of mixed income housing in areas that are densely populated areas that are predominantly low income.
- I am a 3rd-generation Oaklander and my whole family lives here. It's become too expensive to live here and we need to make sure there's housing for everyone.
- This is important
- I'm with East Bay for Everyone: https://eastbayforeveryone.org/wp-content/uploads/2022/02/2022-02-09-oakland-housing-element-priniciples.pdf

- I want to speak in favor of building, building up, and building densely (to encourage future walkability and transit). I believe all neighborhoods are worth investment, to support new housing of all types in income and physical types.

Question 2: What neighborhood do you live, work, or have a business in?

- mosswood
- Old_Oakland Grand_lake Downtown
- Downtown
- Bushrod
- Rockridge
- Mosswood Temescal
- Concord Contra_Costa_County
- Prescott Work_from_home Work_for_a_company
- Harrioak
- Downtown
- Downtown
- Dogtown West_Oakland
- D2
- Maxwell_Park
- temescal work_in_fruitvale
- san_antonio_neighborhood
- Rockridge
- Oakland
- Piedmont_Ave Downtown
- West_Oakland SF
- Grand_Lake
- Uptown
- Rockridge
- Walnut_Creek
- East_oakland
- Grand_lake
- Old_Oakland Citywide
- Santa_Fe Jingletown
- Longfellow
- North_Oakland Fairview_Park
- Adams_Point
- west_oakland
- Bayview_Hunterspoint
- Rockridge
- Rockridge
- Clinton Downtown
- Dimond Laurel Lake_Merritt
- Rockridge
- Fruitvale Fruitvale Fruitvale
- bushrod
- I_live_in_Oaklands_Distri I_work_in_Oakland No_business

- north_oakland
- Old_Oakland
- Skyline
- Chinatown
- Golden_Gate
- Waverly
- Fruitvale East_Oakland
- East_Oakland D6
- Alameda
- Rockridge

Question 3: What do you love about the neighborhood?

- lots of things
- The people! I just want more of them.
- Walkable, friendly neighbors.
- I have been here for 42 years. Not enough space.
- Weather and history
- Family oriented
- my neighbors!!
- I love how central everything is, as well as the proximity to transit options
- Culture
- Accessibility to restaurants, goods, services, transit and walkability
- i love that downtown is close to chinatown, has lots of stores and restaurants, close to lake merrit
- Friendly
- I love the diversity of businesses around here.
- I love our street trees and our park! We have lots of wonderful urban green spaces.
- Proximity to important spots
- I love my neighbors but so many are at risk are displacement.
- Mixture of housing and neighborhood business district.
- Takes more than 250 characters. I have lived here 42 years.
- "Walkability!
- Lots of great social resources within walking distance."
- Walkability, quick easy access to transportation, close retail
- People and the lake
- Great sense of community
- I love the colors and flavors of fruitvale, it makes me really sad that there is not more investment and effort from the city of oakland in bettering the area
- Walkable, location
- Everyone seems to have the best interests of oakland at heart
- Children playing in Frank H. Ogawa Plaza
- I used to love my neighborhood until unfriendly gentrifiers moved in.
- Walkability to schools and shops
- The people.
- Rockridge also has a high degree of activism and also recognizes need for greater population diversity.

- its one of the last places in SF that still has it's diversity. I hope Oakland can keep from gentrification.
- It's accessibility, shopping, and community spirit.
- There is a fair amount of housing for renters.
- Walkability & retail corridor
- The community! I want more neighbors!!
- It's a livable community, for people like me...
- Beautiful neighborhood—Street trees, gardens. I can walk to food stores, etc. I love my neighbors, from lots of backgrounds.
- It is walkable and has ground floor retail that is alive and well
- Location location
- I love the shops that are within walking distance
- The peole
- Vibrant BIPOC communities
- Diverse cultures and food options available.
- Approachable neighbors.
- It's diversity, it's right in the middle of everything, it feels like Oakland.
- Friends and neighbors.
- Many resources. Minimal need for car. Diverse. Close to nature
- The melting pot of cultures and food and good weather.
- Diversity
- walkable, good transit, great restaurants
- Short answers are the problem. Elicit granular, detailed stories for better results.
- good grocery stores
- Neighbors know each other.
- Walkability and vibrancy
- My neighbors
- I love Alameda's proximity to Oakland. We are ONE city as far as I'm concerned.
- Walkability, access to transit, parks, mixed use.

Appendix B: Breakout Group Facilitator Notes

Group 1 Facilitator – Laura Kaminski

Participant 1- Main concern is equity and climate.

Participant 2 – main concern is Housing Equity in neighborhoods.

Participant 3- worked with the City on the Housing Element in 1998, should start with discussing how our existing system on zoning is based on racism. Worked on the last General Plan as City staff and worried we will repeat what was done in the past.

Participant 4– I live in affordable housing, I know what it is like living in affordable housing. Important to where you are putting affordable housing, I live near pollution, noise in China town, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution. Once you are living in affordable housing no one wants to listen to you and

your concerns. This area has become extremely violent, there was a shooting on I-880 right across from my balcony. We don't need more market rate housing, we need extremely low housing. Most of the people who are homeless need extremely low housing.

Participant 5- We have existing systemic policies, we need serious policy change. We need serious discussions. 174% of housing was built for market for market rate, it is a policy decision of what housing is being built.

Participant 4– Should put of lot of thought into where you move people 55 and older and people with mental disabilities. Where I live, we don't have grocery stores, have predatory people that rob people. We had tough sheds moved in next to us, had increase in crime overall, not just from homeless people, but unfortunately some homeless people have problems with drugs and this can create crime. We need to care about who is living in affordable housing and what there needs are and provide safe housing.

Participant 1- Affordable housing, it should be more dispersed throughout the city. Should look at parking lots. The A's are not going to have affordable housing. Need more resources for family housing when growing up.

Participant 3, we need some radical policy changes. We need to ban land speculation. As long as we are beholden to developers. They are scooping up housing and flipping for huge cost. We should replace Planning & Building with other Departments. We are so looking at the minutia of housing, we cannot get through the permit process because we don't know how to play the game. Let's make a system based on safety. We don't need to know how far the kitchen is from the basement. Zoning was created to separate certain people, redlining. We repeat redlining. Oakland hills is the most segregated. Every house over 6,000 square feet needs to take in 6 more families. Our politicians are taking money from developers.

Participant 5, Howard Terminal, greater percentage of affordable housing and it needs to be on site. Howard Terminal is going to go through with nothing of value. Have to change policies. No more building market rate housing without a certain percentage of affordable.

Zoning needs to upzone in all of the hills areas.

Iris - should eliminate Impact Fees only do onsite. The process is so onerous for the average person or small developer trying to build affordable housing. The City should have staff to assist with all of the rules. Should have staff to assist the public with ADUs. Concerned that this Housing Element will be a cookie cutter process and that the consultant D&B will not have the creative ideas.

Participant 1– how can we continue to build market rate when we have not met the numbers for affordable?

Participant 2– we have to generate tax dollars as well.

Participant 3– we should spend less money on police and more on paying for the City.

Participant 1– The City is proposing business tax changes and increasing money from the Port.

Participant 4– Why are we supporting corporations that are not paying living wages?

Participant 1– Companies are buying up single-family homes and then letting them get dilapidated and then flip them. Can the city enforce the codes to not allow for this?

What makes housing more expensive in the first place.

Participant 2– I have a family member that is making 6 figures and can't afford to buy a home.

It is extremely difficult to get into any area of the City, housing is going for at least $500,000.

Participant 1– At least they used to look at comparables for how housing is priced in real estate, how does housing get to be priced at this high of a price? We should be addressing what has gotten us to this place.

Participant 2– there are a lot of people who work in Silicon Valley that are moving here and driving the price up. They are taking these properties over. They can't afford the housing in Silicon Valley so they are coming to Oakland.

Chat:

19:12:25 From Participant to Everyone:

that is the argument they are currently making

19:13:46 From Participant to Everyone:

yes

19:24:48 From Participant to Everyone:

how about a policy that says single family homes can only be purchased by people who will reside in them?

19:25:26 From Participant to Everyone:

@ Participant + 1

19:26:21 From Participant 3 to Everyone:

Get rid of any restrictions on the number of people who can be in a unit

19:26:24 From Participant 2 to Everyone:

Sounds good, but if they can't afford to do so, it leads us back to those who can or these large corporations

19:26:47 From Participant 3 to Everyone:

Eliminate parking requirements

19:30:07 From Participant 3 to Everyone:

Allow people to create cooperative living arrangements without city requirements- allow people to create their own agreements, trust collectives to be responsible adults

19:32:22 From Participant to Everyone:

Same for "affordable housing", allow housing to flourish without 20 pages of requirements. Ask for a confirmation that the housing is remaining that every year. Have the land be deed restricted.

Group 2 Facilitator – Lakshmi Rajagopalan

Introductions
#1 - oakland resident, D2, urban planner, need more engagement/education around housing
#2- piedmont ave, searching for new housing in Oakland - which is proving to be very difficult
#3 -unity council (deeply rooted) - timescale/fruitvale area, lack of investment
#4 - issues with housing development esp. Affordable housing
#5 – did not engage at all

Engagement and Education
Education on what affordable housing means (critically low/low income)
Engagement - education is a key
Translating into easy-to understand language, in multiple languages
Being transparent as possible - with these timelines, how are we listening to the community?
Accessibility - meeting in the box situation - printable - cultural centers/community centers
Capacity building/educational piece of housing - housing element - enable the community
Time/capacity building/educational exercises

Sites:
consider City owned properties and properties owned by Land trust properties - developers.
Buy back properties owned by these developers using eminent domain

Policies
Require on-site inclusionary housing (or if they are paying into the impact fee fund, there needs to be accountability on what those monies are used for - how that money is used)
Consider barriers to developing affordable housing - there are several (example: https://oaklandside.org/2021/10/20/nonprofit-run-by-homeless-people-says-it-was-unfairly-taxed-for-trying-to-build-housing/)

Equity
Look at Redistricting mapping to identify equity patterns
How will the policies be evaluated to fix more systemic issues? Policies should also address unhoused.

Group 3 Facilitator – Audrey Lieberworth

Introductions:

- Participant 1 – North Oakland, Rockridge, cares about affordable housing
- Participant 2 – architectural urban designer, lives in Mosswood neighborhood, interested in affordable housing/extremely affordable housing, infill/redevelopment, finding perfect sites to do those sites on
- Participant 3 – West Oakland, lived in Oakland for 7 years, interested in social, economic, environmental, and racial justice. Also interested in affordable and missing middle housing. We're putting too much pressure on affordable housing and missing middle housing could help with this.
- Participant 4 – lives in clinton neighborhood, city planner, advocate for historic preservation (works with Oakland Heritage Alliance). Housing Element is an opportunity to use historic buildings as housing resources/naturally affordable housing. Harder to build new than rely upon historic building stock.

Question 2: What do you see as some of the opportunities for planning new housing in Oakland? (Examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers)

Participant 1

- Sites that are not currently used for housing. Some rezoning may have to be done, particularly if there are reluctant land owners
- The Ridge site – property owner does not seem interested in developing for housing; some encouragement through rezoning may be needed
- Vacant sites – look at zoning on those sites. Be aggressive where it makes sense to build housing
- Build affordable, with an emphasis on a higher percentage of lower income housing

Participant 4

- Look at existing buildings as potential housing resources, esp historic buildings. Existing nonresidential and older office buildings that might become obsolescent should be converted to housing. Including live/work, esp in industrial areas. CA Historic Building Code can help facilitate this process

- Existing single family homes – there may be provisions for ADUs, but these may also present opportunities beyond ADUs to add more units (I.e. missing middle) with an emphasis on affordable units

Participant 2

- Look at vacant sites and office buildings that could be redeveloped. Look at commercial corridors like Broadway and Telegraph – are there vacant sites, dilapidated commercial sites? There are commercial spaces with large parking lots along these corridors. We should densify these sites along the corridors.

Participant 3

- Hard to pencil out projects given that labor and material costs are high.
- There is a need for more workforce development programs / incubator programs for small contractors. Historically there have been barriers for Black and Brown communities to obtain apprenticeships to make their way into the construction trades – remove those barriers
- Time is money – streamlining the permitting process is ideal because delays mean projects cannot pencil out. State legislation allows some projects to be fast-tracked. Also a need for streamlining design approval process to minimize NIMBYism
- Need to define a clear permitting process for developers
- Provide opportunities to encourage Black and Brown property ownership in Oakland. Look at tenant cooperative in Brooklyn Basin. Develop initiatives to buy homes in Oakland – provide opportunities for Black and Brown communities that stay in their neighborhood to merge lots and create a larger multifamily complex, or build smaller, missing middle housing on a single family lot

Question 3: What do you think some of the issues or challenges will be in these areas?

Participant 1

- Major challenges for affordable housing are obtaining subsidies. More money coming through the State now, but Oakland needs to build up its funds/subsidies. Should be part of the Housing Element – think about how to raise funds from different sources for really substantial affordable housing. Raise local funds. Use conditions on other kinds of new developments (I.e., higher impact fees) to raise local funds

Participant 3

- Affordable housing developers talk about the gymnastics they have to perform to combine the tax credits and funding sources, which is particularly challenging for smaller developers with fewer staff and resources. Can we streamline the funding and administrative process to make development of affordable housing (esp for smaller affordable developers) more feasible?

Participant 4

- CA Historical Building Code – can address code issues that can inhibit rehabilitation of older buildings. Oakland should try to be more proactive around using that Code and should expand the number of eligible buildings (model – City of Alameda)
- Shortages of staff at City inhibits ability to process applications. Could bring in consultant planners to accelerate projects, offer overtime to existing staff

Participant 2

- Identifying funding sources

Question 4: What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 4

- According to the existing RHNA performance, City has been good at building market rate, but falling short on affordable. This is the area that needs most attention

Participant 2

- Need more affordable housing – esp VLI and ELI.
- Should be equitably spread out across different neighborhoods

Participant 1

- Integrate housing all across Oakland at all income levels, but financial feasibility of these projects is difficult
- For new housing, there should be higher percentage requirements to build low income housing on site, even though it makes it more difficult for projects to pencil out. Would like to see 30 or 40% required on site, but may not be feasible
- Real difficulty is identifying funds to subsidize projects

Participant 4

- Most developers pay in-lieu fee instead of providing on site affordable units. Oakland should take a closer look at actually requiring the units on site as part of these projects

Participant 3

- Oakland's inclusionary housing requirement is too low

Participant 2

- Is there oversight and transparency for distribution of affordable housing funds?

Participant 4

- City or land trusts with assistance from City could bid on foreclosed properties to acquire that land
- Relocate/move older, existing buildings in the way of new developments. There are existing policies in the housing element to facilitate this, but the challenge is to find locations to move those buildings to. Can they be moved to vacant City-owned land? If the building is in good condition, moving a building is a good way to preserve existing housing. If you move a historic building it does not need to be brought up to Code, which saves money. With house moving, the main expenses are moving it off the existing foundation and the utility wiring

Participant 3

- Current Code is really geared toward sustainability to address the climate crisis. Moving non upgraded housing would contribute to greenhouse gas emissions. Maybe there could be some middle ground
- At meetings to discuss housing projects (ex. Howard terminal), they hear a lot about parking. Not willing to move downtown because there isn't any parking available to them. Should be larger discussions about what it means to live without a car. Building housing close to transit (like BART) is not sufficient to meet needs
- Potential to create a new building typology for a community garage, not like a surface parking lot. Perhaps a tower of parking located within a five minute walk of a group of housing site

Participant 4

- Some streets are very wide. Could introduce angled parking on wider streets instead of parallel parking to accommodate more parking, esp in San Antonio neighborhood
- House moving is a great way to implement resource conservation because all of the materials are already in the house, don't need to dispose

Group 4 Facilitator – Daniel Findley

Participants

Participant 1 EBHO. Cares about low-income affordable housing, transit-accessible, designated bike lanes, and walking areas. Clean streets and sidewalks.

Participant 2: EBHO. Production of housing, meeting AFFH requirements such that we overcome patterns of segregation. More emphasis on affordable housing programs.

Participant 3: lives in Bushrod, very pro housing and more of all housing types. Housing needs to be easier to build. Favors higher density housing.

Participant 4: Represents Upper Broadway Advocates which focuses on the vacant lot at Broadway/Pleasant Valley. Favors changing zoning in commercial districts to allow for

higher density housing such that housing is a "preferred use." Supports the idea of affordable housing in high-rise buildings.

Participant 5: Co-chair, on tenant's union. Lives downtown. Not sure if more housing is the solution. Lots of empty lots, empty units. Root of the problem is that developers sit on empty properties. Important to her is ending gentrification and reducing the construction of luxury housing. Would like to see Henry J. Kaiser building transformed into housing and sites near Mosswood Park if new housing is to be built.

- What are the housing issues you care about in Oakland?

  These are discussed in the participant profiles above.

- What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)*

  BART is doing a good job except @ Rockridge. Eastmont Mall could be one site where underutilized parking areas could be identified for housing.

  Participant 3: in favor of by-right zoning and setting the rules to enable this. "Requesting a zoning change takes forever."

  Christina: would be in favor of changing zoning to accommodate housing (affordable). Thinks downtown Oakland is turning into SF with gentrification.

  Participant 3: wants enough housing even for tech professionals.

  Participant 4: lives in an ADU-few people care about ADUs because people are more concerned about large buildings and their impacts.

  Participant 2: Oakland has exceeded housing goals but only at the top income level. Would like Oakland to consider mid-rise buildings in neighborhoods like Temescal. By-right approval for 100% affordable. Mixed-income buildings don't pose a huge challenge (okay for financing) but is more in favor of mixed-income neighborhoods. Need more government support for rental subsidy.

  Participant 5Beach: even subsidized housing is too expensive for someone earning $1,300/month and on SS.

  Participant 2: to get state subsidies, there needs to be local match

- What do you think some of the issues or challenges will be in these areas?

  We moved into the final question but some of the challenges were teased out in the participants' responses to the first two questions such as affordability, impact of large buildings, ensuring rental subsidies so people can stay in their units.

- What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 1: Senior housing, TAY housing are interesting ideas.

Participant 3: advocates for homeless housing. City should be planning for homeless housing.

Participant 2: Larger units for larger families. City needs a housing needs assessment that assess pay burden (families that overpay for their unit)

Participant 5: social housing with assurance that families can remain in their unit.

Summary Points:

- Revise the zoning to accommodate housing, upzoning is a smart approach and legislate by-right approvals for 100% affordable. Build housing near transit, set the rules to accommodate more housing production.
- Not sure if housing is the solution. Lots of empty lots and empty units. Root of the problem is that developers sit on empty properties.
- Publish the needs and fair housing assessment on the website so the public can see it.

Group 5 Facilitator – Khalilha Haynes

A. What are the housing issues you care about in Oakland?

1. Prioritizing affordable housing (AH) for very low- and low-income households. there is no strategy for AH, so Oakland is losing people of color.
2. Investment priority for areas of the RHNA that have not been met.
3. Creating an effective and responsible AH strategy, with rental assistance for renters and down payment assistance for people to purchase homes.
4. Effective programs to shelter & support homeless residents.
5. City of Oakland becoming a nicer place to live, with less focus on cars, dense housing to support transit an address the homelessness crisis.
6. The homelessness crisis is exploding, and City needs to "go big" make a large investment in AH. How can we explain allowing people to live in tents under the freeway, on sidewalks, and in RVs?
7. Creating a program to support first-time Black homeowners and keep Black properties in Black hands.

B. What do you see as some of the opportunities for planning new housing in Oakland?

1. Building housing near transit, e.g. BART stations, transit corridors (esp. rapid bus lines).
2. Placing market rate housing in communities that were historically exclusionary and areas "post-gentrification."
3. Upzoning, esp. near transit
    i. Upzoning needs to be done equitably, especially in areas like Fruitvale and deep East Oakland, where upzoning would increase land values,

lead to speculation, gentrification, and displacement of current Black and Brown working-class communities.
    ii. Consider Emeryville as a model for maintaining Black population by building apartments everywhere.
4. Converting single family lots to multi-family lots.
    i. Consider San Francisco as an example.
5. Increasing height limits, removing parking minimums, implementing parking maximums.
6. Moms for Housing site has sat vacant for the last two years, despite being bought by a land trust a few years ago. There are homeless encampments just a few blocks away. Why has this not been opened to house people?
7. Public land for public good. Using public land would dramatically cut the cost of housing.
8. Establishing accountability measures and performance metrics for City's AH policies.

C. What do you think some of the issues or challenges will be in these areas?

1. Decreasing cost of housing to make it more reasonable and affordable to build housing.
2. Creating strategies so that AH does not compete with market rate housing.
3. Passing anti-speculation laws.
    i. E.g. Homes in North Oakland Flats are being bought up by for-profit companies, not nonprofits or Oaklanders.
4. Entitlement process is extremely onerous, for companies and individuals.
5. Using vacant land owned by the City and County. Taxing vacant public land – the County has so much public land that they aren't being taxed for, but private landowners are being taxed.
    i. City needs to publish a full list of all its available public parcels.
6. Need effective ways to build both market rate and affordable housing – using market rate to pay for AH won't get us enough AH.
7. Impact fee paid by developers that do not build AH is way too low. They need to pay more. Oakland devalues its land in order to entice developers, like a "low-budget prostitute."
    i. The implementation of impact fees originally was staggered (West, then Central, then East), giving developers time to buy up land in Central and East Oakland.
8. Lack of city, state, and federal funds, especially after the closure of redevelopment agencies.

Group 6 Facilitator – Alison Moore

Participants:

- Resident of Rockridge
- Resident of San Pablo Ave/Broadway
- Two members of East Bay Housing Organization

Key points:

- Surveying/ pressuring church groups and landowners how sitting on land- eminent domain? Vacant land tax- progressive.

Potential ideas: Affordable housing overlay, urban land trusts, adjusting parking requirements

- Challenges: Funding, costs of land.
- No gos: Fire hazard zones, Sea level rise and industrial land use- cancer clusters.
- Gos: Proximity to transit
- Housing types: Finding places for people that are homeless to afford to live.

Raw notes:

- More affordable housing in general is needed, with an equity lens.
- Some of the less affordable areas like Rockridge have some of highest land costs in Oakland.
    - Even if upzoning happened in these areas, it would only be a few parcels that would be viable.
    - Landowners in college and rockridge, not much incentive. One of major buildings there- dryers building, got redone 20, 30 years ago, was just bought by east bay jewish community center. May provide some housing there.
- Concentration of transit and grocery stores could support so much more housing than there is. Either side of Rockridge north or south or BART. They do well as it is, no incentive to go higher. Could there be an incentive? Trader joes is 1 story, but land office business.
- Affordable zoning overlay- market rate one zoning, affordable another. College avenue- 3 stories max, if you're building affordable you can get six.
- There is a need for deeply affordable housing. In the past 6 years, for every 9 market rate units, one unit of affordable housing is produced.
- Desire to see this housing element approached with an eye toward more stringent state laws- Cities must be held accountable. There are tools to implement equity and fair housing from the start, even beyond AFFH.
- Essential missing element is money- there is not a lot of money to fund affordable housing, especially since redevelopment agencies went away. The importance of finding those streams can't be understated.
    - When you're identifying sites, try and evaluate how competitive those would be for funding.
- When conversion occurs, landowners could make partial donation of property value to a land trust. way to get a benefit, land trust gets land at reduce costs.
- Lots of vacant lots that are paved or grassy, or unused parking lots, and a handful of homes that are vacant on San Pablo Ave. All owned by one somewhat active religious institution. Feels totally unfair to have wonderful neighborhood and land that isn't being used because someone isn't paying property tax on it. Complex when someone owns it, especially when they are exempt form property tax. But participant would like to see something happening on land
    - Stamford and san pablo. Yoga ashram owns 20-30 parcels, massive vacant lots. Headquarters in upstate new York. No control over those decisions.

Person with power is not really thinking about it. Eminent domain not as expensive.

- Unhoused individuals are being forced into the streets because of rent increases.
- Holding land for investment is wrong. What can we do about that? Vacant property tax, is pretty minimal. One option could be a progressive vacancy tax- the longer a parcel is vacant the larger the tax is. This will be on the San Francisco ballot this year.
    - Corner of Broadway and pleasant valley- A shopping center is no longer a viable option because of online retail. Problem was that property owner (corporation) doesn't want housing. The master lease that governs site prohibits housing- right now the zoning is general commercial. Why not rezone as residential? Could build mixed use with major housing component.

    - Eminent domain recommended as strategy for unused property.
- Synergy with transit and housing. AC transit and BART. Don't need to build as much parking downtown. In case of BART, where they have the land. Investing in transit with ridership and housing.
- Stagnancy has a cyclical effect- not a lot of businesses, not a lot of places to build housing, business don't want to open.
- Survey churches to determine extent of ownership
- Reducing parking requirements- Perception that parking requirements were down to half a space already.
    - Participants noted that some lenders wont provide money if you don't provide parking.
    - Support for parking maximums, and lowering minimums. Let market decide.
- Shared parking- some examples of this in El Cerrito del Norte
- Do not want to add housing in the following areas:
    - High fire zones
    - Near the shoreline. Also consider how housing can help reduce greenhouse gases, such as higher density and energy efficiency. Adaptive reuse is the most efficient.

Group 7 Facilitator – Matt Alvarez-Nissen

KEY TAKEAWAYS

- Identified need to improve the general outreach process – including making sure the community has enough context to understand the Housing Element process and is able to select appropriate sites.
- Housing locations – the City should locate affordable housing in higher-resource neighborhoods and near transit. Participants identified capacity for additional residential development in Trestle Glen, Montclair, North Oakland and the Hills. While we should keep fire risk in mind, additional development is possible through strategic planning. The City should also spread density around the city, and not exacerbate patterns of segregation. The City should not include grocery stores as sites, especially in food deserts.

- Housing choice – The City should promote housing choice, including both the location of available housing and the type of housing. This includes both rental and ownership units, ADUs, modular housing, etc.
- The City should work to increase the proportion of affordable housing to market rate housing in new development (including in any new Coliseum area development), and make sure not to redevelop on existing subsidized or rent-controlled housing.
- Policy ideas and solutions – Increase strength of the housing preservation program, inclusionary zoning, value capture of resale, transparent community benefits process, streamlining for modular housing (especially on small sites), promoting workforce housing, and allowing the conversion of vacant ground floor commercial to residential.

Detailed NOTES by Question

Participants were asked Question #1 as part of the initial round robin, and Question #2 to prompt group discussion. Questions #3 and #4 were also presented, but the discussion turned towards a more general conversation about housing priorities. The answers to Question #1 are provided and the answers to Questions #2, #3, and #4 are grouped together below.

Question #1 – What are the housing issues you care about in Oakland?

- Deeply affordable housing in Oakland and the region
- Quality design
- More equitable access to transit, especially in higher resource areas (e.g., Rockridge)
- Development of housing in diverse areas (e.g., Adams Point)
- Do not center density in one place (like it is in East Oakland)
- Climate smart housing (i.e., do not develop in areas prone to wildfire, flooding, etc.)
- Do not locate affordable housing in existing low-income neighborhoods

Question #2 – What do you see as some of the opportunities for planning new housing in Oakland?

Question #3 – What do you think some of the issues or challenges will be in these areas?

Question #4 – What type of housing does Oakland need more of? Where do you think it should go? Why?

- Conversion of vacant ground floor commercial to residential use.
- Permit higher mid-range densities to target missing middle housing, and prioritize the flatland (although might not be relevant with SB9 provisions).
- Develop around transit, including AC Transit stops.
- Spread density throughout the city.
- Do not exacerbate patterns of segregation.
- Do not include existing rent-controlled or subsidized housing in the inventory, don't want to encourage redevelopment of those buildings.
- Staff should provide more context on what makes a good site for housing.
- The proportion of affordable housing to market rate housing in new developments is not balanced – minute amounts of affordable housing with large amounts of market rate, especially on large projects. One participant expressed a desire to see this balance in any new Coliseum area development.

- Compare Coliseum area development to Brooklyn Basin development, interested in affordable housing balance and aesthetics of the development.
- Strategies to promote more affordable housing include community-based agreements, but this process is often not transparent and does not involve the community. Hard to negotiate for the community given limited time. Participants expressed a desire for a more transparent process and to hold developers accountable to proposals that actually benefit the community, especially on public land.
- Issues with the impact fee process – hard for the public to determine the total amount of impact fees collected and where the money goes.
- More workforce housing.
- Modular housing on smaller lots, allow for more flexibility in this process – including permit streamlining. Historically difficult for cities to build modular housing, but this can be a more financially viable way to build quality housing. It's also more cost effective and produces lower rents – affordable by design.
- The City should consider value capture from home resales as a potential program. This could be a good source to provide more subsidies for lower-income units in new developments.
- The City should increase funding to and strengthen the housing preservation program, which is similar to San Francisco's small sites program, to retain rent-controlled units. It is cheaper to maintain existing affordable housing than to develop new low-income housing with significant State and federal subsidy.
- Trestle Glen and Montclair, and areas northeast of the I-580 could be higher density (although there are slope and fire hazards to consider). These are higher resource neighborhoods and would be good for affordable housing.
- Participants emphasized locating affordable housing in higher resource areas outside of high fire hazard zones, where possible. However, some participants argued that it is possible to develop more in some of these areas given thoughtful strategic planning efforts – there are ways to mitigate the risk, including ensuring adequate fire fighting resources. One participant cautioned against located too much housing in areas with small and windy streets, since this poses an evacuation risk and may put vulnerable populations at even greater risk. One participant referenced recent State law (AB2911) and State building codes that would help facilitate development with good site management, design, and planning. One participant noted that there are also environmentalist concerns about development in the hills, but there is still lots of land up there where people could live.
- Housing choice is a priority – the City should create options for people to live in the hills if they want. People should also be able to choose single-family units, affordable rental units, affordable condominiums, etc. One participant noted that more condos should be built, and that a lot of rental apartments have been built but not ownership units. Another participant agreed – lots of new development is rent only, and buying options are typically restricted to single-family.
- One participant was in favor of the City promoting more ADUs and SB9 lot splits, but wanted to make sure that these are long-term rentals and not available on AirBNB.
- One participant highlighted the prevalence of food deserts in Oakland, and noted that when considering redevelopment of commercial sites the City should confirm that the site is not the only grocery store in a neighborhood.

- One participant was frustrated that the City released the RFP so late, and that the outreach process was doing things out of order. They noted it is preemptive to discuss sites without fair housing analysis, or other context building. Other participants agreed that the General Plan website is light on information, and should include things like a map of City-owned parcels and AFFH maps.

Group 8 Facilitator – Rajeev Bhatia

Housing Sites

San Pablo Avenue could be a great place for more (deeply) affordable or mixed-income housing. Broadway and Telegraph have gotten attention in the past, and San Pablo Avenue has not had the same attention.

Look at smaller sites, don't ignore them. A's stadium area, anywhere where transit is or is planned for.

Fire Captain. Has worked for Oakland Fire for over two decades, and can't afford to be in Oakland. Many police and fire personnel are eager to live in Oakland but are unable to afford to do so. Living too far from the City is not great in case of emergency need. Need to think about providing workforce housing, not just income-restricted. Castro Valley had Emergency Living Response Zone that prioritized police and fire personnel in case of need.

Difference of opinion on housing in the hills – some believing that should absolutely not be allowed – even one fallen tree on a one-way-out only area can cause devastating loss of life -- while some others believing that single-family zoning needs to be eliminated from entire city because of equity considerations (while case-by-case exemptions based on actual studies may be ok).

City also needs to promote NOAH (Naturally Occurring Affordable Housing). E.g.. City had program for small developments (five units or less), that could be resurrected.

Housing in Resource Rich vs. Non-Resource Rich Areas
While appreciate desire for adding housing in areas of opportunity, several members of the group wanted to see housing in areas where people actually live and need housing, even if these are lower-income/resourced areas, for cultural identity, because they have ties in the neighborhoods.

Preservation
Preservation of housing at risk of conversion was key for many people in our group. Need to extend affordability covenants. Developers of these, non-profits need funds. City should tap into infrastructure and other funds available from federal and State governments.

Inclusionary Housing

On-site inclusionary housing building requirement, rather than just paying fee, because that can take many years to develop when we need housing now. Money collected by City also loses value over time. Decisions on how to spend money collected also become political. BMR requirement also needs to be increased.

Group 9 Facilitator – Lauren Pepe

KEY THEMES

- Affordable housing should be built all over Oakland and not just in lower-income neighborhoods
- Affordable housing near transit is key- being next to BART station opens up far more opportunities than being two miles away - but ensure anti-displacement protections are in place for those who already live there
- We need more senior supportive housing, multigenerational housing, workforce housing, ADA compliant housing
- Homegrown solutions such as community land trusts should be seen as real solutions and we should remove barriers to these solutions; some homegrown solutions (such as Homefulness) have run into a lot of issues with the city
- Issue: Affordable housing is built but people who can pay market rate get it
- We must ensure:
    - Affordable housing is not built near pollution sites
    - Housing for the unhoused before anything else
    - Vacant units or land do not sit vacant
    - That affordable housing exists not only now but also in the future so that future generations can remain in Oakland
- We must recognize housing is a human right and not commodity

FULL CONVERSATION ORGANIZED INTO QUESTIONS/TOPICS (WITH CHAT TRANSCIPT INTEGRATED)

Introduction and Housing Issues of Concern

Participant 1, worked in affordable housing, lives in District 7: Create affordable housing all over Oakland and not just areas where the lowest income residents reside. TOD is important (clients take 3 or 4 buses to get downtown) and equitable transit should exist. Other issues of concern: homelessness – everyone should be housed, deeply affordable housing, workforce housing.

Participant 2, works with Unity Council, grew up in deep east Oakland and now works/lives in Fruitvale: Going from two miles away from transit to next to BART is like night and day in terms of access to amenities. Concerned about: homelessness, affordable housing for her staff, ensuring her children will be able to grow up in Oakland (she doesn't want to move to suburbs like her relatives).

Participant 3, third-generation Oaklander: Wants to see Oakland remain diverse, vibrant city and not turn into mini SF. Alarmed by how expensive it's become but believes there is enough room and we need more housing for all income levels. Oakland needs better transit; BART is great if you are next to it but if not, it's like it doesn't exist. Was able to buy housing after thinking she would have to leave; wants to see this opportunity to own in Oakland for her nephew. Was renter whole life and knows how difficult that can be; protections for renters can be improved. Wants to see more investments across the city like the Waverly development program in her neighborhood.

Participant 4, lives near Coliseum and works in Chinatown organizing for low-income immigrants: We need deeply affordable housing and more of it. Affordable housing waitlist practices might be unfair. The growing unhoused community is of great concern. We need more workforce housing (educators, grocery store workers, etc). Lumping all these types of housing together as moderate housing doesn't work because people who can afford to pay more get these units. How do we keep housing currently affordable as affordable and ensure maintenance over time (habitability is big issue in low-income communities)? Concerned about housing sites being near industrial pollution sites or near freeways/off-ramps. Believes that as long as housing is treated as commodity it wont actually be protected. Need to treat it as a human right. Most of flatlands in flood zone is a concern; we aren't doing enough for mitigation. What are we doing about ensuring safe places to shelter in? Resilience hubs must be built near homes especially for unhoused folks. Concerned that a lot of the announcements going out about the Housing Workshops were not multilingual; hopes language interpretation of meeting is being recorded.

Participant 5, lives in Grand Lake. Concerned about affordable housing being equitably distributed (and not just in East Oakland) and located near transportation hubs, grocery stores and offices. She works in accessibility for seniors in East Oakland. It takes so long for them to get anywhere - ensure senior housing is near transit. Also believes we need more middle-income housing.

Participant 6is a mother of four and has done crazy things to maintain housing. She seconds the issues already mentioned. Housing is human right and no one should have to do what she's done. Unhoused neighbors are all around and it's shameful that luxury units are going up while so many units sit vacant. Churches are closing because their parishioners have been displaced. She's showing up to this meeting reluctantly and doesn't think [the Housing Element outreach process] has hope with the quick timeline that has been established.

Where to locate housing?

- Near transit. Areas dense with transit must be dense with housing. Rockridge has blocked density but it's a place where we need higher density housing.
- Create affordable and middle-class housing throughout the city instead of allowing the current segregation to persist.
- Old/unused buildings and parking lots near city hall and maybe OUSD buildings/lots.
- Near parks and green spaces

Issues/Challenges

- Critical to have housing by transit but that causes gentrification. The only folks who are able to remain are in protected housing. Other folks are harassed by landlords until they leave and they lose good housing near transit. Need strong anti-displacement protections and outreach processes.
- In District 6, many large lots were zoned for affordable housing and supposed to be developed but didn't and property owner is absent. Multiple lots like that are creating blight in community. Developers bought them and didn't do anything.
- Support businesses during construction to ensure they remain open.
- Cost of housing (especially with materials prices increasing). Casa Arabella (affordable development) cost $60 million for 92 units.
- Make sure design of new housing matches existing aesthetic of community.
- When places are upzoned the cost of land increases greatly so building new units is hard to afford.
- Unhoused communities have needed to be resourceful; how can those areas where they live allow them to stay and be improved upon? Many of those areas don't seem very safe and near polluting sources, but how can we not continue to displace the displaced?
- The state has to work with other financing options to house the unhoused besides tax credits.

- New development also takes a long time. We've had a lot of community members fight for affordable housing in an otherwise market rate site, and by the time the buildings are open for occupancy those community members have been pushed out and don't get to enjoy the benefits of what they won.

Solutions/Places to Improve

- Take community land trusts seriously. Need more accountability in city departments that are supposed to be supporting residents, such as having enough inspectors who follow through and make reports.

- Need consequences for leaving properties vacant so that there's not unused housing stock.

- We need to embrace community-driven and homegrown solutions, de-commodify housing, and recognize the value of a family having dignity. Homefulness (non-profit) built on vacant sites that they purchased and have run into multiple fines from the City.

- We need a solid inclusionary housing policy.

- Update the impact fee policy.

What types of housing to build?

- Multi-generational or family sized housing

- ADA-compliant housing

- Supportive senior housing

Group 10 Facilitator – Helen Pierson

Introductions

- Participant 1 – part of YIMBY groups, wants to address the general unaffordability of housing in Oakland
- Participant 2 – The city is experiencing a homelessness crisis and should pause development of market rate housing until the crisis is addressed, the city needs housing for teachers, more housing in the hills, and housing for the unhoused is a major priority
- Participant 3 – promoting affordable housing is very important, rockridge resident, house homeless individuals, re-introduce SROs in areas like downtown, 'gentle density'
- Participant 4– pause on market rate housing, housing in Jack london area
- Question on Racial equity impact analysis – will such an analysis be conducted before the sites are chosen?

Housing Location

- Most new higher density housing so far is in the downtown and west Oakland areas, we need more housing in other neighborhoods like north Oakland
- We should have more housing in the Montclair area, and housing above the markets in rockridge
- Higher density housing could work in rockridge near bart but it should be well designed and compatible with the neighborhood
- The hills are not a good candidate for higher density housing because of the fire risk – remember the '91 fire
- Could be more high density housing along san pablo – access to transit (bus service) and shops etc
- Incorporate existing analysis on equity and justice to decide where housing should go – anti-displacement project, which areas are vulnerable to displacement

Challenges

- Fire danger – density limits in fire prone areas
- Nimbys will pose a challenge but smart design guidelines could help win people over to housing in their area
- Walkability and charm are important for new high density housing

Housing Types

- Focus higher density housing along commercial avenues
- End exclusionary zoning to allow four-plexes in single family neighborhoods
- Multifamily housing needed
- Family-friendly housing and housing accessible to working families
- Can the city put policies in place to ensure that existing units don't stay vacant

Report Back

- Incorporating data analysis on equity issues
- Focusing higher density in commercial areas
- Incentivizing low and very low housing
- Pause market rate development until unhoused oaklanders have homes
- Housing for more unhoused individuals and take advantage of vacancies

Group 11 Facilitator – Clare Kucera

- **What are the housing issues you care about in Oakland?**
    - Incorporating climate resilience, affirmatively furthering fair housing, housing equity
    - Concerns about why the City exceeded its RHNA allocation for housing for above moderate income units, but not for lower income groups
    - How can we better incentivize developers create affordable units?
    - Unhoused population
    - Expedited and streamlined system for ADUs, how to reduce costs for property owners who maybe want to add on an ADU

- **What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)***
    - 51st and Broadway vacant parcel – housing affordability
    - DaVita Dialysis Site in Rockridge
    - Rockridge Bart
    - Along transit lines – bus too or just bart?
    - Blighted sites that could be redeveloped or utilized in some way
    - West Oakland can be a much denser area of the city, Mandela Parkway
    - What is built needs to serve lower income levels

- **What do you think some of the issues or challenges will be in these areas?**
    - NIMBY views, no housing no change sentiments
    - Preventing displacement/gentrification

- **What type of housing does Oakland need more of? Where do you think it should go? Why?**
    - Having housing typologies that coincide well community character – for example lofts in the industrial areas of west oakland
    - Dense transit-oriented development, having folks closer to amenities that are accessible by transit

Appendix C: Main Room Chat Transcript

118:04:24 From Iris Starr to Everyone:

What is the agenda for this meeting? When do we get to talk?

18:04:46 From Cathy Leonard to Everyone:

Will the recording be shared with the participants?

18:05:12 From Liana Molina to Everyone:

And the mtg notes? ^^

18:06:28 From *Laura Kaminski to Everyone:

We will post a recording of the meeting on the website

18:06:39 From Cathy Leonard to Everyone:

Thanks Laura.

18:06:56 From *Laura Kaminski to Everyone:

Notes will also be posted on the website

18:07:05 From Liana Molina to Everyone:

Great, thanks!

18:07:05 From Iris Starr to Everyone:

What is the schedule for the update, I.e, what are the milestones and when? Where is this posted and can it be posted here?

18:07:35 From Iris Starr to Everyone:

When do you expect this to go to Planning Commission for approval, and then to Council?

18:08:03 From Naomi Schiff to Everyone:

Sorry I have to leave at 6 pm but please keep me in the mix. How can I provide written comments?

18:08:32 From Liana Molina to Everyone:

Probably good for those translators to share w community members who can't be here?

18:08:46 From Liana Molina to Everyone:

*to take notes

18:09:13 From Iris Starr to Everyone:

Lots of echos

18:09:17 From Hazel O'Neil, D&B to Everyone:

Si necesita traducción en español, envíe un mensaje a Hazel

18:09:31 From Hazel O'Neil, D&B to Everyone:

如需翻译，请留言 Hazel

18:09:48 From Iris Starr to Everyone:

We need interpretation, we don't know who is coming

18:10:41 From *Laura Kaminski to Everyone:

We will go over the high level schedule and update the website with more details as the schedule progresses and as more meeting dates get added.

18:10:53 From Liana Molina to Everyone:

I tried to voice my comment in the comments- about talking tri-lingual notes in English, Spanish, and Cantonese.

18:10:55 From Kelsey Hubbard to Everyone:

interpretation streams can be recorded if the consultant team logs onto them and records on the back end

18:11:09 From *Diana Perez, City of Oakland to Everyone:

The schedule for the General Plan Update will be covered during the presentation. It is also posted on the City's website: https://www.oaklandca.gov/topics/general-plan-update

18:11:12 From Rabi'a Keeble to Everyone:

the power point is not entirely visible and partially cut off, can some fix that? Thanks

18:11:16 From *William Gilchrist to Everyone:

Might be good for anyone not speaking to mute their microphone so we have minimum echo and noise. But remember to restore your microphone when you speak!

18:11:33 From Liana Molina to Everyone:

(Notes in all 3 languages for community members who can't be present.)

18:11:47 From Hazel O'Neil, D&B to Everyone:

One note to all attendants - there is closed captioning available for those who desire it. You can turn on closed captioning by clicking on the "CC" live transcript button at the bottom of your screen and selecting "show subtitles" (or "hide subtitles")

18:13:42 From *Laura Kaminski to Everyone:

We can translate the notes in all 3 languages

18:13:48 From *Laura Kaminski to Everyone:

After the meeting

18:14:26 From Rabi'a Keeble to Everyone:

Please fix the powerpoint, reduce the size so it all fits on the screen

18:14:27 From Kelsey Hubbard to Everyone:

great to hear notes will be translated, the meeting should also be recorded in the various languages as well. this is possible with zoom.

18:14:33 From Iris Starr to Everyone:

The schedule does not provide adequate public involvement! “a draft must be submitted to the California Department of Housing and Community Development by June 2022” The public has no additional time to opine, except at the Planning Commission and City Council where the decisions are already made.

18:15:03 From Naomi Schiff to Everyone:

Will all be on Thursdays? Need to schedule in advance. . .

18:16:26 From Iris Starr to Everyone:

Naomi: Ha ha “all”

18:16:42 From Hazel O'Neil, D&B to Everyone:

Https://bit.ly/oaksites

18:17:30 From Randy O'Connor to Everyone:

A need to act on housing, to provide more, and overcome the various hurdles that always prevent it from happening.

18:17:51 From Iris Starr to Everyone:

I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.

18:17:53 From Robin Walker to Everyone:

I retired from affordable housing. Over 25 years of experience.

18:18:06 From Tiffany Rose Lacsado to Everyone:

Member of the Deeply Rooted Collaborative - The Unity Council

18:18:10 From Phoenix Armenta to Everyone:

I want to see Oakland develop a housing first model, where housing the unhoused in the #1 priority and everything else is deprioritized until we have everyone housed.

18:18:29 From Naomi Schiff to Everyone:

Pretty awkward managing to listen to y'all and try to type into a survey simultaneously.

18:18:31 From Liana Molina to Everyone:

I'm here to advocate for more low and extremely low income housing in oakland as one part of the solution to the housing and homelessness crisis in our city.

18:18:51 From Janelle Orsi to Everyone:

Curious if the city departments are able to engage with community members that are outside of their general sphere.

18:19:19 From Stuart Flashman to Everyone:

I am concerned about equitable housing and other elements. (I am a land use attorney)

18:19:23 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We need more ELI housing in Oakland. We also need to have reasonable placement of occupants

18:19:30 From Phyllis Horneman to Everyone:

I am here as a small housing provider-a grand name for people who have an ADU. I am here because what we have been doing for affordable housing just isn't working.

18:19:44 From Karla Guerra to Everyone:

Karla Guerra, Policy & Advocacy Manager at The Unity Council. Advocate for affordable housing & housing access.

18:19:57 From Stuart Flashman to Everyone:

BTW, Menti doesn't appear to be working.

18:20:00 From Phyllis Horneman to Everyone:

Longfellow

18:20:01 From Allison Bakke to Everyone:

Waverly

18:20:01 From Stuart Flashman to Everyone:

Rockridge

18:20:05 From Karla Guerra to Everyone:

Work in Fruitvale

18:20:07 From Paula Martin to Everyone:

D7

18:20:12 From Christopher Buckley to Everyone:

Clinton

18:20:12 From Phoenix Armenta to Everyone:

Clinton

18:20:12 From Joshua Hawn to Everyone:

I live in Alameda (should be Oakland)

18:20:14 From Rabi'a Keeble to Everyone:

I am in the Chinatown zip code or JL

18:20:17 From Cathy Leonard to Everyone:

Santa Fe

18:20:18 From madlynn johnson to Everyone:

member East Bay Housing Organizarion

18:20:18 From Iris Starr to Everyone:

I work in east oakland

18:20:19 From Irma Bodden to Everyone:

Concord

18:20:21 From Chia Hamilton to Everyone:

north oakland

18:20:24 From Stuart Flashman to Everyone:

Diversity

18:20:26 From Allison Bakke to Everyone:

People, culture.

18:20:26 From Liana Molina to Everyone:

I'm in D7/ deep east

18:20:29 From Jamaica Sowell to Everyone:

EO

18:20:29 From Karla Guerra to Everyone:

Love the community

18:20:30 From Janelle Orsi to Everyone:

diversity

18:20:33 From Chia Hamilton to Everyone:

diversity

18:20:36 From Rabi'a Keeble to Everyone:

A reduction of noise, response from the police be reasonable

18:20:37 From Karla Guerra to Everyone:

Sanctuary city

18:20:42 From Iris Starr to Everyone:

Are you going to ask we do not like, regarding housing???

18:20:43 From Phoenix Armenta to Everyone:

Definitely the people, the culture

18:20:57 From madlynn johnson to Everyone:

Live in Bancroft Senior Housing

18:20:57 From Naomi Schiff to Everyone:

Pretty hard to do creative writing and listen to you at the same time.

18:21:14 From Chia Hamilton to Everyone:

walkability

18:21:29 From Liana Molina to Everyone:

I love our natural landscape- the redwoods!

18:21:33 From Jeffrey Levin to Everyone:

Jeff Levin with East Bay Housing Organizations. Want to see a housing element that affirmatively furthers fair housing and improves on the City's past ratio of only 1 affordable unit for every 9 market rate units.

18:21:36 From Cathy Leonard to Everyone:

I used to love my neighborhood until it became crowded with traffic and unfriendly neighbors.

18:21:50 From Reisa Jaffe to Everyone:

Please put a link to the website where we sign up to get on the mailing list for notifications of future meetings in the chat.

18:22:09 From Stuart Flashman to Everyone:

My browser says menti's server has stopped responding

18:22:13 From madlynn johnson to Everyone:

Have family here

18:22:17 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Sign up link - https://www.oaklandca.gov/topics/general-plan-update

18:22:17 From Naomi Schiff to Everyone:

Please provide a way to send in comments.

18:22:19 From *Khalilha Haynes, City of Oakland to Everyone:

Here is a link to the website, where you may sign up for updates: https://www.oaklandca.gov/topics/general-plan-update

18:22:29 From Liana Molina to Everyone:

Love Oakland's legacy of resistance to injustice

18:22:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send in your comments to generalplan@oaklandca.gov

18:22:53 From Naomi Schiff to Everyone:

Thank you! Will that go to the housing people?

18:23:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The comments will come to staff working on the General Plan Update

18:23:43 From Stuart Flashman to Everyone:

It's shameful how low moderate income housing was!

18:23:58 From Ann Harvey to Everyone:

Does Oakland's extremely low and low income and moderate income allocation increase to add what we were short during the last period?

18:24:00 From Chris Norman to Everyone:

Why did we not meet the low, very low, and extremely low goals?

18:24:04 From Chris Norman to Everyone:

Would love an explanation

18:24:14 From Brandon Harami to Everyone:

Not enough funding

18:24:19 From Christopher Buckley to Everyone:

I'm here to advocate adaptive reuse of older buildings, especially historic buildings for affordable housing, including use of the California Historical Building Code, which can significantly reduce rehabilitation costs. and therefore help promote affordability.

18:24:36 From Phoenix Armenta to Everyone:

Given that we have an abundance of Above Moderate Income Units, Does it make sense that we create a policy to limit Market Rate Development until the other buckets can catch up?

18:24:37 From Cathy Leonard to Everyone:

Unbelievable that most of the housing was for the well to do.

18:24:39 From Naomi Schiff to Everyone:

Photo shows market rate housing at Broadway/Grand.

18:24:55 From Cathy Leonard to Everyone:

Remember, Oakland was traditionally a blue collar town and affordable.

18:25:14 From Naomi Schiff to Everyone:

Let's not destroy naturally affordable housing as we build expensive housing.

18:25:30 From Stuart Flashman to Everyone:

Market rate is the only kind thast doesn't need a subsidy. There's not the public money to provide subsidies.

18:25:31 From Iris Starr to Everyone:

The City creates barriers to affordable housing, especially housing developed by the people who know what they need.

18:25:45 From Reisa Jaffe to Everyone:

We need social housing! We need Oakland to be a place that's affordable for people making minimum wage.

18:25:53 From Chia Hamilton to Everyone:

cathy, thinking that was following jerry brown's plan. don't recall him talking about housing all groups. I could be rong, though

18:26:07 From Joshua Hawn to Everyone:

We shouldn't rely on property owners, in my opinion.

18:26:28 From Tuan Ngo to Everyone:

We need responsible and accountable housing with performance metrics.

18:26:30 From Iris Starr to Everyone:

NO HOUSING SPECULATION

18:26:45 From Reisa Jaffe to Everyone:

Iris agree with tha.

18:26:53 From Cathy Leonard to Everyone:

@Chia, Jerry Brown was only concerned about market rate housing. That's one reason I did not vote for him.

18:27:09 From Stuart Flashman to Everyone:

Need to bump up the vacant property tax

18:27:12 From *Alison Moore, D&B to Waiting Room Participants:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:27:24 From Joshua Hawn to Everyone:

Re: speculation. Land value tax fixes this.

18:27:25 From Hazel O'Neil, D&B to Everyone:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:28:00 From Rabi'a Keeble to Everyone:

I think that affordable housing is being built without regard to pollution and other hazards. Ask me.

18:28:25 From Iris Starr to Everyone:

Proximity to pollution…. So where is the environmental justice element?? Why is it separate?

18:28:46 From Jeffrey Levin to Everyone:

How about a map that shows the percentage White by census tract. That would be far more revealing

18:29:05 From Tuan Ngo to Everyone:

The state rent cap legislation (AB1482) has a definition of outside, speculative real estate investors. Protect local residents and target speculators using the legal definition of outside speculators in AB1482.

18:29:06 From Iris Starr to Everyone:

Yes @jefflevin

18:29:31 From Chris Norman to Everyone:

I agree with @jeff Levin. Would love to see that at your next session.

18:29:42 From PATRICIA TOSCANO to Everyone:

City of Oakland employees and Oakland school teachers can not afford a home where they work. Instead we are pushed out and not given the opportunity to be a vital part of the community where we work.

18:29:48 From Iris Starr to Everyone:

Housing concentration type…well, look at the hills

18:29:49 From Joshua Hawn to Everyone:

Close I-880 between Adeline and San Lorenzo.

18:30:20 From Iris Starr to Everyone:

BAN LAND SPECULATION

18:30:36 From Joshua Hawn to Everyone:

Tax Land (speculation)

18:30:36 From Cathy Leonard to Everyone:

Public Land for Oaklanders, not developers.

18:30:36 From Naomi Schiff to Everyone:

Too bad not much affordable going on at Oak Knoll.

18:30:37 From Reisa Jaffe to Everyone:

The definition of affordable has been stretched such that the result is still inequity. That's why we need social housing.

18:30:39 From Kelsey Hubbard to Everyone:

anti-eviction mapping project recently released this. https://www.pmpress.org/index.php?l=product_detail&p=1140

18:30:42 From Kelsey Hubbard to Everyone:

worth checking out

18:30:53 From Joshua Hawn to Everyone:

+1 to social housing

18:30:56 From Bobbi Lopez to Everyone:

@ Iris, yes!! Speculation is the issue.

18:30:59 From Cathy Leonard to Everyone:

Yes Reisa.

18:31:07 From Naomi Schiff to Everyone:

Note historic house at lower right.

18:31:17 From Bobbi Lopez to Everyone:

And +1 Reisa

18:31:19 From Cathy Leonard to Everyone:

Affordable housing is unaffordable.

18:31:22 From Renata Robles to Everyone:

LOL "historic"

18:31:46 From Tuan Ngo to Everyone:

Equity Study to make to ensure just and responsible housing.

18:31:49 From Joshua Hawn to Everyone:

Historic means “typical craftsman bungalow” apparently

18:32:12 From Phoenix Armenta to Everyone:

I would like to know what this process can actually do. Are we setting new policy? Is this Housing Element a must do or a suggestion to elected as to how to proceed? Where does this fall in the City power structure?

18:32:18 From Cathy Leonard to Everyone:

Oakland needs DEEPLY affordable housing. Let's be real.

18:32:22 From Jeffrey Levin to Everyone:

No reuse of existing residential without 1 for 1 replacement of all affordable housing units that are removed

18:32:43 From Iris Starr to Everyone:

Abolish planning and building regulations that are not strictly about Safety as we eliminate land grabs

18:32:45 From Renata Robles to Everyone:

@Tuan - check out AFFH guidelines, which are intended to address equity and segregation issues through the Housing Element

18:32:57 From Joshua Hawn to Everyone:

@ Phoenix, this is a process required by State Law

18:33:11 From Jeffrey Levin to Everyone:

The State considers the Housing Element to be a contract with the City about what it WILL do.

18:33:17 From Renata Robles to Everyone:

@Jeffrey - State law (SB330) requires "no net loss provisions" to replace any units demolished

18:33:22 From Naomi Schiff to Everyone:

What will the link be to reach the location map?

18:33:26 From Tuan Ngo to Everyone:

Thanks Renata.

18:33:32 From Bobbi Lopez to Everyone:

Yes @Cathy, this Mayor has only prioritized market rate housing which is why Oakland met it's goal by 174% for market rate, but only 26% of what it was supposed to build for low income. It has not been a policy priority for her.

18:33:34 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will publish the map online tomorrow

18:33:46 From Jeffrey Levin to Everyone:

+1 Renata Robles

18:33:51 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

it will be available on the General Plan Update website tomorrow

18:33:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update

18:34:04 From Joshua Hawn to Everyone:

When can we annex Alameda?

18:34:09 From Randy O'Connor to Everyone:

This looks great, excited to engage with it.

18:34:23 From Cathy Leonard to Everyone:

Joshua, and Piedmont, ha.

18:34:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We are also noting down the questions and will respond in an FAQ

18:34:36 From Joshua Hawn to Everyone:

Yep Can't forget about annexing Piedmont.

18:34:39 From Chia Hamilton to Everyone:

please enlrge the slides

18:34:42 From Zac Bowling to Everyone:

I agree with @josh hawn. Please annex alameda and Piedmont

18:34:53 From Naomi Schiff to Everyone:

DOSP is not released/approved?

18:34:57 From Iris Starr to Everyone:

We should be tracking the "small" project list and doing all we can to get those developed. Eliminate City permit blocks

18:35:16 From Joshua Hawn to Everyone:

I hope staff will be taking a serious look at likelihood of redevelopment in the next 8 years

18:35:31 From Renata Robles to Everyone:

@Bobbi - the Housing Element is an opportunity to create new standards/requirements for development to promote more affordable housing. This is usually done through the "programs" included, which are the implementation measures that align with the document's goals.

18:35:31 From Randy O'Connor to Everyone:

Can we see locations other users tag or only locations you tag?

18:35:35 From Kelsey Hubbard to Everyone:

10 days does not seem like enough to authentically gather this input

18:35:39 From Kelsey Hubbard to Everyone:

seems performative

18:35:41 From Tiffany Rose Lacsado to Everyone:

Why only 10 days?

18:35:46 From Zac Bowling to Everyone:

Should Howard terminal be a given on this tool?

18:35:52 From Iris Starr to Everyone:

Who knows where libby lives? Let’s drop a pin for a high rise there

18:35:53 From Cathy Leonard to Everyone:

Will public lands be considered for deeply affordable housing?

18:35:58 From Jeffrey Levin to Everyone:

1 very low or low income unit produced for every 9 above moderate income unit. Makes no sense in a City where half the population (and much more than half of all renters) are very low or low income.

18:36:12 From Alex Schafran to Everyone:

I will echo the fact that ten days is not even close to enough

18:36:13 From Renata Robles to Everyone:

@Joshua - the state has been very seriously analyzing other jurisdiction's submissions to make sure the proposed opportunity sites are not fillers that won't be redeveloped in the planning period

18:36:17 From Iris Starr to Everyone:

Yes, @jeffreylevin

18:36:24 From Zac Bowling to Everyone:

Can we fill the estuary and add housing there?

18:36:41 From Joshua Hawn to Everyone:

Excelent idea, Zac. Make Alameda a peninsula again.

18:36:48 From Preeti S to Everyone:

Yes, 10 days seems VERY short. This is a lot for anyone to comb through.

18:36:56 From Stuart Flashman to Everyone:

Will everyone who signed up for this get an email with a link to the map?

18:37:16 From Cathy Leonard to Everyone:

If you really want community input, the 10 day deadline should be extended.

18:37:19 From Kelsey Hubbard to Everyone:

what about vacant building sites?

18:37:26 From Kelsey Hubbard to Everyone:

can we add a layer on the map of city owned sites?

18:37:37 From Joanna Winter, City of Oakland to Everyone:

@Naomi The DOSP (Downtown Oakland Specific Plan)'s implementing zoning amendments have been underway for the past year+, and will be released soon for public review. An update will be out about it next week.

18:37:38 From Zac Bowling to Everyone:

Does the city have a list of opportunities sites they are considering yet?

18:37:47 From Chia Hamilton to Everyone:

What about sites with buildings that have been empty for years & years & years?

18:37:59 From Iris Starr to Everyone:

Can we use the 1 billion in infrastructure money and the ballpark site for housing? Why or why not, if we are serious about housing

18:38:00 From Joshua Hawn to Everyone:

Reisa, look out for a new bill coming soon from Asm. Alex Lee

18:38:00 From Renata Robles to Everyone:

The Housing Element is an unfunded mandate form the state for the city to plan for housing without any funding or support for implementation or subsidy to develop meaningfully affordable housing

18:38:04 From Stuart Flashman to Everyone:

could someone define social housing?

18:38:20 From Bobbi Lopez to Everyone:

@Renata, of course. One thing the City administration could do is actually implement the public lands policy passed by the city council back in 2018. Making public lands available for affordable housing development/social housing would have made a difference the last four years…

18:38:26 From gina bugiada to Everyone:

Will you define “social housing” so we can all be on the same page?

18:38:28 From Iris Starr to Everyone:

@renata, right!

18:38:40 From Naomi Schiff to Everyone:

We should review the requirements for density bonuses and raise the number of units required for expanding buildings greatly.

18:38:41 From Reisa Jaffe to Everyone:

Policy - no more market rate housing to be built while we have people sleeping on the streets

18:38:42 From Ronnie Spitzer to Everyone:

10 days is too short for community input

18:38:52 From Tuan Ngo to Everyone:

Yes, please define social housing. Public Housing Projects haven't been responsible our effective.

18:38:55 From Liana Molina to Everyone:

My question wasn't really clarified: are you seeking sites for the construction of new development?

18:39:17 From Jamaica Sowell to Everyone:

@Reisa +1

18:39:22 From Iris Starr to Everyone:

Yes, @reisa! No more market until we house our people

18:39:23 From Leonora Sea to Everyone:

It won't be possible to reach everyone who would want to provide input in only 10 days.

18:39:26 From Naomi Schiff to Everyone:

Are you including adaptive reuse projects for older buildings that could be converted for housing?

18:39:54 From Renata Robles to Everyone:

@Liana - opportunity sites are locations likely to be redeveloped for housing in the next 8 years. These do not need to be vacant sites, but it's easier to justify to the state if they are vacant. Identifying a property as an opportunity site is not a mandate to be redeveloped.

18:39:58 From Naomi Schiff to Everyone:

Include the City Hall parking lot that was closed, on Clay Street, as a site for aff. housing.

18:40:06 From Bobbi Lopez to Everyone:

Doesn't the city have a list of surplus sites?

18:40:07 From Jeffrey Levin to Everyone:

It feels like you are asking us to advance solutions before we have had a discussion about the structural and systemic roots of the problem

18:40:12 From Iris Starr to Everyone:

Maybe Loren's house in addition to Libby's

18:40:36 From Jamaica Sowell to Everyone:

@Jeffrey +1 yes!

18:40:46 From Tuan Ngo to Everyone:

More housing around public transportation.

18:40:49 From Iris Starr to Everyone:

@Jeffrey +1

18:40:52 From Jack Nagle to Everyone:

For RHNA, can City count long-term extension of affordability covenants on units whose affordability is expiring soon? Maintaining such long-term affordability might be an effective strategy.

18:40:52 From Bobbi Lopez to Everyone:

@Jeffrey +2!! 👏🏾

18:40:54 From Renata Robles to Everyone:

Context is also important as likelihood for redevelopment is dependent on project feasibility for a developer to propose housing

18:41:12 From Phoenix Armenta to Everyone:

Where can we access the previous Housing Element should we want to read it?

18:41:23 From Iris Starr to Everyone:

We are in the weeds, we are all taking the bait

18:41:23 From Naomi Schiff to Everyone:

Are you going to include in the map sites with historic status, including adaptive reuse possibilities?

18:41:33 From Renata Robles to Everyone:

Previous housing element: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:41:40 From Rabi'a Keeble to Everyone:

When looking at sites the city should include church properties where churches are willing to use their property to build affordable housing

18:41:42 From Preeti S to Everyone:

Shouldn't the city already have a list of surplus sites?

18:41:43 From Jeffrey Levin to Everyone:

@Jack Nagle - while the housing element has to address preservation of existing affordable housing, that does not count toward the RHNA, which needs to be a net increase in housing

18:41:50 From Stuart Flashman to Everyone:

Land cost is a major constraint on where affordable housing can go.

18:42:02 From Renata Robles to Everyone:

Land cost as well as parcel size!

18:42:05 From Randy O'Connor to Everyone:

+1 to Zac!

18:42:06 From Tiffany Rose Lacsado to Everyone:

Who do we talk to if we need tech support with the maps

18:42:46 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

You can email generalplan@oaklandca.gov and we can help you with it

18:43:08 From *Diana Perez, City of Oakland to Everyone:

The 2015-2023 Housing Element (the most recently adopted Housing Element) is available online: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:43:13 From Janelle Orsi to Everyone:

I’m disappointed the City scheduled the next workshop for Feb 17, but it appears the City hasn’t yet emailed people on the update list? That’s short notice. It makes it hard for

people to show up and give input. It sounds like a lot of people here will have good input on the Housing Programs. I hope folks show up: https://www.oaklandca.gov/events/general-plan-update-housing-workshop-2

18:43:14 From Kelsey Hubbard to Everyone:

shouldn't the initial assessment be done by the consultant team? the starting place should have been capacity building so that the community can understand what a housing element is

18:43:20 From Naomi Schiff to Everyone:

Can you provide a list of attendees at this meeting?

18:43:33 From *Audrey Lieberworth, City of Oakland to Everyone:

@Preeti - yes, we have a list of surplus sites owned by the City of Oakland, the State, Alameda County, Oakland Unified School District, and other local agencies

18:43:35 From Stuart Flashman to Everyone:

Look at urban land trusts as an option for affordability.

18:43:39 From Jeffrey Levin to Everyone:

Is the City seriously considering rezoning single family and low density areas in high opportunity neighborhoods?

18:43:46 From Sid Kapur to Everyone:

+1 to Jeffrey's question

18:43:54 From Preeti S to Everyone:

Thanks for clarifying @Audrey

18:43:55 From Chris Norman to Everyone:

I didn't realize the purpose of today's meeting was to discuss potential sites - it would be great to post a list of meeting objectives for all future meetings so we can decide when to attend.

18:43:56 From Iris Starr to Everyone:

This is so frustrating! Asking us to review a done deal of the sites. How have they been chosen? Environmental Justice criteria? Safety?

18:44:10 From Naomi Schiff to Everyone:

Who is picking these sites?

18:44:13 From Preeti S to Everyone:

+1 to Chris for meeting agenda

18:44:17 From christina Beach to Everyone:

How is " affordable" housing defined? What is the maximum income level to be considered affordable?

18:44:19 From Phyllis Horneman to Everyone:

I am sorry but I am going to have to leave the planning session for 45 minutes or so.

18:44:22 From PATRICIA TOSCANO to Everyone:

What exactly is considered affordable housing? To live comfortably afford a one bedroom in Oakland you need to have least an annual income of $77,360 at least $37.19 per hour according to NLIHC. Where does that leave families, teachers and low earning city of Oakland workers

18:44:31 From Renata Robles to Everyone:

Can staff please update the HEU website to have more meaningful information? The "events" page doesn't show any of these workshops, including the one we are in currently. The timeline is vague.

18:44:33 From *Laura Kaminski to Everyone:

These are just initial sites, we are seeking feedback for additional sites.

18:44:42 From Iris Starr to Everyone:

@chris + 1, no agents are posted, just meeting dates

18:44:51 From Kelsey Hubbard to Everyone:

exactly!!!! this question speaks to the need for capacity building. the consultant team is moving way too fast and doing performative engagement

18:45:05 From Tiffany Rose Lacsado to Everyone:

So basically if there are vacant blighted sites in our neighborhoods with absent property owners we can add those to the list for your consideration?

18:45:08 From Kelsey Hubbard to Everyone:

this is a check the box meeting

18:45:18 From Renata Robles to Everyone:

Cities must review every project for conformance with the Housing Element and General Plan. The GP is the constitution for the City and can actually enact change!! Stay involved.

18:45:25 From Naomi Schiff to Everyone:

The question is, how will you incorporate the feedback?

18:45:44 From Rabi'a Keeble to Everyone:

@Naomi....good point

18:45:44 From Tiffany Rose Lacsado to Everyone:

Can we also add OUSD vacant (and blighted) public lands?

18:45:46 From Iris Starr to Everyone:

@kelsey Hubbard + 1,000,000 check the box.

18:46:13 From Renata Robles to Everyone:

@Tiffany - if you or anyone wants to get into the weeds on what makes a good opportunity site, the state has specific guidelines https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

18:46:13 From Reisa Jaffe to Everyone:

+1 to Naomi's question

18:46:16 From Tuan Ngo to Everyone:

How does Oakland plan to protect minority owned properties and keep black homes in black hands?

18:46:45 From Robin Walker to Everyone:

Howard Terminal's affordable housing proposal is not in compliance. No deeply affordable. 50%,80% and 120% only.

18:47:03 From Kelsey Hubbard to Everyone:

I propose allowing more time for public comment rather than 40 minutes of break out group discussions..... there is nothing to talk about at this point. we need to understand more about the HE and what it does

18:47:21 From Naomi Schiff to Everyone:

That's a good suggestion Kelsey.

18:47:31 From Joshua Hawn to Everyone:

By "deeply affordable" do you mean "extremely low income"? (Less than 30% of Area median income?)

18:47:31 From Phoenix Armenta to Everyone:

Can we include in this Housing Element a plan for returning displaced Oakland residents back to Oakland?

18:47:31 From Jeffrey Levin to Everyone:

How is the City planning to meet the "no net loss" requirement? If you build market rate housing on sites listed as available for affordable housing, you will have to identify additional affordable housing sites. Are you planning to identify more than the bare minimum to meet RHNA?

18:47:33 From christina Beach to Everyone:

How did Oakland meet the standards determined in the last General Plan? How do we hold policy makers responsible for implementing the plan? where is the accountability?

18:47:47 From Leonora Sea to Everyone:

+1 to Kelsey Hubbard's most recent comment.

18:47:48 From Preeti S to Everyone:

+1 @Kelsey

We need more in-depth background information. This feels a little thin...

18:47:55 From Renata Robles to Everyone:

The City needs to submit their HE to the state for review. Bay Area jurisdictions need to have their HE's certified by the state by Jan 31 2023. Sounds far away but the state has given guidance that they need 180 days for review.

18:48:01 From Iris Starr to Everyone:

We are doing this because we must, so we are just going to rehash what we have. Couldn't provide the housing last time, policy was insufficient and discriminated against poor people, the politicians just look the other way.

18:48:10 From Christine Hernandez to Everyone:

+1 @Kelsey

18:48:36 From Naomi Schiff to Everyone:

I have to leave. Please advocate for affordable housing.

18:48:43 From Reisa Jaffe to Everyone:

+2 to Kelsey's suggestion

18:48:45 From Iris Starr to Everyone:

What will happen with the "notes"?

18:48:53 From Hazel O'Neil, D&B to Everyone:

1. What are the housing issues you care about in Oakland?

2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)

3. What do you think some of the issues or challenges will be in these areas?

4. What type of housing does Oakland need more of? Where do you think it should go? Why?

18:48:55 From Kelsey Hubbard to Everyone:

can we not move to breakout rooms and add more time to public comment?????

18:49:08 From Cathy Leonard to Everyone:

Can you post the Chat on the website?

18:49:14 From Kelsey Hubbard to Everyone:

40 minutes of breakout rooms is wasting time, we don't know what we need to talk about. we need more information on the HE

18:49:18 From Jamaica Sowell to Everyone:

^^yes

18:49:18 From Tiffany Rose Lacsado to Everyone:

@renata Thank you! I need the Cliff Notes version 😊

18:49:29 From Phyllis Horneman to Everyone:

Be back somewhat later.

18:49:35 From Jamaica Sowell to Everyone:

@Kelsey +1

18:50:10 From Renata Robles to Everyone:

I got you Tiffany - here's the Cliff Notes: https://lafayette.granicus.com/MetaViewer.php?view_id=&clip_id=5918&meta_id=146586

18:56:24 From Caleb M to Everyone:

No mic

18:56:42 From Caleb M to Everyone:

But I will write. Skip me for now

18:57:34 From Caleb M to Everyone:

Ensure we go large with our efforts and actions in addressing the housing crisis

19:00:25 From Liana Molina to Everyone:

To elaborate on your questions re: the hills, to meet our RHNA goals, Market Rate housing should be zoned into areas that are affluent and high resource areas as to not further gentrify the flatlands

19:01:15 From Sid Kapur to Everyone:

College Ave in Rockridge would be a great place for midrise housing

19:01:25 From Sid Kapur to Everyone:

and upper Broadway and Piedmont Ave

19:03:07 From Phoenix Armenta to Everyone:

The Dimond and Laurel District??\

19:03:19 From Phoenix Armenta to Everyone:

NIMBY's

19:10:16 From Sid Kapur to Everyone:

Neighborhoods identified as high opportunity and undergoing exclusion in the TCAC/gentrification maps could be a great place to focus on. As well as neighborhoods close to BART or high-frequency bus lines

19:18:52 From Liana Molina to Everyone:

My name is liana Molina, you can reach me at oaklandbafca@gmail.com or 510-593-3633

19:19:11 From Liana Molina to Everyone:

I had questions about the relationship between the housing element and the general plan update

19:23:57 From *Helen Pierson, D&B to Everyone:

FYI a summary of the topics addressed at the next three workshops:

- Workshop 2 on the 17th will cover needs/housing trends in Oakland, and people's ideas
- Workshop 3 will focus on anti-displacement and tenant protections.
- Workshop 4 will be when we ask the public to weigh in on the full draft Housing Element

19:28:20 From *Helen Pierson, D&B to Everyone:

And a bit more information on community outreach: stakeholder meetings, and then theres lots of pop up outreach conducted by community partners, an equity working group, community hub events, visioning workshops, town halls, survey - these events and opportunities will cover both the housing element and the GP update.

19:29:25 From Liana Molina to Everyone:

Another question I have is whether we are relying entirely upon private and non profit entities for the production and preservation of affordable / below market rate housing? What resources is the city able to leverage with regard to maximizing production, preservation and protection of BMR units?

Oakland 2045: Housing Element Workshop #2 Report

Oakland's Housing Element and Housing Programs

FEBRUARY 17, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The second Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on potential housing programs. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 17, 2022 from 6:00 to 8:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 80 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the workshop format, as well as the General Plan and Housing Element update process; a recap of the first Housing Element workshop held on February 10, 2022; and a summary of how the Housing Element can be used to incentivize affordable housing and create more inclusive neighborhoods. The presentation concluded with a Q&A session for participant questions and comments.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What housing issues are important to you?**

2. **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**

    a. Raising heights and densities to allow for more housing

    b. Restrictions on amount of parking to reduce housing costs

    c. Allowing different housing options in single family neighborhoods

    d. Ways to pay for affordable housing

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Groups discussed a wide variety of strategies to house the unhoused community, including more flexible building types, temporary units, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including balancing the speed at which housing is built with the need to ensure that new housing is high-quality and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services.
- **Types of Housing.** Participants generally were supportive of new housing at every income level, though there were differing opinions on whether market rate housing was an appropriate funding mechanism for affordable housing. Many participants' expressed that funding and constructing "deeply affordable housing" for vulnerable populations such as the unhoused and low-income residents should be the Housing Element's top priority. Many participants also wanted to ensure that new housing does not exacerbate ongoing displacement of low-income residents and residents of color. Participants were generally supportive of allowing more types of housing in currently single-family areas, and some were already active in organizations that help homeowners add additional units to their properties. Many participants were interested in affordable housing solutions that allow residents/owners to build equity, such as community land trusts and sweat equity approaches (i.e., Habitat for Humanity).
- **Simplifying the Development Process.** Participants in every group expressed desire to see the current development/permitting process streamlined, particularly for low-income and non-profit builders. Zoning, environmental review/CEQA, existing City and State policies (i.e., rent control), parking requirements, and land

costs were all listed as constraints to housing development. Some participants suggested financial incentives for homeowners as a strategy to increase infill development in existing neighborhoods; it should be noted that the City has already streamlined the additional dwelling unit (ADU) permit process pursuant to State law, but the process could be further simplified, or additional incentives could be developed. Other participants suggested that the City create a designated office within the Planning Department that handles affordable housing permits or works with low-income builders.

- **Affordable Housing Impact Fee.** Many participants wanted the planning team to look at the City's existing affordable housing impact fee to assess whether it has been an effective strategy to provide affordable housing, or if changes should be made to ensure that the policy is working as intended. Many participants wanted to see higher inclusionary requirements, and several participants wanted to see the policy modified to get rid of the impact fee all together, replacing the fee with more stringent on-site affordable housing requirements.
- **Transportation.** Many participants were interested in planning for transportation improvements along with new housing. Group discussions about transportation ranged from desire to see new transit-oriented development; desire to see new mixed-use development that allow people to walk to daily needs; incorporating active transportation improvements such as bike lanes; and transit improvements such as a shuttle system to enable more frequent connections within Oakland to key destinations and BART from neighborhoods; and the pros and cons of reducing parking requirements in new residential developments.
- **Inclusive Community Engagement.** Participants across groups stressed the importance of including all Oaklanders, including members of vulnerable communities, in the planning process. Participants noted the need for the City to be sensitive to trauma that some residents face due to housing affordability and accessibility, as well as take the time to build in accountability and trust in the planning process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1's discussion focused on incentivizing homeowners to add ADUs to their property. Suggested strategies included rezoning and enforcing density changes; ensuring that new affordable housing is habitable; and pursuing funding sources, including State and federal programs, that will not only finance new housing construction but also invest in local workers/communities.
- Group members expressed desire to see climate resilient housing that is co-located with transit and allows residents to walk to daily needs.
- Group 1 also discussed the City's existing inclusionary housing impact fees and vacant land taxes; some members wanted to update these policies so that private builders

are required to build affordable units in their projects (rather than pay a fee), and tax vacant rental units so that apartments do not sit empty.

Group 2

- Group 2 was in consensus that housing the unhoused is a top priority. The discussion focused on financing strategies for affordable housing – the group expressed that strategies such as community land trusts and Measure KK are great, but the financing process for both these sources should be more straightforward and have a shorter timeline. Suggestions included creating a separate affordable housing department within the Planning Department, and continuing to allow high-rate homes to generate transfer tax funds.
- Group 2 also discussed the intended and unintended consequences of upzoning built-out neighborhoods like Rockridge – how can the Housing Element create more housing opportunities without displacing existing tenants? Group members expressed that improving access to legal counseling for tenants and strengthening enforcement of negligent or abusive landlords is critical.

Group 3

- Group 3 participants were interested in promoting both affordable housing rental and ownership opportunities, given that ownership models allow residents to have a stake in the community and help to reduce displacement pressures. The group discussed innovative methods of supporting and financing affordable housing, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches, as well as the need to create tools (such as affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate) that let non-profit developers compete for sites against for-profit developers.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.

Group 4

- Group 4 discussed how the Housing Element could help address growing wealth inequality by creating mixed-income neighborhoods, adding housing in exclusionary high-income neighborhoods, meeting low- and moderate-income RHNA targets so that Oakland does not lose its middle class, and preventing speculation/subsequent gentrification.
- Group 4 was very supportive of transit-oriented development but wanted to ensure that this type of housing would be affordable and not spur gentrification (particularly in areas where there is BART access, such as Fruitvale), perhaps by requiring higher

amounts of affordable units in areas that are susceptible to displacement than in areas that have undergone advanced gentrification or are exclusive.

- Some participants in Group 4 wanted to see inclusionary and impact fees increased, and for the planning team to look at opportunities for converting underutilized commercial areas and empty lots into housing. Group members also suggested a separate City department for nonprofit-led building projects.

Group 5

- Group 5's discussion primarily centered around strategies to make the housing production process as easy as possible, "cutting red tape" or reducing bureaucratic obstacles where feasible. Suggestions included streamlining the development and permitting process through zoning changes (i.e., form-based codes, simplified CEQA compliance, more staffing at the Planning Department to reduce permit approval times, gleaning lessons from Singapore and Switzerland's social housing models, and allowing more creative housing solutions such as shared housing.
- Group 5 also discussed the need for more housing for special needs groups such as older adults/seniors, unhoused people, and families.

Group 6

- Group 6 had a range of priorities, including planning for housing at all affordability levels; building in accountability measures to ensure that RHNA targets are met for all income levels, given that the City did not meet its low- or moderate-income targets in the last Housing Element cycle; supporting low-income/grassroots builders, such as POOR magazine (an association of currently and formerly unhoused individuals and allies); focusing new housing on infill sites; and providing more/better-funded services for people experiencing homelessness.
- Other discussion topics included balancing the production of new housing with tenant protections; rethinking how the City taxes vacant land and properties; ensuring that planning efforts for housing, transportation, and environmental justice are cohesive and synergistic; and incorporating more opportunities for community-led planning throughout the Housing Element update process.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATORS – ALISON MOORE AND LAKSHMI RAJAGOPALAN

Key Takeaways

- Important strategies include ADU incentives for homeowners (will look into and email the group)
- Other strategies will include study of rezoning citywide, adding in the hills, and enforcement of density changes.
- Private sector paying for development, vacancy tax for rental units.
- Supportive senate bills like SB35 and SB330
- Look at project laborer agreements as and local hire way to keep money in the City.
- Future is vertical- land is limited.
- Housing habitability and dense, affordable, climate resilient housing is a concern.
- Ways to be transparent and inclusive of groups that may be interested in attending stakeholder meetings, as everyone is a stakeholder

Participant 1- 20 year employee of the city, planning public works and transportation. Know a lot about zoning and policy, and how we've mistreated people. We need radical changes and won't let it go.

Participant 2- works for city attorney's office, advises code enforcement, tenant attorney before. Listening in to hear the community. Concern: people are trying to build housing for unhoused community quickly, sometimes without permits, concerns about reducing habitability standards that tenant orgs have worked to put in place. All landlords have tendency to fall to lowest floor for habitability.

Participant 3 - community organizer at save the day- interested in advocating for dense, affordable, and climate resilient housing throughout this process. From climate resiliency standpoint.

Participant 4- new to this conversation- Oakland resident, born and raised. Curious to learn more about incentives to homeowners that have space on their lots that would be open to building an additional unit and ADU.

Participant 5- wanted to clarify- unions don't provide modular construction- many are, a cheaper form of construction. Is getting better. Being constructed within san Francisco- high demand for it, that they are expanding.

What are some of the programs or actions the city can take to build more housing?

Participant 4- curious about the presentation where they mentioned lower than average density levels in east Oakland. Are any incentives made available to property owners who live in that area, who might be willing to have additional units go into their homes, or even ADUs?

Staff- the city adopted ADU regulations, and has streamlined process at the counter, so it should not take as long as a multifamily building.

Participant 4: Older people with larger lots may not necessarily have money to do that on their own. Are there ADU incentives?

Participant 1: people need to be forced to build, especially those in the Hills. Also have to look at rezoning entire areas of the city- as part of phase 2 process, including rezoning or upzoning to allow for missing middle housing. Anywhere from 2-10 units. Looking at this throughout the City. Should look at residential hillside zones as part of this.

Participant 2: new construction is not rent controlled under state law, many people are advocating for getting state to rescind Costa Hawkins law that prohibits new construction from being rent controlled. ADUs are only part of the answer, if they aren't newly constructed, they wont be under rent control.

Participant 5: The future is vertical- they are not making any more land. Look at how major cities have developed, like in Europe or Asia. The City has already increased density bonus initiatives using new state laws- allowing more height, reducing or eliminating parking.

New requirement where BART properties have new height/density requirements. Also increased heights or densities in specific plan areas.

Any pros and cons to increased height?

Participant 5: As you get more dense, more traffic and congestion- need to improve transportation and infrastructure around it. Also needs to be more local retail, so people can walk to the grocery store, without having to use a vehicle, more bike lanes. Blocking sun, park spaces.

Staff- Council has directed staff to look at fourplexes or middle housing in single family neighborhoods and more flexible ADU requirements. Is there anything else that should be included?

Participant 1: One of the main policies that need to be included in the element- enforcement of these density changes. If we're going to say missing middle needs to go in, do study of every parcel that can accommodate. Say here's your opportunity. Enforcement of policy. Means staff. Need staff to adopt radical ideas. Push an uphill battle against market forces.

Participant 3 :Save the Bay- climate resilience, as it relates to housing. Organization advocates for transit oriented housing, and urban green infrastructure.

How will these projects be financed? Implementing affordable housing impact fee, home funds to cover permitting cost, make city owned land available for affordable housing, huge gap. What are some other ways that you may know of.

Participant 5: Senate bills that talk about that, SB35 and SB330. Limits how much city council can push affordable housing forward. SNOFA, programs through HUD, just have to be utilized.

SB35 requires skills and training. Helps with funding. Also looking at local hire policies, with PLA (project laborer agreement), money back into city itself. Keeping local money within the city itself.

Participant 1: So much leakage going outside of Oakland. A lot of public based support- paying for whatever the state decides to give us, making our case. Housing people cobbling 9 different loan sources. Things to be done about that. One is we need to demand private sector kick in- they benefit from growth. Impact fee that they can pay and get off without having to build is ridiculous- need to double or triple, build many more units. Need to have inclusionary zoning so they are buying units.

Way to ban land grabs- Moms for housing, took a house that has been vacant for years in west Oakland and made it habitable. Company that had done speculative investment fought that. Get more money for it.

Existing vacant land tax that is regressive. Applies to single family homes and condos, but doesn't apply to rental units. Building that as multiple units- doesn't apply to, something that SF is looking at, but haven't seen it proposed for Oakland, and thought it was an interesting idea. Pushing people to put units back on the market. If we have vacancy tax, also need cap on sales price. Force people into selling, and then that will be selling just a bit earlier than they would otherwise.

Other groups to consider and reach out to?

Participant 1: Can't know who we need to reach out to. Don't' know how they're being noticed. Want to know more about groups. Community organizations that are missing, have the option to add those.

Group 2 Facilitator – Lauren Pepe

Key Themes

- Better financing for affordable housing: Need more options and the financing needs to be more straightforward with shorter timeline
- Community Land Trust process and Measure KK funding mechanism are great but can be streamlined and improved
- If we up-zone built-out neighborhoods like Rockridge, how do we protect existing tenants from their existing dwellings being converted into higher-density buildings?

Ideas to explore in next workshop

- Vacancy tax- but does Oakland have property registry?
- Landlords who violate laws or leave property in disrepair should be held accountable
- Get rid of evictors, agents of landlords, who benefit from eviction mill

- Make sure residents have legal tools to defend themselves
- Yearly rental increase cap of 2% might prevent landlords who push residents out to get better rate

Other things to consider

- City makes a lot of money from transfer tax when properties are sold so higher-rate homes are in its best interest
- Create separate dept for affordable housing with different rules/regulations/resources to truly service for people trying to create solutions for themselves

More details/Rest of the notes

Participants and Their Top Issues:

Participant 1: Housing the unhoused, displaced, and low-income first

Participant 2: Homelessness

Participant 3: Equity in housing

Participant 4: Ensuring more types of housing at different income levels in high-resource neighborhoods (like Rockridge)

Stacking different tax credits for affordable housing can be a cumbersome process; for market rate in contrast, you just get a loan. Perhaps bank financing or investment funds for affordable housing?

Participant lives in land trust and received measure KK funding. Challenges: difficult to navigate requirements that come with funding; secured property by making former owner accountable- reported issues- slow process; $40,000 in fees related to landlord neglect will come out funding; program needs to be streamlined and reevaluated; residents eligible for tax abatement only if all residents meet certain income requirement.

Rockridge seems like an ideal place to build more housing, but issues:

- High cost of land so likely means market rate
- Few opportunity sites
- Business district needs to be supported
- Protect existing tenants- can't use existing buildings to rebuild
- Splitting lots is not something all property owners have time/money/knowledge to do
- Not many duplexes even though it is zoned for that

Ensure affordable housing not built near freeways and other environments that are unhealthy; types of businesses contribute negatively to environment as well (such as smog check businesses)

GROUP 3 FACILITATORS – MATT ALVAREZ-NISSEN AND RAJEEV BHATIA

Key Takeaways

- Participants were interested in promoting affordable housing, including both rental as well as ownership. Ownership models allow residents to have a stake in the community and helps to reduce displacement pressures.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services, and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.
- Innovative methods of supporting and financing affordable housing were discussed, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches.
- Participants emphasized the need to create tools that let non-profit developers compete for sites against for-profit developers – tools including affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate.
- A need for affordable housing near transit was also discussed, however it was noted that transit is not sufficient enough in the city (especially to support reduced parking requirements). One suggestion was to implement a shuttle system similar to Emeryville's.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin, and then prompted on some of the key issues discussed. The rest of the conversation focused on Question #2. Questions #3 through #5 are provided for context.

Question #1 – What housing issues are important to you?

- More affordability
- Affordable homeownership is possible (community land trusts, Habitat for Humanity, etc.), City focuses too much on affordable rental. Ownership will help reduce displacement pressures.
- Pay attention to the unhoused population
- RHNA process is important to get more housing built, wants to see more housing at every income level

Affordable Housing?

- Trying to promote affordable housing in Rockridge, but land costs make it very difficult
- Land trusts are a good approach, since they keep land costs down. They have worked in East and West Oakland. Participants support land trusts is there is true equity for those involved – without equity that carries on after a resident has left this is deceptive.
  - Completed homes can be purchased and placed into the trust, or vacant land can be converted. The trust is owned by a non-profit organization with a board of directors to represent the community. Land is taken out of the equation, and future changes in cost are based only on improvements (not the cost of land).
  - Discussion returned towards land trusts at the end of the group – one participant noted that the return on investment in land trusts way outpaces what a resident would have been able to acquire as a renter.
  - One participant pointed to TOPA in Berkeley, which provides no equity for tenants. They would hate to see the same thing in Oakland, which would create two classes of people considered homeowners.
  - One participant noted that if there is a TOPA or land trust in Oakland it needs to be more than rental, and needs to have some equity (although it may have to be limited equity).

Unhoused Population?

- Participants are here looking for solutions
- Need for wrap-around solutions for homeless housing. Some people are fine with just housing, but other people need longer-term help.
- City is in the process of allowing more types of temporary units, like RVs, tiny homes, etc. on property that was previously excluded.
- City should look at manufactured housing to see if there are any barriers in City regulation.
- Some concerns about union opposition to this building type.
- Need to increase the number of units that can be developed quickly, even if temporary. There are immediate housing needs to be met. The city still needs to build more permanent buildings, but it takes a long time to get this done. Need to facilitate temporary housing in the short run, and treat people like human beings until the permanent housing gets built.
- Safe parking zones for those living in their cars.

Question #2 – What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of: Raising heights and densities to allow for more housing

, Restrictions on amount of parking to reduce housing costs, Allowing different housing options in single family neighborhoods, Ways to pay for affordable housing

- Even with higher densities and taller buildings, land costs in Oakland are so high that it often does not help make developments more affordable.
- If the non-profit sector is competing with the for-profit sector for land, the for-profit developers can always put up more money. Need to think of ways to keep the non-profit sector in the game and disincentivize for-profit developers. This applies to all parcels on the market, not just surplus public land.
  - An affordable housing overlay provides one approach. It is legal, and will make development less attractive for for-profit developers.
- The City should try to disincentivize people who buy units are investments and do not occupy them.
  - San Francisco is considering this, and Vancouver has a vacancy tax. Oakland has a vacancy tax currently, but it only applies to vacant land. The City should consider taxing vacant housing as well. In San Francisco's proposal the tax would increase year by year (although single-family residences and condos would be exempt).
- Increased density bonus incentives, even beyond what the State allows, should be considered. More bonus and more incentives for affordable housing are needed. This is similar to the affordable housing overlay, but it does not increase the basic value of the property. With a density bonus it only makes it more cost effective to build affordable housing units, not a market-rate development.
- Participants discussed the school district properties to be closed or consolidated, and that these should be considered for housing. It is unfortunate that they are closing, but the City needs to think about how to capitalize on that opportunity. A discussion of the State Surplus Land Act and its requirements also took place.
- Density and parking reductions – Oakland would need much better and more frequent transit to successfully reduce parking.
- One participant brought up Emeryville as an example of a city zoned entirely for medium density with a higher required minimum affordable percentage. Upzoning everything with higher affordable requirements is one potential approach.
  - The group discussed the history of Emeryville's development, including the need to reuse previously industrial land. Their experience with parking requirements has been very positive.
  - One participant discussed the Emeryville Go-Round, which goes everywhere in the city and takes residents directly to BART. If Oakland has something similar it would be great – although the city would need several shuttles going to most of the BART stations throughout Oakland.

- Plans for a road diet on Martin Luther King Way, potential for a bus only lane. However, infrequent service is also a major issue. Transit was disrupted by COVID, but it was bad before that too.
- One participant remarked that Oakland is not building enough housing at all income levels. Another participant disagreed and said there is enough higher-income housing.
- One participant said SB9 and SB10 were good steps in the right direction, and was disappointed that SB50 did not pass.

Zoom Chat

19:10:48 From Hope Williams to Everyone:

Hi all! I can only stay for a few minutes. Thank you!

19:18:19 From Hope Williams to Everyone:

A typical community land trust is a nonprofit run by a board, staff, and community members. The community land trust balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

19:19:31 From Hope Williams to Everyone:

hope@theselc.org

19:20:04 From Stuart Flashman to Everyone:

Thanks, Hope.

19:20:51 From Hope Williams to Everyone:

The thing with CLTs is that they are wildly underfunded

19:21:08 From Hope Williams to Everyone:

Small Sites Program in SF is a tale of caution and also hope

GROUP 4 FACILITATOR – LAURA KAMINSKI

- Participant 1-I lived near the lake, very concerned about the unhoused people and definitely interested in housing different levels. Taxing businesses. Parallel financing plan.
- Participant 2, work at Sustainable Economies Law Center. Realize how planning laws and building codes get in th way of the process. Concerned will have a Housing element on a tight timeline.

- Participant 3, had no fault eviction in san Francisco. Want to look at racial impacts. Want to also meet low and moderate income housing so have middle class. Strategies of how to keep our black community here and stop gentrification.
- Participant 4 lives in Rockridge, lived in Chicago. I am here in the YIMBY movement. Grew up in California as a NIMBY to save land, but now realize can build up. Mixed income is very important. I work in educational video games, we are building all of this technology, pushing on all of this front and we are losing all this part of people who don't have access to technology. How are we supporting the low income. We are separating the bottom and the top and Oakland's segregation is increasing, this is scary to me.
- Participant 5, live in Oakland for 3 years and a volunteer for YIMBY, want more housing in areas that have been exclusionary in the past and are by BART Stations.
- Participant 6 for assembly member Bonta, want to hear what the community is saying.

Participant 3 – upzone Rockridge and Montclair. We want transit-oriented development, we should have affordable housing near transit so they can get around. If at Fruitvale adding more density, how do you not have a speculative market, had that in the Mission in San Francisco.

Participant 4 – prevention of development made it harder to be there.

Participant 5 – focusing development along the wealthier neighborhoods.

Participant 3 – increasing inclusionary and impact fees, using underutilized commercial for housing. Big problem is church and empty lot properties that are not being used.

Participant 2 – heard we don't have control over this and that, market forces. One of biggest problems is people buying up land and houses. City should look at its ability to manage absentee ownership. Oakland has more power to control the market and access to funds. Transfer taxes for expensive housing. Last year there was a bill that increasing the penalties for a City not meeting the deadlines for the Housing Element. When we think of what can we do ourselves, Homefulness, we should be rolling out the red carpet for them. City creates these barriers.

Participant 3 – very creative use of development services fund in San Francisco. Jamie Samabatu in San Francisco to check on how they are doing that. Waiving of permit fees. Landlord's gets charged a fee for an annual inspection, can be more flexible many for use of that money

Participant 1 - Can developers be required to pay into an anti-displacement fund to pay for legal services for tenants. Also look at increasing impact fees.

Zoom Chat

19:20:11 From *Laura Kaminski to Everyone:

What housing issues are important to you?

19:20:37 From *Laura Kaminski to Everyone:

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons)

19:21:11 From *Laura Kaminski to Everyone:

Raising heights and densities to allow for more housing

19:21:34 From *Laura Kaminski to Everyone:

Restrictions on amount of parking to reduce housing costs

19:21:53 From *Laura Kaminski to Everyone:

Allowing different housing options in single-family neighborhoods

19:22:23 From Bobbi Barbara Lopez to Everyone:

But if you give a developer a break, there needs to be a value capture-more density, more affordability. The problem is up zoning without affordability in low income neighborhoods leads to displacement of Black and Brown folks.

19:22:31 From *Laura Kaminski to Everyone:

What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?

19:25:57 From Bobbi Barbara Lopez to Everyone:

You develop, but with more affordability requirements

19:26:05 From Bobbi Barbara Lopez to Everyone:

Treat different areas differently.

19:26:14 From Bobbi Barbara Lopez to Everyone:

https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

19:26:50 From Bobbi Barbara Lopez to Everyone:

I think looking at the Urban Displacement Project mapping and thinking of zoning that way.

19:27:27 From Bobbi Barbara Lopez to Everyone:

Higher affordability in areas "susceptible to displacement," while lower requirements in areas that are in advanced gentrification or exclusive…

19:30:29 From Bobbi Barbara Lopez to Everyone:

Also allowing church/religious property to become housing

19:30:41 From Bobbi Barbara Lopez to Everyone:

We have a massive empty lot near my house.

19:33:06 From Bobbi Barbara Lopez to Everyone:

TOPA!!!

19:34:13 From Bobbi Barbara Lopez to Everyone:

Or even an EIFD would be legislative.

19:34:21 From Bobbi Barbara Lopez to Everyone:

Not even a need to do a Go Bond.

19:46:24 From Janelle Orsi to Everyone:

Can we create a totally separate Planning & Building department just for grassroots and nonprofit-led building projects? It could have totally different funding, different staff with training about the particular needs of such projects, and trauma-informed training to be sensitive to the needs of people with housing insecurity.

19:46:54 From Bobbi Barbara Lopez to Everyone:

Jamie Sanbonmatsu

19:47:19 From Sid Kapur to Everyone:

I have to leave a bit early. Thanks Laura for moderating, this was a really interesting conversation!

19:49:31 From Bobbi Barbara Lopez to Everyone:

Could you do a two tier fee system? One for projects of at least 50% affordable, one for less than 50% market?

GROUP 5 FACILITATORS – DIANA PEREZ AND ALICIA PARKER

- Participant 1 – Lives in assisted living, skilled nursing facility. I would love for all seniors in Oakland to have the support she has, regardless of income. Affordable housing development issues. Wealth of knowledge in the community to help advise the City. Commission on aging. Financing is very complex – someone
- Participant 2 – salvation army. Housing homeless families. Developer + finding contractor for putting up housing; raise money. The very important need to put housing as inexpensively as possible. We take care of people on the streets. Without regular builders who are incorporating low-income housing in their buildings + CEQA is an issue.
- Participant 3 – Oakland Heritage Alliance. Advocate for reusing existing buildings. Converting existing buildings that are underutilized. More cost effective to use existing building – Historical building code can.
- Participant 4 – Dimond District. Raising two boys. People living on the streets – why do we allow them. People are being pushed into homelessness. I want the city to build more homes. Diamond is commercial corridor, well-served by transit – allow zoning changes for.
- Participant 5 – Oakland needs to build housing at all income levels. I don't agree with some of the comments on restricting market rate. I think this puts pressure on displacement. Concerned about supply of family housing, concerned for people starting families and careers being able to stay in Oakland.
- Participant 6 – D1 resident. As a city we build abundant, dense, inclusive housing. Getting to interact with people from different backgrounds, our planning and regulations makes it hard to interact with people – Oakland had one of the lowest rent increases. City has been making some good changes. A lot of underutilized land. Most of Longfellow is single-family homes. To the extent that we can get the city to encourage

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:

Issue: Development process is too long. Streamline permitting and entitlement for new housing production. Time cost money for developers. Where can you cut the bureaucracy?

Does the state require streamlining? Where is Oakland in that process?

CEQA: The rounds of community input where lawsuits can be brought against projects // CEQA.

Broadway Valdez – this seems like a successful strategy --- new housing is going up, some preservation. Up zoning brought new production. Are there other specific areas in the city to increase density.

When Prop 13 went up taxes dried up – CEQA used to be a big source of lawsuits.

Participant 4 – very frustrated with CEQA. Supports SB 9—lot splits for single-family homes. Areas near transit need higher density. Apply parking limits/max. near transit areas.

Housing impact fee needs to be looked at closely. It's unclear where the money went.

Zoning: Limiting number of units based on lot size – in some areas some of these limits should be eliminated. Form-based standards (whatever fits in envelope). ADUS: we are not keeping up with the state. Making a broader use – going beyond state's min. requirements. City's mobile home rules are too restrictive – allow them in private property (cost effective/short-term housing strategy). House boats- is the housing looking at possibility of looking at some of these strategies? Be cautious about upzoning, because it's difficult to downzone. Be targeted with upzoning (form based code)

A lot of decions are made at the city – move to hyper local approval – zoning change could be made by block – incensitve people to paritciapte in these meetings. The burden of proving no harm is on person

Participant 4 – Social housing is not going to be the solution; Singapore and Switserland -- lease on house. People can save money. Mixed income social housing; following Singapore and switserland. Planning department needs more money; they don't have the time to look through all applications. Over one-month over due for pre-approval.

Current zoning rule that limits the number of kitchens – one way the city defines a regular housing unit – get rid of this to encourage shared housing or other innovative housing types.

Participant 3 – Some cities will contract out permit processing to consultants, to process applications very quickly. Another possibility to allow overtime plan checking.

- Some strategies included x, y, and z.
  - Form-Based codes and standards to increase the number of housing units that can be built on a lot.
  - Making sure that we're building the type of housing needed for families.
  - Building more housing around transit corridors.
  - Making it as inexpensive as possible to build housing – cutting red tape wherever possible.
  - Getting rid of the one-kitchen rule to allow for more creative housing solutions – such as shared housing.
  - Preserving existing affordable units, and also converting vacant buildings.
- Issues and concerns included x, y, and z.
  - Making sure that seniors at all income levels have access to safe, affordable and supportive housing options.
  - Housing the unhoused.

  - The cost of building affordable housing and how long it takes to entitle and permit housing.
- Other ideas for promoting affordable housing included x, y, z
  - Affordable Housing Zoning Overlay – areas of the city where streamlining affordable housing would be possible.
- Strategies to prevent displacement included x, y, z.
  - Looking at Singapore and Switzerland to see how they are implementing a social housing model; and bringing lessons learn for a social housing approach in Oakland.
  - Being very careful with up-zoning to prevent displacement due to increased land values.
  - Going beyond the state's incentives for ADUs – making sure,
- Other topics of importance include x, y, z.
  - Taking a close look at the impact fee – re-thinking whether this is an effective strategy to provide affordable housing.

GROUP 6 FACILITATOR – DANIEL FINDLEY

Participant 1:
- Policies to this point have been a failure- is wary of these discussions
- "ludicrous policies" set by the City e.g., city required Poor Magazine to build parking spaces for which there is no use which delayed move in for tenants.
- Conversations that she's had with the city acknowledged that some policies don't make sense. Takeaway message: "nice to talk to the community but the bottom line is these meetings and processes are inaccessible. Not much faith until I see that the city has approved policies that support low-income builders (like Poor Magazine)
- All conversations seem to be limited to market rate builders. City should impose fees on developers who can afford it, not on organizations like POOR.
- Oakland Homeless Advisory Committee seems useless.
- A solution is prioritizing construction of housing for low-income builders and building a supportive infrastructure for this. Improve the communication between Planning & Building departments

Participant 2 (city employee and Challenge Grant Fellow)
- City has never been able to create space for the unhoused and black and brown communities.
- What is the usefulness of the Housing Element?

- Staff should consider having a housing professional share the actions needed to build housing such that the unhoused are housed and people can remain in their housing. As we're building new housing, ensure that we're maintaining tenant protections
- Increase the advocacy efforts on behalf of the city
- Re-think how city taxes vacant land and properties

Participant 3
- The General Plan Update process is fragmented. Housing and transportation are intertwined. Environmental justice is intertwined with Housing and transportation.

Participant 4
- Generally, aligns with group feedback. Need to focus on infill and is surprised to see vacant and underutilized areas.
- Appreciates advocacy done for housing
- Housing at all affordability levels

Participant 5
- Resident of Eastlake. Why did Oakland miss the mark of housing goals? Do we have a sense of why Oakland missed the mark and what are the accountability measures to not miss the mark moving forward.

Participant 6
- Have there been any considerations of adding community partners that support groups that work for the unhoused? City should consider a resource fair for residents who need education on their options for offload their properties

Participant 7 (East Bay Housing Organizations)
- Housing goals are simply goals; Alameda County can dictate use of its own funds.
- Sees discrepancies of homelessness between SL and Oakland.
- Need a census of how much housing is needed and the services that people need.
- Need for triage of homeless individuals so that we understand the reasons for homelessness. *Homeless aren't living, but simply existing*
- Would rather see public sites such as OPD and County Jail become potential sites for housing

Appendix B: Zoom Chat

18:09:04 From WILLIE E STEVENS to Everyone:

I don't have that icode

18:10:17 From POOR Magazine to Everyone:

I don’t see public comment ?

18:12:20 From Ms. Omowale Fowles to Everyone:

I do not see the language

18:12:21 From Bridget Cervelli to Everyone:

I think public comment is the q&a section in the middle of the agenda- don’t know, just guessing

18:12:50 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

If you’re joining late, please select language from globe icon on your screen (on the bottom right). You have to select English as well.

18:12:53 From Casey Farmer to Everyone:

Can these slides (and the ones from the last workshop) please be posted or sent to attendees?

18:12:54 From Hazel O'Neil, Dyett & Bhatia to Everyone:

There is a globe icon labelled “interpretation” next to the reactions icon at the bottom of zoom screens

18:13:17 From Khalilha Haynes to Everyone:

Please check the bottom of the screen next to live transcript for interepretation.

18:14:11 From Khalilha Haynes to Hazel O'Neil, Dyett & Bhatia(Direct Message):

hi, could you make me a co-host please

18:14:15 From Gary Barg to Everyone:

What exactly is ‘environmental justice”?

18:14:35 From Iris Starr to Everyone:

How can Environmental Justice be “optionally” integrated??? It s/b a baseline contribution to the Plan, also with the infrastructure study going on

18:15:19 From *Laura Kaminski to Everyone:

It can ether be a stand alone element or integrated into all of the elements

18:15:36 From *Laura Kaminski to Everyone:

That is what State Law states

18:15:41 From *Diana Perez, City of Oakland to Everyone:

@Gary Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

18:16:05 From Iris Starr to Everyone:

Yes, so why isn't it definitely integrated?

18:16:16 From Gary Barg to Everyone:

Thanks for the definition!

18:16:17 From Iris Starr to Everyone:

It must be

18:16:35 From Sangeeta Sarkar to Everyone:

What is the timeline for the Equity Working Group?

18:16:45 From *Khalilha Haynes, City of Oakland to Everyone:

The EJ Element is a part of the General Plan.

18:16:58 From Iris Starr to Everyone:

It's hard to take this slide seriously. Is this a Housing Element Party?

18:17:24 From Mattie Scott to Everyone:

Mattie Scott, Vice-Chair of the Commission on Aging: Why is youth engagement included but no senior engagement?

18:17:58 From Hope Williams to Everyone:

Just curious. How many pop-ups events?

18:18:49 From *Khalilha Haynes, City of Oakland to Everyone:

Seniors are a part of our targeted outreach.

18:18:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Equity Working Group (EWG) recruitment just closed last week. The EWG meetings will be structured around key general plan milestones

18:19:07 From Iris Starr to Everyone:

Clearly staff intends to separate the Housing and Environmental Justice Elements even though it is imperative that they be developed together.

18:19:37 From Sangeeta Sarkar to Everyone:

Thank you Lakshmi!

18:19:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Thank you for your questions and comments here. Please also note that will be opportunity for live questions and answers right after the presentation.

18:20:03 From Mattie Scott to Everyone:

We'd b interested in hearing more about how you are targeting seniors, and we are happy to help. Have you used the Senior Centers for reaching seniors?

18:20:42 From Liana Molina to Everyone:

May someone on the team pls drop the link where we can access these meeting notes, slide decks and materials? Thanks!

18:21:07 From Hope Williams to Everyone:

Sorry to do a throwback. 44% declined to comment. That's a lot!

18:21:09 From *Khalilha Haynes, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meeting

18:21:09 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update#community-events-and-public-meetings

18:21:10 From Iris Starr to Everyone:

Rajeev, call on POOR Magazine

18:22:02 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will be reaching out to senior centers. Thank you for your input.

18:22:11 From Iris Starr to Everyone:

No where am I seeing mention of talking to unhoused people, or asking them what they need and know.

18:24:11 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Deeply Rooted Collaborative engagement also includes reaching out to unhoused people

18:25:13 From Janelle Orsi to Everyone:

That's a lot of housing for rich people.

18:25:14 From Christopher Norman to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:25:29 From Christine Hernandez to Everyone:

^^^^^^^

18:25:41 From Iris Starr to Everyone:

Who is the DRC reaching to, exactly?

18:25:43 From Hazel O'Neil, Dyett & Bhatia to *Lakshmi Rajagopalan, City of Oakland(Direct Message):

Ok

18:26:06 From Christine Hernandez to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:26:09 From Iris Starr to Everyone:

^^^ Chris Norman and Janelle Orsi

18:26:25 From Raul Maldonado to Everyone:

Can you go back to the last slide, on the graph for RHNA

18:26:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

working class communities, communities of color, unhoused folks, formerly incarcerated folks, youth, undocumented folks, and folks who are experiencing environmental injustices.

18:26:58 From Iris Starr to Everyone:

CN - and we have a 66% increase in Unhoused!!!

18:27:15 From Bradley Cleveland to Everyone:

You identify housing sites in this element. Shouldn't the mitigate the problem: "Competition over limited sites," because sites aren't limited?

18:27:54 From Liana Molina to Everyone:

Please email registrants the slide decks from these mtgs when you have a chance.

18:27:57 From Megan Nguyen to Everyone:

The prioritization of affordable housing is particularly important in light of the CIty consistently exceeding its RHNA targets for market rate housing while falling far short of its affordable housing goals, as evidenced by a ratio of 9.5 market-rate units for every 1 affordable unit

18:28:17 From Christopher Norman to Everyone:

Not only did we not meet the RHNA goals, but we desperately failed to meet the needs of residents who need housing most. I understand that there are financing challenges, but this is where we need to advocate at the state and federal levels for more funds.

18:28:22 From *Laura Kaminski to Everyone:

We can post the slides on the website

18:28:22 From Janelle Orsi to Everyone:

In our experience, obstructive city policy and bureaucracy has been a big barrier to community groups building housing for themselves, which is why some of are here and waiting to know if the City is ready to look at adopting radically different approaches to supporting housing needs. (I work for Sustainable Economies Law Center which provides legal support to local land and housing projects)

18:28:44 From POOR Magazine to Everyone:

All the things the City said it did for outreach is what we do EVERY week in

18:28:48 From Christine Hernandez to Everyone:

The homeless population has jumped by 63% since 2017 in Oakland, where the median house sales price is about $750,000. There are about 4,000 homeless people — many of them living in at least 140 encampments of tents and RVs.

18:28:48 From POOR Magazine to Everyone:

Sliding

18:28:50 From Iris Starr to Everyone:

Stop supporting market rate housing in any way until our unhoused people are living in adequate homes.

18:28:54 From Bobbi Barbara Lopez to Everyone:

Fell short of meeting its affordable housing by a tremendous amount. Oakland met 174% of its market rate, but only 22% met for affordable housing-only 1,506 units of the state goal of 5,443 it was supposed to create for working people according to your own reports. I don't see the political will to do so from this administration. It won't even implement it's 2018 public lands policy.

18:29:09 From Christopher Norman to Everyone:

*** As mentioned at the last community meeting, we need a study to determine whether impact fees or inclusionary zoning will result in more affordable and deeply affordable units actually being built.

18:29:21 From POOR Magazine to Everyone:

SLIDING SALE CAFE in deep east Huchuin - oakland

18:29:26 From Bridget Cervelli to Everyone:

Housing unhoused people whose lives are in danger every day should be priority #1 period.

18:30:01 From Iris Starr to Everyone:

And 4000 vacant units available in the City. Most owned by speculators.

18:30:49 From POOR Magazine to Everyone:

Homefulness is DEEPLY Rooted Outreach and homeless peoples solution to homelessness- 82nd and MacArthur

18:30:54 From Iris Starr to Everyone:

4000 unhoused, 4000 units available if we make policy changes to help Oaklanders

18:31:00 From Janelle Orsi to Everyone:

In the last Housing Element, the City said it would take 131 Actions to meet housing needs. We're making a slideshow to learn about them here: https://bit.ly/3uY1ReJ

18:31:40 From Christopher Norman to Everyone:

While we need to increase density to meet the need, any upzoning or development *MUST* come with additional tenant protections to ensure current residents are not displaced.

18:31:55 From Preeti S to Everyone:

Does the Housing element provide guidance on how much affordable housing is needed in the city? And will this then translate into some kind of affordability requirement policy update by the city?

18:32:01 From Phyllis Horneman to Everyone:

Where can I get information on the 4000 vacant units?

18:32:09 From Christine Hernandez to Everyone:

The City of Oakland didn't fail to plan… so why did the City of Oakland plan to fail… our Black, Brown, Native and low income communities and why should we trust you now. THIS PROCESS DOESN"T ALLOW FOR REAL COMMUNITY ENGAGEMENT!!

18:32:34 From Christine Hernandez to Everyone:

Yes! I want the list of vacant units!!!!!!!!!

18:32:49 From Sean Golden to Everyone:

Has Oakland opted into SB10?

18:33:10 From Hope Williams to Everyone:

I was already worried about SB 9 and 10. It feels like it puts the onus on the tenants to organize to secure affordable housing.

18:33:31 From Iris Starr to Everyone:

The policies in the existing element have largely not been implemented! The past 5 years' "accomplishments" have done little to change people's circumstances.

There was a noted 47% increase in homelessness in a two-year period during this "time of change", totaling over 4,000 people. The dramatic increase, per the report, "demanded a refocus on strategies, resource allocation, and timing."

18:34:34 From Phyllis Horneman to Everyone:

Reducing parking means transit has to be good enough to make this work

18:34:47 From POOR Magazine to Everyone:

We were blocked from opening at Homefulness - even tho its right down the street from a "transit" center - and we have heard that other places are being approved without Parking

18:35:11 From Iris Starr to Everyone:

The Planners and Housing Department people have failed Oakland. We see what has resulted from existing work:

Dramatically increased homelessness and encampments

131 "actions" with virtually no results (not meeting the numbers for affordable housing and instead prioritizing market rate/corporations)

Failure to engage the community and listen.

Not asking the people who are suffering.

Dismissive and sabotaging of local community participation

Not listening, representing profiteers

Obstructing solutions brought by people who know what they need

18:35:11 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland: https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:35:13 From Janelle Orsi to Everyone:

We've learned that so many of these incentives and opportunities are practically impossible for grassroots groups to take advantage of in building housing.

18:35:44 From Bridget Cervelli to Everyone:

^^And the city does nothing to let low income builders know they are even available

18:36:15 From Janelle Orsi to Everyone:

Homefulness was obstructed from letting unhoused people move into their units because of parking requirements: “Maybe you shouldn’t be building this project…” Is the City of Oakland Really Doing All They Can To Create Affordable Housing? https://www.poormagazine.org/node/6164

18:36:20 From Sid Kapur to Everyone:

Can you go back to the parking slide? It went back kind of fast

18:36:25 From Sid Kapur to Everyone:

went by*

18:36:27 From Preeti S to Everyone:

Oakland needs to increase its minimum affordability requirements for housing projects and not allow market-rate developers to get away with paying in-lieu fees instead.

18:36:38 From *Khalilha Haynes, City of Oakland to Everyone:

Hi all, we're monitoring all the questions in the chat and are responding to all questions for clarification. Some questions require a deeper answer and will be answered in a follow-up FAQ.

18:36:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for all your excellent questions! Any question we're not able to answer today, we will answering through a Q&A after the meeting.

18:36:46 From Christine Hernandez to Everyone:

The City can get out of the way when we create our solutions. They can support instead of sabotage.

18:37:06 From Raul Maldonado to Everyone:

Love that <3

18:37:20 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:39:18 From Christine Hernandez to Everyone:

All the while the City paves the way for developers who are pricing us all out!!

18:40:15 From Janelle Orsi to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:40:25 From Iris Starr to Everyone:

Let people talk, answer/justify later

18:41:01 From Iris Starr to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:41:56 From Christine Hernandez to Everyone:

We need a department specifically for these projects. The developers run the building and planning department. It was designed by them for them.

18:42:08 From Iris Starr to Everyone:

Bill, regulations do not need to be “reviewed” they need to be changed!

18:42:32 From POOR Magazine to Everyone:

we have

18:43:17 From POOR Magazine to Everyone:

We have Homefulness #2 and no-one is making this easier for us poor houseless and indigenous peoples build ur own solutions

18:43:22 From Christine Hernandez to Everyone:

131 Flavors of Failure!

18:43:29 From Hope Williams to Everyone:

Super educational! Thank you, Janelle. Slides laying out the Housing Element https://bit.ly/3uY1ReJ

18:43:47 From Hope Williams to Everyone:

So unfortunate that none of these have come to fruition. 😕

18:43:55 From Janelle Orsi to Everyone:

The City really needs to use its power to SHAPE those market realities.

18:44:10 From Iris Starr to Everyone:

Yes, Christine, for developers, by developers, with the collusion of the City. They get special treatment, common folks get blocked and dismissed

18:45:55 From POOR Magazine to Everyone:

WE r exhausted = from getting ready fpr permits gangsters visit tomorrow - we may not be able to stay in for breakout rooms

18:45:58 From Bobbi Barbara Lopez to Everyone:

It's unfortunately to hear what is still happening to Homefulness. I wish we could use some of Fund 2415 to waive permits for groups like these. I don't think lands trusts and groups like hopefulness should pay for permits, frankly. Other cities like SF are more expansive in their use of Development Services Fund.

18:46:35 From Christine Hernandez to Everyone:

++++++

18:46:52 From Christine Hernandez to Everyone:

++++++

18:47:04 From POOR Magazine to Everyone:

thankUUUU @christine and Bobbi and Bridget!!!!

18:47:47 From Janelle Orsi to Everyone:

Thank you, Bobbi. On that note, Homefulness worked with Rebecca Kaplan to write legislation to exempt such projects from building permit fees, but the City said it wasn't possible. It stalled out.

18:47:51 From Stuart Flashman to Everyone:

We need to DISincentivize market rate projects!

18:48:05 From Janelle Orsi to Everyone:

Bridget, thank you so much for saying all this.

18:48:29 From Iris Starr to Everyone:

Wow, bring it Bridget!

18:48:49 From Hope Williams to Everyone:

Bridget, powerful!

18:48:57 From POOR Magazine to Everyone:

City of oakland has made this building opening possible and instead is putting down concrete barricades to make people not be able to park or sleep

18:50:13 From Hope Williams to Everyone:

Thank you, Dustin!!!

18:52:15 From Iris Starr to Everyone:

YES!!! Chris Norman, spot on, where is Housing Dept???

18:52:46 From Hope Williams to Everyone:

I can't unmute

18:52:53 From Christopher Norman to Everyone:

Not meaning to call out the housing department, moreso to ask how these departments are working together

18:53:03 From Christopher Norman to Everyone:

and would love a response, if possible

18:53:56 From Hope Williams to Everyone:

+1 Christine

18:53:57 From *Laura Kaminski to Everyone:

We are working regularly with the Housing Department on the Housing Element

18:54:09 From Christopher Norman to Everyone:

Would love to hear how!

18:55:06 From POOR Magazine to Everyone:

thank u christine

18:55:12 From Hope Williams to Everyone:

Thank you Christine!

18:55:43 From Christopher Norman to Everyone:

They are the ones administering affordable housing funds and policies in the City, so it seems like they should have a much bigger presence in this process. I'd love to hear from them.

18:55:53 From Janelle Orsi to Everyone:

I think this is HCD Strategic Action Plan, and it made me very sad: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:56:02 From Bridget Cervelli to Everyone:

And just because these meetings are largely inaccessible to our prolific community of unhoused organizers does not mean that their needs for life-saving shelter shouldn't be priority #1

18:56:08 From Iris Starr to Everyone:

Submit the same old element to the State now and start over with an inclusive real community process.

18:56:35 From Raul Maldonado to Everyone:

I may have to jump off the call soon. If I cannot attend, is there an email I can provide feedback for this workshop #2.

18:56:43 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

generalplan@oaklandca.gov

18:56:44 From Raul Maldonado to Everyone:

Also, enjoyed the raised hands & questions

18:56:45 From Janelle Orsi to Everyone:

The slideshow about HCD's Strategic Action Plan feels less like a plan and more like the City throwing up its hands. Look at the last two slides: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:57:17 From Bridget Cervelli to Everyone:

We need access janelle^^

18:57:21 From Iris Starr to Everyone:

The had director has been there over a year now…

18:58:16 From Janelle Orsi to Everyone:

The HCD slideshow again: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:58:21 From Iris Starr to Everyone:

The HCD Director I mean

18:58:30 From Christine Hernandez to Everyone:

++++++

18:58:30 From Bradley Cleveland to Everyone:

Thank you Bobbi.

18:59:04 From Christine Hernandez to Everyone:

Thank you Bobbi.

18:59:42 From Janelle Orsi to Everyone:

Here's the HCD Strategic Action Plan again. Don't have the public link handy at the moment: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:59:43 From Christopher Norman to Everyone:

@Janelle - what you highlighted in the HCD strategic action plan (2nd to last page) shows what the issue is - it says we need over $450 million to meet our current housing goals. This question about financing is what we need to be discussing.

18:59:50 From *Audrey Lieberworth to Everyone:

EIFD = Enhanced Infrastructure Financing Districts

18:59:52 From Caleb Smith to Everyone:

Good evening, this is Caleb Smith with the City of Oakland Housing Department- as mentioned, I am observing tonight. We look forward to continuing to partner with Planning and to attending future meetings to hear all this valuable community input.

18:59:55 From Bobbi Barbara Lopez to Everyone:

100% Affordable housing or even a mixed income prioritizing affordable housing EIFD would be a great start.

18:59:59 From Stuart Flashman to Everyone:

Impact fees are a joke!!

19:00:25 From POOR Magazine to Everyone:

Impact fees are

19:00:30 From POOR Magazine to Everyone:

Wrong

19:00:35 From Iris Starr to Everyone:

Yes they are, Stuart, so developers need to build housing not pay to escape it

19:00:36 From Janelle Orsi to Everyone:

^Christopher, exactly. It says we need $450M to meet the last Housing Element's goals, and the "punchline" slide just says: we need more money.

19:00:39 From Hope Williams to Everyone:

Special request going forward : Please don't use diffusive language by repeating the same sound bites. It's demoralizing.

19:00:43 From Bridget Cervelli to Everyone:

Where are you implementing community input? Where are you allowing the unhoused community to create policy? Enough of pretending that the people creating housing policy in oakland have any idea of what is needed and how to implement it effectively. Lives are lost in the City's translation of community input.

19:01:05 From Janelle Orsi to Everyone:

Meanwhile, the City is looking to build this $500M police administration building: https://skarc.com/projects/oakland-police-administration-building/

19:01:24 From POOR Magazine to Everyone:

what we need is requirement of every luxury or moderate rate housing to go to offset poor people housing

19:01:51 From Stuart Flashman to Everyone:

We need to require a MINIMUM of 20% affordable in any project.

19:01:53 From Alexis Oviedo to Everyone:

I believe they are looking to develop the existing OPD admin building into housing units

19:02:27 From Iris Starr to Everyone:

There is money and property held by corporations. That is what we need.

19:02:52 From POOR Magazine to Everyone:

But Bill the City has money for Concrete barricades and sweeps

19:03:18 From Bridget Cervelli to Everyone:

POOR Magazine organizers have policies ready to go that should be implemented and have support of City Council

19:03:34 From Stuart Flashman to Everyone:

Repurposing for market rate is waste.

19:03:43 From Bradley Cleveland to Everyone:

Unions aren't the problem

19:04:01 From Raul Maldonado to Everyone:

I have to jump off, but I am for diverse dense housing development in all regions in Oakland, but especially in affluent areas that had hard time for development. Moreover, mixed housing projects with >=20% affordable housing would be great. 🙂 Sending more details via email. Thanks!

19:04:05 From POOR Magazine to Everyone:

SPEND the millions of dollars spent on poLicing of houseless people and creating barriers to sleep spent on creation of housing

19:04:07 From Iris Starr to Everyone:

And plenty of money being spent for the A's stadium (1Billion for infrastructure

19:04:15 From Bobbi Barbara Lopez to Everyone:

City should take a "support" position on SB 6, which allows for underutilized commercial and parking lots for housing!

19:04:17 From Raul Maldonado to Everyone:

Love the comments & views being expressed

19:05:07 From POOR Magazine to Everyone:

We charge NO RENT - at Homefulness - this is a poor and houseless people solution and we know why we become houseless

19:05:26 From Iris Starr to Everyone:

Unions and corporations support many of our politicians

19:05:35 From Dustin Parciasepe to Everyone:

factoryOs is a local union modular shop manufacturer. Many projects in SF are being constructed with union modular.

19:06:26 From Bradley Cleveland to Everyone:

Thanks, Dustin

19:06:35 From POOR Magazine to Everyone:

Most of the houseless people in oakland are disabled elders

19:07:51 From POOR Magazine to Everyone:

We have input from seniors /elders in Homefuness and we have to go cuz we have to keep building we hope this wants a waste of time

19:08:41 From Christine Hernandez to Everyone:

Where do I get that list of vacant properties?

19:08:51 From Bradley Cleveland to Everyone:

I need to sign off. Thanks so much for dialogue

19:09:30 From Bridget Cervelli to Everyone:

Please don't make us share our experiences for nothing, this is exhausting

19:09:30 From Iris Starr to Everyone:

And is there a list of tenants and landlords?

19:52:38 From Daphine Lamb-Perrilliat to Everyone:

Great meeting.. Thank you very informative.

19:52:42 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

All community event information including meeting presentations and summaries are posted here:https://www.oaklandca.gov/topics/meetings-and-events

19:53:18 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Translated notes in Spanish and Chinese will be post as soon as the english notes are translated and the video as well.

19:53:31 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

*video recordings will be posted as well

19:54:27 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please register for the general plan update mailing list: https://www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates

19:54:58 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Information around community events: https://www.oaklandca.gov/topics/meetings-and-events

19:55:33 From Janelle Orsi to Everyone:

Am I recalling right that the City or D&B was going to create a more interactive website for the general plan website? Like a forum where people can submit comments and be in conversation with each other?

19:56:04 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Yes, City Staff are working on options to do that

19:56:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Our group also discussed taxes on vacant units and prevent housing speculation

19:57:12 From Janelle Orsi to Everyone:

Specifically, could a City pause the Housing Element process for a year and do a Truth & Reconciliation focused on the harms of the Oakland Housing situation?

19:57:32 From Janelle Orsi to Everyone:

^The Truth & Reconciliation process was Tiny Gray-Garcia's idea

19:58:16 From Iris Starr to Everyone:

I just heard that there are "Stakeholder meetings" that do not include most of us that are not professional. They are targeted to Large developers and non-profits like EBHO. As a result of this meeting they plan to invite POOR Magazine. This is very, very bad. The system is set up to hear from influential insiders who are doing what they've always done. This must change, @Bill. Everyone needs to be included in these meetings. I have not seen one developer here. We should not be treated differently as "community" (many of which are not included in DRC's outreach)

19:59:27 From Bridget Cervelli to Everyone:

Community are the actual stakeholders, ridiculous to let the profiteers set the rules

19:59:48 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

In response to the question: The state-mandated deadline for Housing Element is critical, otherwise the City can lose funding and land use control. The deadline can only be extended by the State. Even the State Department of Housing and Community Development (HCD) does not have the power to extend deadlines.

20:00:38 From Bridget Cervelli to Everyone:

Not just ridiculous to consider insiders as prioritized stakeholders, incredibly harmful and dangerous for actual stakeholders-community

20:01:17 From Christine Hernandez to Everyone:

+rental property registry

20:01:21 From Sean Golden to Everyone:

Regarding the vacancy tax, I think Oakland has had one in effect since 2020? https://www.oaklandca.gov/topics/vacantpropertytax

20:01:24 From Iris Starr to Everyone:

@Rajeev and @Bill - submit a minimal eport as a placeholder that keeps money flowing. Commit to a real housing element process

20:01:41 From Janelle Orsi to Everyone:

+ owner registry so we can find out who is behind the corporations and real estate investment trust that are grabbing up the land

20:02:17 From Stuart Flashman to Everyone:

Oakland's vacancy tax is pretty minimal - not much of a threat to speculators.

20:02:18 From Iris Starr to Everyone:

@Sean, I think that is a vacant PROPERTY tax, not vacant units

20:02:37 From Stuart Flashman to Everyone:

It also goes to vacant units.

20:02:52 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

We not only need to adopt the Housing Element, but have that be robust enough to be certified by the State.

20:03:09 From Stuart Flashman to Everyone:

I know - a neighbor got dinged for an apartment her son was occupying.

20:03:15 From Alex Campbell to Everyone:

The tax does apply to vacant units but iirc is very difficult to enforce + a flat fee vs. progressive taxation

20:03:29 From Iris Starr to Everyone:

@Rajeev: Resubmit what you have with an update for 26,000 units

20:03:39 From Christine Hernandez to Everyone:

+++++

20:03:57 From Christine Hernandez to Everyone:

Ban Land Grabs!!!!

20:04:52 From Iris Starr to Everyone:

@rajeev, I know this may hurt your contract, but it is the RIGHT thing to do for Oakland

20:04:52 From Janelle Orsi to Everyone:

+1 to Ban Land Grabs

20:05:46 From Alex Campbell to Everyone:

AB2053 for social housing!

20:06:36 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Oakland Housing Element Post-Workshop Questionnaire: https://forms.gle/DsvFfXiS4zxcHFkD8

20:06:44 From Hazel O'Neil, Dyett & Bhatia to Everyone:

屋崙 (奧克蘭) 市住房因素研習會會後問卷 : https://forms.gle/rWqCGUcHDEnhzAw78

20:06:49 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Cuestionario posterior al taller sobre elementos de vivienda en Oakland: https://forms.gle/urECGoQRjBafif6r8

20:07:09 From Janelle Orsi to Everyone:

Inviting collaboration in learning more about the 131 Actions here: https://bit.ly/3uY1ReJ

20:07:18 From Hazel O'Neil, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

20:07:48 From Janelle Orsi to Everyone:

Can you tell us the date the 2nd week of March? THat’s coming up

20:08:14 From Hazel O'Neil, Dyett & Bhatia to Everyone:

www.oaklandca.gov/topics/general-plan-update

20:08:33 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Interactive housing sites map is still up for input https://new.maptionnaire.com/q/7iu2obr8j6yi

20:09:11 From Bridget Cervelli to Everyone:

Can we have an invite to the secret stakeholder meetings?

Oakland 2045: Housing Element Workshop #3 Report

Oakland's Housing Element and Housing Programs

MARCH 12, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The third Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Saturday, March 12, 2022 from 10:00am to 12:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 40 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in three Zoom polls. The first poll asked whether participants had attended a prior Housing Element workshop; about half, or fifty percent, responded that they had attended one of the prior two workshops. The second poll asked participants if they had heard of any current City programs that were covered in the presentation, including Project Homekey, the First-Time Homebuyer Program, Funding for Housing Preservation, the Rent Adjustment Program (RAP), and Housing Counseling. More than half of the responding participants indicated that they were familiar with Project Homekey, the First-time Homebuyer Program, and the Rental Adjustment Program (RAP). Fifteen percent of respondents had not heard of any of the programs listed. The third poll asked which of those programs participants were most interested in learning more about. In this order, respondents were most interested in learning about the First-Time

Homebuyer Program, Funding for Housing Preservation, RAP, Project Homekey, and then Housing Counseling. Again, 15 percent of respondents were not interested in learning more about any of those programs. Zoom poll results are presented in Appendix B.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What are the housing issues you care about in Oakland?**
2. **How can Oakland add more housing while protecting tenants from displacement?**
3. **Have you heard of these City programs? What programs do you think are working well? Where are the gaps?**
4. **With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?**
5. **What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?**
6. **What did we not ask that you'd like to talk about? What else should we be asking?**

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Affordable Housing Production.** Participants in every group felt that building new affordable and deeply affordable housing options is a key strategy to prevent displacement. Many group conversations focused on potential sites, funding, and policies to add new affordable, deeply affordable, and mixed/middle-income housing

throughout the City. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Many groups stressed that the City needs to prioritize housing the unhoused immediately and treat the situation as a state of emergency. The most common suggestion for addressing the situation was for the City to build or fund the construction of deeply affordable housing intended for people currently experiencing homelessness. Many participants were interested in including wraparound services such as healthcare, counseling, and case management within new deeply affordable housing. Other suggestions included engaging with the City's unhoused populations to identify their concerns, and providing unhoused people with housing vouchers and incentivizing landlords to accept those vouchers.
- **Public Education.** Participants generally were supportive of Oakland's existing housing programs, such as the Rental Adjustment Program (RAP), first time homebuyer program, and housing counseling. However, many participants stressed the need for the City to better publicize the availability of these programs, perhaps through increased community outreach. Many participants were not aware, for example, of HCD's housing counseling or the details of the City's Covid-related tenant protections. Some participants mentioned that many of the housing programs are advertised primarily on the internet, which makes them difficult to access for tenants who do not have internet access.
- **Measuring Impacts and Success.** In response to the question, "how should the City prioritize its limited resources to forward housing affordability," participants across groups stressed the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals in the most cost-efficient manner possible.
- **Tenant Preference and Right to Return.** Participants in all groups shared personal perspectives on displacement that has already occurred due to rising housing costs over the last two decades. Housing in Oakland is increasingly out of reach for moderate- and low-income levels. Many participants expressed interest in programs such as a right to return policy or preference programs that give Oakland residents who have been impacted by displacement priority for City housing funding, or allow users of housing vouchers to choose to stay in their neighborhoods as prices increase.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 expressed interest in increasing affordable home ownership opportunities and strengthening the ability of communities to get involved and carry out the implementation of neighborhood level planning projects.
- Group members had differing opinions about zoning as a tool to preserve housing affordability. Some felt that the City should prioritize allowing increased density in areas that are currently zoned as single family residential and approving more projects by right. Other group members felt that zoning could only do so much, and the greatest constraints to preserving housing affordability are the high cost of land and labor to build new housing units.
- Group 1 also discussed examples of neighborhood preference programs that could be a good model for Oakland to stabilize residents at risk of eviction and displacement.

Group 2

- Group 2 discussed how gentrification and displacement has changed the character of the City by making it difficult for blue collar workers to find affordable housing choices in what was formerly a working class city. The group agreed that providing housing for the unhoused should be the City's top priority.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.

Group 3

- Group 3 participants discussed the City's existing programs. Many group members felt that HCD's housing counseling is an effective tool to protect residents from eviction. Participants were also in support of the first-time homebuyer program and RAP. The group discussed the importance of closing the digital divide so that vulnerable tenants who do not have internet access can still access City resources. The group was also interested in strengthening the enforcement of existing tenant protections. Group members expressed desire to develop tangible metrics to monitor and target existing resources for various housing programs. New program suggestions included property maintenance support, rental assistance, TOPA tenant ownership programs, and increasing the City's inclusionary housing requirements.
- Other discussion topics included disincentivizing speculation, adding zoning flexibility for schools and other institutions to build housing more easily on their land, exploring an inclusionary housing policy, and building new affordable housing on City-owned/surplus land. The group also discussed development, redevelopment,

and speculation. Many group members felt that building new affordable housing was the best way to stabilize low- and moderate-income renters.

Group 4

- Group 4 discussed homelessness, including one person sharing from personal experience about homelessness as the culmination of other systemic problems such as the 2008 economic/foreclosure crisis, a lack of new affordable units to keep pace with rising housing cost in previous decades, and a lack of options for people experiencing homelessness in the interim period before they are able to re-enter housing.
- Group 4 suggested expanding and exploring new options for outreach to make tenants aware of existing housing programs. Group members expressed desire for mortgage assistance, down payment, and rental assistance programs that are available for very-low, low- and moderate-income levels. The group was also interested in exploring community land trusts, pursuing data-informed solutions to make the best use of limited resources, and increasing collaboration among City agencies and departments.

Group 5

- Group 5's discussion primarily centered around homelessness. Group members were very interested in pairing supportive housing and services such as access to transit, quality food, and mental health care. The group felt that it was important to engage unhoused populations in discussions about services and housing. Some group members expressed desire for the City to move away from investing in shelter systems, stating that shelter systems are a band-aid approach to a deeper problem, and instead invest in long-term resources such as deeply affordable housing. Group members were generally distrustful of tiny homes as a solution for homelessness, with some expressing concern about the quality and safety of tiny homes.
- Group members discussed the need for housing policies to address segregation, as displacement, housing affordability, and segregation are related issues.
- Group 5 discussed potential sites for new affordable housing. Some group members suggested partnering with the Oakland Unified School District and other public agencies to identify public sites for affordable housing. Other group members suggested investing in new housing along transit corridors.

Group 6

- Group 6 agreed that the City should prioritize housing the unhoused, and also was in consensus that more housing options are needed that are affordable to middle income earners. Group members expressed that providing more mixed-income housing and affordable housing within high opportunity neighborhoods would help to decrease segregation and allow struggling working class and middle income families to stay in their communities. Some group members had heard of Oakland's rent adjustment

program and had good experiences with it, though the group expressed desire for the City to better publicize and fund its existing programs.

- Other discussion topics included ensuring that ADU tenants/landlords are aware of tenant protection policy in place, supporting local property owners (rather than large outside companies), and ensuring that the City is measuring success and impact of its current programs.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATOR – DIANA PEREZ

- Participant 1: Career in planning and design. Placemaking – people feel at home, not just housed.

- Participant 2: Rockridge and Temescal. Concerned about loss of affordable and historic buildings. Large developments are higher rent not affordable.

  - Finding ways to use properties that don't change character.

- Participant 3: Trained as an architect and planner – interest in housing is broad, has been involved in many affordable housing projects. There could be more of an emphasis on neighborhood planning, creative solutions. Homeownership solutions of all kinds get underserved. Help low-income people stabilize and build equity.

- Participant 4 – worked in affordable housing development with EBHO, works with D&B but here as a participant. Strong believer in non-profit housing development. Best way to preserve housing over the long-term.

- Participant 5 – D3 Uptown neighborhood. Experienced eviction and pressures of gentrification. Lift up affordable housing, and preserve communities – preference to existing tenants to keep cultui

- Participant 6 – exploring land trust model to create permanent affordability. Our policies are counterproductive. Our policy making has become political --- and it's not a good way to solve problems. It's good to say --- continue in-depth work to create policy work.

- We need affordable rental and affordable homeownership, 90% of the affordable housing development resources are being targeted to rental housing production in the pipeline. Do more to include renters and involve them in the process, this is one of the benefits of neighborhood-level planning. Economics have changed so radically.

- Participant 1: Community planning-neighborhood planning. Birmingham – has a neighborhood participation program. Every square inch of the city belongs to an association. Neighborhood association allows you to always be ready --- the community is always ready to engage for anything—specific plan, project. It's a well-oiled machine for engagement. The more we can get communities to stay connected over implementation --- ownership – then leads to political push for elected officials who will implement. Public-private partnerships can – More ongoing, congealed community framework for us to implement the policies and keep up with the plan --- no matter what it is, things will change – association can be the champion.

- Participant 6 – our zoning will need revisiting. How can we increase housing in the way that still preserves the character of our neighborhood? Condo conversion – could

there be an opening here; with preference for existing tenants. Keep community conversations going – these are so healthy, and so needed. Large for profit entities have their place.

- Participant 5 – zoning changes are something we really need to pay attention to. Large amount zoned for single family—get rid of it to determine if some areas can have greater density, since we have this huge need to build more housing. In previous --- up-zoning the hills does have fire hazard – okay. For future sessions, I am seeing a lot of comments on how people can be heard. A lot of the problems can be solved at the state-level. There is a piece of education at this meeting, to help – where buttons can get pressed. About politics – The political is personal, I understand the need to look at data to inform our decisions – we met market rate allocations, but not ELI or VLI --- it is a political choice to make sure that we're actually preserving and creating deeply affordable housing.

- Zoning – There has been many changes to zoning in Oakland, but changes in zoning will not create housing. Price of land and cost of labor. Shortage of staff and aging infrastructure are a problem in Oakland. The site is still vacant – the site was properly zone and had support from neighborhood and nothing happen. Another example: abandoned gas station – numerous proposals for developing senior housing – neighbors opposed it --- everything stalled, until SB35 – the project is moving forward. The City has got to change regulations to allow City to approve projects by-right.

- Amnesty program for illegal/unwarranted units – to prevent the Ghostship tragedy. Increase housing in a way that is – great way to build relationships for housing "In it together" – grassroots. Not up to code, non-conforming.

- Participant 1: Design review requirement for all residential properties; in New Orleans we have districts were we have to come to associations --- the extent to which we do design review here --- we need to take a hard look at regulations to reduce – get housing into the market place – have integrity of the process.

CHAT NOTES

11:18:52 From Christopher Norman to Everyone:

Feel free to review these slides on a Berkeley preference policy: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/Item%2010_Community%20Preference%20Policies030619.pdf

11:22:24 From Christopher Norman to Everyone:

An example of San Francisco's preference policy: https://sfmohcd.org/certificate-preference

11:36:59 From Jim Bergdoll to Everyone:

Regarding zoning for housing, rather than up zoning everywhere which raises the price of the land and therefore prices for housing, a new trend is to establish Affordable Housing Overlay zoning which allows Affordable projects higher density and therefore can compete better in acquiring the land.

GROUP 2 FACILITATORS – MATT ALVAREZ-NISSEN, CALEB SMITH, DANIEL FINDLEY

Key Takeaways

- Gentrification and displacement has changed the city. It is difficult to find affordable housing, which restricts housing choice – especially for blue collar workers.
- The City needs to prioritize housing the unhoused and provide deeply affordable housing. Some participants emphasized building housing at all income levels, while others disagreed and emphasized the need for affordable housing.
- Some participants believed that there is a lack of political will to address affordable housing needs.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.
- Generally, there is a desire to know more about the Housing Element process, and what can and cannot be accomplished through it. This includes any limitations imposed by State law.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin. Questions #2 and #3 were asked during group discussion. The group did not have time to react to Questions #4 through #6, although there is considerable overlap between the answers given in Questions #1 through #3 and the subject matter of Questions #4 through #6.

Question #1 – What are the housing issues you care about in Oakland?

- Neighborhood has changed due to gentrification, but not for the better. Oakland is/was a blue collar town, but can no longer afford to live there.
- Priority is to house the unhoused. Homelessness is a state of emergency that needs to be addressed immediately – the City needs to get people off the streets and into secure housing.
- Focus on where the housing will be located.

Question #2 – How can Oakland add more housing while protecting tenants from displacement?

- Build housing on public land. There is a lot of City-owned land that is not being used.
- Populations at risk that could benefit from additional affordable housing include the thousands of people who live on the streets, including those who are disabled or elderly.
- Another need group is people who work in nonprofits, are self-employed, are blue collar workers, etc. They are being pushed out of the city, and new housing is geared towards people who do not even live in Oakland yet – this is not fair.
  - Some people move here for work or temporarily and vote on policies that harm Black and brown Oaklanders – but not all new residents.
- Is Oakland going beyond what's required in terms of displacement analysis and outreach?
- The City should streamline, upzone, etc. to develop more housing at all income levels – more construction overall will decrease costs.
- If residential units are demolished or displaced during development, the developer can offer replacement units to residents to return (policy is already in place).
- Problem with right of return is that the units offered are often way above what the original resident was paying prior to demolition – especially if that resident had lived there for a while with low rent. They cannot afford to come back. Seen on their block – it's not feasible.
  - If a rent controlled unit is demolished, the developer needs to offer a replacement unit back at an affordable rate.
  - Need to update policy at the City level – density bonus provisions also require offering a unit back at lower prices.
  - It is important that tenants have a real right to return
- Can no longer afford to rent in the city.
- Unpermitted construction nearby, and the City does not act.
- Lives in a rent controlled unit, but wants to move to other neighborhoods. Restricted in their housing options because down payments are expensive, and one-bedroom apartments are just too expensive.
- The City should think more radically about how to change things. Lots of policies are focused on homeowners and the rights of capital.
- Moratorium on market rate housing until affordable housing development reaches needed levels.
  - Encourage ways to build more housing at all income levels. Discourages a moratorium on market rate housing – new supply of any time of housing will help alleviate things.

  - The City is way over the mark on market rate housing per the Mayor's projections on housing development, and way under the percentage of affordable housing. Need to stop building market rate altogether. Building market rate to decrease prices reminds them of "trickle down" economics, which is a theory that does not work. Need to up the ante on building deeply affordable housing.
  - How would a moratorium help keep people in Oakland?
    - Would increase emphasis on affordable housing.
    - Put resources currently going towards building market rate housing to affordable housing.
  - City should think of creative ways to build housing to bring rents back down. If wages do not rise, Oakland needs places with rents that are $600. The City needs people who work lower-wage jobs (e.g., service jobs).
- Yearning for an educational component on how the Housing Element works, something like a video.
- City should consider a workforce housing overlay.
- Previously able to move to different neighborhoods in Oakland and treasures the opportunity to live in different segments of the city. Each part of the city has so much to offer, and it's great to be able to live around the city.

Question #3 – Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

- Project Homekey, same as the statewide program?
- The City has said it has no money for affordable housing, but just committed to the Howard Terminal project. There is a lack of political will.
- The City does not subsidize market rate housing, market rate housing helps develop affordable.
  - The City does subsidize market rate. Impact fees are too low – the developer would rather pay the fees than provide housing. The City needs to put more resources towards affordable housing
- Want to know about State law, and what can and cannot be done in the Housing Element. Lack of understanding about what is allowed, how do we get to a common understanding of what can happen? What happens when the City reaches its RHNA goal for market rate?

GROUP 3 FACILITATORS – ALISON MOORE

Summary of Issues:

Programs/Needs:

- Rental assistance

- Housing counseling: keeping people from getting evicted. Proving cost effective.
- Building resilience and digital divide- huge issue in housing
- Redevelopment- cant build our way out of this crisis. Need for Housing with supportive services.
- Accountability for various housing programs- desire for tangible metrics to better target resources.
- How do we disincentivize speculation- driving up a lot of the costs in Oakland.

Housing production of affordable and deeply affordable as a key part of reducing pressures.

- Surplus land- city must build affordable housing on land, how do we allow flexibility for institutions like schools to add housing on their land?
- Zoning as a hindrance to additional housing, and challenges to funding more housing.
- Exploration of an inclusionary housing policy.

Detailed notes:

- Participant 1- Still a chain link fence that says no trespassing on the Moms for Housing site. Land trust bought that home 2 years ago. Encampments still there- someone moved into land downstairs. Fife said if there is one vacant home, there shouldn't be anyone living on the streets. Home was sold to Oakland land trust and remodeling costs. Half of it is still vacant. ToPA model- sell homes to land trust. Desire for more metrics and accountability- a program that's helped 20 people a year shouldn't be considered effective.
- Participant 2- active in upper Broadway/Rockridge area- interested in how Oakland will respond to multiple challenges, including access to money, legal challenges. While there is great intention in this group, coordination and making people aware of programs is going to be incredibly important.
- Participant 3- Oakland resident D3, incredible increase in price and reduction in affordability in past 16 years. Not hearing any serious discussion of how we reverse that. If we're going to keep tripling the prices of housing, that's going to get worse. Don't hear acknowledgement that where we are is intentional. Cities throughout the bay area have intentionally caused this, and policies continue to cause this, it takes radical change to change that.
- Participant 4- Concerned about issues and challenges in terms of trying to prevent displacement. Living here for 30 years, and have seen prices rise. More and more people getting forced out of area. Some people are being bought out, people are willing to pay higher prices. Same things happen with rental units- new owners can set the new rents. Prices go up and up for rental units. Enforcement- a lot of good programs, but how do we enforce them?
- Participant 5- wrap around with services**.** A lot of need in terms of building resilience. That people have access to resources. Sad that infrastructure bill that Biden put

forward with digital broadband infrastructure didn't pass. Leveling playing field for services is increasingly difficult when not everybody has access to the internet. Even physically [within neighborhoods], there need to be places where people could access services online.

- People need support for how to maintain a property. Lack of maintenance where property deteriorates where its uninhabitable.
- Rental Assistance: Most people are not able to purchase their homes. TOPA and OPA promise that tenant opportunities can buy, but many are are not in position to buy. First time homeowner approaches are helpful, tax breaks, revolving loans, credit counseling.
- Inclusionary policy. Building housing- all we're seeing is building large market rate apartment complexes. Rents around these areas go up; this is happening in north Oakland.
- What's needed is an inclusionary requirement- a certain amount of affordable units, not just in-lieu fees, because they don't affect damage caused by gentrification. Need to build affordable.
- Places that are gentrifying are where housing crisis is escalating. The way to get new affordable units built them is to require them in areas with higher land costs. Equity of where we're building affordable housing. public land for public good.
- City owned land: city owned land that goes to auction- too many restrictions on production, there's no production to quantity we need. What if we have more flexibility- allow impact fee, but target city owned land in higher well-to-do neighborhoods?
- D1- Have recently built homes to house homeless residents. When we have city-owned property, surplus land act applies, prioritize land to impact affordable housing.
- City doesn't own any land around Rockridge. School districts own parcels that are underutilized, but separate from the city- would be great if there were analogous law passed by legislature for what's been done for BART, but for schools.
- The City is coordinating with school district as much as possible, because they do have a lot of land adjacent to some of the City's, and in impactful locations. Exploring how we zone to allow that flexibility. Surplus land act doesn't apply to schools in the same way.
- Zoning- if city wanted to do as much as possible to increase housing supply, easiest way to do that is repeal zoning code in its entirety. City is constraining supply. Rather simple- get rid of entirety of zoning code. Acknowledge that this would upset a lot of housing secure residents if their values were not doubling/tripling.
- Counterpoint: If you get rid of zoning and allow people to build whatever they want, you will get more housing built, but other things too, like industrial near residential. North Oakland- demand for housing is so high, even if you dropped all the zoning requirements, still wouldn't get any affordable.

- We need to be talking about how we pay for more affordable housing. Increasing income tax, etc.
- What we're offering to address homelessness- offer a range of housing types so its not full permanent supportive housing-lighter touch. Agree on digital divide. Use some of relief funds to support infrastructure. What happens with what the city is offering
- Housing condition issue- tenants should reach out to housing counselors.

GROUP 4 FACILITATORS – CLARE KUCERA AND KHALILHA HAYNES

What are the housing issues you care about in Oakland?

- Homeless resident, saw how homelessness was escalating, no attainable housing solutions being put forth. What are people supposed to do in the interim period before they get housed? Why hasn't a lot more been done when these solutions?
- Concerns that there isn't enough will to resolve homelessness issues; homelessness is result of other systemic marginalization problems; e.g. 2008 economic crisis, misguided decision making, not insisting that affordable housing is built

How can Oakland add more housing while protecting tenants from displacement?

- Interested in mortgage assistance programs – lack of funding; money has routinely been directed to other programs; even though there is some state funding for 80% ami or below
- Hope to fund 120% ami, helping folks in the extremely-low-income and middle-income housing
- Down payment assistance
- Build or buy some of these flex small sites, not waste money on bureaucratic processes
- Land trust to buy up properties that can be rent controlled
- Nonpayment of rent is the majority of evictions; rental assistance programs

With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

- How data is used – what does your data tell you; make data-informed decisions
- Data collection – one of the top reasons for eviction is nonpayment rate, city can take a look at rental assistance for the problems that people are facing in the midst of the pandemic and continue programs post pandemic
- How readily available and accessible is that information that you shared just now?
- Increasing outreach activities to make sure tenants are aware of programs that can assist them.

- Engage the Oakland housing authority a little more, have more collaboration between agencies, more info about what section 8 housing vouchers can do – something that can be used to help folks purchase homes

Chat:

11:07:13 From Kimberly King to Everyone:

https://www.outthinkthebox.net/projects/docs/092921_CityOfOakland_RFQ_EcoSan+.pdf

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:11:14 From Kimberly King to Everyone:

I also put forth this offering to BACS (Bay Area Community Services) who received the lion's share of the $1.6bil from the state. Jaimie Almanza, Exec. Dir. paid me for 8 hours to locate the tax delinquent/defaulted structures/vacant lots, with the aims of housing AT least 500 persons, to start; permanently and temporarily. She ONLY housed ~26 persons last year and awarded woman of the Year by CA State Senator Nancy Skinner. What's wrong with this picture?!

11:18:14 From Kimberly King to Everyone:

There was a recent report addressing housing challenges programs and (lack of) effectiveness of some directives. https://belonging.berkeley.edu/unpacking-housing-crisis "He also charts the path toward not only solving these crises, but addressing our nation's widening economic inequality and the perennial problem of structural racism."

11:23:01 From Kimberly King to Everyone:

But if you're homeless, one is essentially on one's own. The city is failing abysmally in getting folks off the street, because stakeholder engagement with ALL parties has a great deal to be desired and stakeholders on the streets are RARELY heard.

11:24:21 From *Khalilha Haynes, City of Oakland to Everyone:

in many cases, direct cash assistance is usually the best way to keep people in their homes (i'm saying this from my experience as a planning consultant, not as a City worker)

11:26:02 From Kimberly King to Everyone:

But if people aren't kept housed, it's too late. If one is too abled bodied, there is very little help; $192/mo in food stamps and Medical. The vouchers is a problem too. I encourage ya'll to listen to the video of from the belonging Berkeley report

11:29:20 From *Khalilha Haynes, City of Oakland to Everyone:

@Nic - do you have suggestions about outreach strategies? unfortunately, the city does not have a tik tok

11:31:34 From Nic Ming to Everyone:

https://www.newamerica.org/future-land-housing/events/introducing-the-foreclosure-and-eviction-analysis-tool-feat/?utm_medium=email&utm_campaign=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event&utm_content=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event+CID_116ab3658718bab1207adf8778196b3d&utm_source=Campaign%20Monitor%20Newsletters&utm_term=Introducing%20FEAT%20the%20Foreclosure%20and%20Eviction%20Analysis%20Tool

11:33:53 From Kimberly King to Everyone:

This conversation sounds like curbside communities aren't important as part of the conversation and up to their own creative resources. Nic has it right.

11:35:01 From Kimberly King to Everyone:

If one has a voucher, it's RARE one can even locate a landlord who will accept a voucher, whereby they often expire.

11:36:10 From Kimberly King to Everyone:

Thank you.

11:36:27 From *Clare Kucera, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

11:39:51 From Nic Ming to Everyone:

Outreach Strategies suggestions:
1) have housing protection awareness/reminders/tips at the start or every council related session
2) Broad sharing across other City housing and homelessness services involved departments and division
3) Digitize training -

GROUP 5 FACILITATORS – LAKSHMI RAJAGOPALAN AND RAJEEV BHATIA

- #1 D1 area - from central valley - Section 8 to be in high resource area. Part of East Bay YIMBY. Dense and diverse housing in high resource areas for moderate income and affordable income

- #2 D4 - 30 yrs - aware of housing and homeless issues. Where new housing is going to go. Learn about process. Impact on existing neighborhoods - displacement - renter, more than owner occupied housing. Look at investing along transit corridor, effectiveness and cost of these programs and how can we improve them for the GPU
- #3 - 6 years, live in market rate housing - concerned about unhoused folks, potential criminalization of people living of the streets, center needs of disabled residents/people with disabilities, how can we make sure the good programs can reach. HUD inspector general - does not have reasonable accommodation policies. How can the city look into improving the needs of black and brown people with disabilities?
- #4 - Bay area native, 6 yrs, homelessness and level of unhoused in D2, listening and learning
- #5 - D1 resident. Rockridge area - 1990. Like to support actionable items to bring affordable housing to rockridge. Lack of diversity now - unaffordable. Outreach should include NCPCs, neighborhood groups
- #6 - 50 years - Board of Oakland Heritage Alliance. Increase in homelessness - severe impacts - unhoused people move into structurally unsound structures and are subject to dangers to life due to fires. - experience with Eden Housing - wraparound services for unhoused in addition to housing.
- #7 - D3 resident - housing unhoused people. Difference between LA and Oakland - safety concerns in encampments and untenable conditions - need to address. Need more outreach for housing programs that the city provides and accountability for the programs.

Comments:

- Housing unhoused people, services for unhoused, improved safety
- In-lieu fee vs. requiring housing on site - in-lieu fees are low and not economically feasible for developers in affordable housing.
- Funding - how is funding being used? Measure effectiveness.
- Support affordable housing with support resources such as access to transit accessibility quality food access, mental health services.
- Work with OUSD, other public agency partners to identify public sites for affordable housing
- Engage unhoused populations in the discussions
- Need additional investment in deeply affordable housing - what constitutes deeply affordable with respect to income levels - between 30 - 50% AMI
- Move away from investing in shelter systems - band aid approach esp. with the pandemic to provide housing with support services. - invest in long term resources.
  - Voucher program to unhoused, incentivizing landlords to accept vouchers.

  - Diverse **dense Housing production, *along* with a voucher system**
- Policies should address increased segregation - interrelated issues

Chat

11:26:54 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/news/2022/city-of-oakland-awarded-more-than-200-million-to-build-500-deeply-affordable-housing-units

11:27:12 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Over 200 million to build 500 deeply affordable housing units

11:28:02 From Raul Maldonado to Everyone:

IMO: Tiny homes are a short term fix to permanent housing. See LA tiny homes density and their deterioration due to rainy weather conditions

11:28:24 From Raul Maldonado to Everyone:

*density being 1 story small units :(

11:30:21 From Erica Dunkle to Everyone:

+1 Allie, I agree

11:31:05 From Erica Dunkle to Everyone:

agree with that as well, Allie

11:32:12 From George Naylor to Everyone:

Agree tiny homes are a short term solution - we need short and long term solutions to make housing work for all.

11:33:31 From Erica Dunkle to Everyone:

I love all your points, Allie!!

11:34:01 From Raul Maldonado to Everyone:

My family is on section 8 back home(Modesto). Costs is going up for that, and exposure to being defunded by govt.

That's why I believe in diverse dense Housing production, *along* with a voucher system

11:34:33 From Erica Dunkle to Everyone:

+1 Raul

11:34:35 From Raul Maldonado to Everyone:

A sole voucher system isn't effective. I wish though:(

11:35:36 From Raul Maldonado to Everyone:

Nice 👏

11:37:34 From Raul Maldonado to Everyone:

Great point Ronnie, on transit and accessibility

11:39:00 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@erica, our engagement includes reaching out to unhoused

11:40:32 From Erica Dunkle to Everyone:

Would love to see leadership by unhoused as well

GROUP 6 FACILITATOR – SHANNON BOWMAN

1. Housing Issues:
    a. Housing homeless population and addressing poor living conditions
    b. Rental assistance programs
    c. Housing for lower-income residents
    d. The "Missing Middle" - housing for middle-income folks
    e. Creating more housing
    f. Addressing consequences of redlining, gentrification and how a resident's future is linked to their zip code
    g. More mixed-income housing and affordable housing that is located in neighborhoods of opportunity

h. Ensuring we are examining measures of success, and measuring outcomes/effectiveness of programs

2. Tenant Protections:

    a. Ensure homeowners are aware of tenant protections in their ADUs

    b. Need for small local landlords, provide resources to smaller property owners and incentivize them instead of larger, outside property owners/managers

    c. Addressing the "Missing Middle," struggling working class and middle income families who should be able to stay in their communities

    d. Rent control

3. Programs:

    a. (Heard of a few programs, need more from all of them).

    b. Good experience with RAP

4. Prioritize:

    a. Housing for middle income/working class

    b. Financial programs/housing for the unhoused, and more than just short-term/temporary housing for the homeless

    c. Rental assistance programs. Issue with First Time Homebuyer Program is that homes are so expensive these days, it's difficult for the average person to have a down payment/reasonable housing costs.

    d. Instead of just prioritizing resources, how about introducing a parcel tax for existing homeowners, so they contribute funds to affordable housing programs?

    e. How are we monitoring the effectiveness of our programs?

Appendix B: Zoom Polls

1. Have you attended a previous Housing Element workshop? (Single Choice)

100% answered

Yes 47%

No 53%

2. Which of these programs have you heard of? (Multiple Choice)

100% answered

Project Homekey 59%

First-Time Homebuyer Program 56%

Funding for Housing Preservation 37%

Rent Adjustment Program (RAP) 52%

Housing Counseling 19%

None of these 15%

3. Which of these programs are you most interested in? (Multiple Choice)

100% answered

Project Homekey 37%

First-Time Homebuyer Program 52%

Funding for Housing Preservation 48%

Rent Adjustment Program (RAP) 44%

Housing Counseling 30%

Something Else 11%

None of these 15%

Appendix C: Zoom Chat

10:06:16 From Christopher Norman to Everyone:

Morning!

10:06:27 From Mattie Scott to Everyone:

The language globe icon has disappeared from my screen.

10:06:33 From Phyllis Horneman to Everyone:

Good morning

10:07:03 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will turn it on once the interpretations are done in Spanish

10:07:13 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

on how to use the tool

10:07:15 From Mattie Scott to Everyone:

Got it. Thanks.

10:09:24 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear.

10:09:26 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar.

10:09:30 From Cantonese Interpreter - Weikuen Tang to Everyone:

需要廣東話傳譯的請選 Chinese 中文。

10:09:56 From *Alison Moore, Dyett & Bhatia to Everyone:

https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf resource document

10:17:16 From Cathy Leonard to Everyone:

There are still many impacted folks in North Oakland. Why is no community engagement showing in North Oakland on your map? Impacted communities are still being forced and gentrified out of North Oakland.

10:17:59 From *Laura Kaminski, City of Oakland to Everyone:

We are still in the community engagement process, this is ongoing.

10:18:19 From Cathy Leonard to Everyone:

Thank you Laura.

10:18:53 From George Naylor to Everyone:

Also in Deep East Oakland near the Coliseum and 98th Avenue- please include those communities as the process moves forward.

10:19:58 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

For new participants -

10:20:00 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear: English.

10:20:05 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar: español (Spanish).

10:20:11 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

在會議/網路研討會控制項中,按一下口譯。

按一下您想要聽的語言:中文 (Chinese)。

10:20:15 From *Laura Kaminski, City of Oakland to Everyone:

If there are neighborhood meetings that you would like us to speak at, please let us know as well.

10:20:44 From *Hazel O'Neil, Dyett & Bhatia to *Alison Moore, Dyett & Bhatia(Direct Message):

Screenshot polls!

10:20:59 From Cathy Leonard to Everyone:

North Oakland homes on my Santa Fe block are now being sold for over $1.5m. A house in the Golden Gate sold two weeks ago for $2.5m!! Flippers are destroying the character of our neighborhoods.

10:22:30 From Ronnie Spitzer to Everyone:

Have you contacted neighborhood groups and NCPCs for their input?

10:23:29 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Ronnie, we are in the process of reaching out to neighborhood groups and NCPCs - We are still in the community engagement process, this is ongoing.

10:24:29 From Cathy Leonard to Everyone:

Gentrification also brings people to our neighborhoods who call the police on Black people for walking down streets 3-4 generations of their family have lived on.

10:27:11 From Cathy Leonard to Everyone:

I find in North Oakland the housing stock does not appeal to flippers and new neighbors who completely remodel these homes.

10:28:04 From Cathy Leonard to Everyone:

Isolation from friends, family, their family churches, etc.

10:28:10 From Ronnie Spitzer to Everyone:

Cathy, I wish that was true.

10:28:24 From Kiran Shenoy to Everyone:

Is there outreach planned to minority homeowners and housing providers that have owned property in Oakland for multiple generations?

10:28:36 From Cathy Leonard to Everyone:

Ronnie, you wish what was true?

10:29:01 From Ronnie Spitzer to Everyone:

I wish there were no flippers buying property in North Oakland.

10:29:02 From *Diana Perez, City of Oakland to Everyone:

** Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources

collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

Are we missing a helpful community resource? Please let us know: generalplan@oaklandca.gov

10:29:29 From Kimberly King to Everyone:

RE: Healthy food access. Is Oakland and Alameda County so adverse to urban agriculture? Repurposing tax defaulted/delinquent lots that can also provide fair & affordable housing opportunities in rent to own (in 3-5 years) tiny dwellings for the farm stewards? https://www.outthinkthebox.net/projects/homesteady.html

10:30:41 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Kiran, We are conducting outreach to affordable housing providers and organizations. Please let us know if there are organizations/providers we should reach out to

10:32:16 From Cantonese Interpreter - Weikuen Tang to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Can presenter slow down somewhat ?

10:32:58 From Kimberly King to Everyone:

But do land trusts include opportunities to grow food, too? I have yet to see this offering embraced in Oakland and Alameda County. Why?

10:33:16 From Kiran Shenoy to Everyone:

@lakshmi I will be in touch. Thank you.

10:33:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send your feedback/suggestions to generalplan@oaklandca.gov

10:34:24 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:35:39 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Community Events and Public Meetings - All information about upcoming and past events - meeting summaries, video etc. are here: https://www.oaklandca.gov/topics/meetings-and-events

10:36:29 From Kiran Shenoy to Everyone:

There needs to be far more funding directed at the First-Time Homebuyer Program or Oakland MAP. The program has not had funding for some time now and revolving funds have routinely been directed to other programs https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map

10:36:47 From Kimberly King to Everyone:

I have sent my urban agriculture and tiny dwelling suggestions as far back as the first general plan brainstorming events years ago, and to city council since 2014, only to historically, and habitually fall on deaf ears. I am under the distinct impression the will never be any political will for this opportunity—especially because fortifying food security via urban farms is embraced, in cities like Baltimore, MD. https://farmalliancebaltimore.org/

10:37:57 From Cathy Leonard to Everyone:

Why no just cause protection against evictions for most apartments built later? I still see folks in new housing being forced out.

10:38:37 From *Diana Perez, City of Oakland to Everyone:

@Kimberly. We want to explore innovative solutions to build healthy communities. The ideas and questions you raise around healthy food access are relevant to both the Housing Element and the Environmental Justice element. These are the type of ideas and questions we're looking to explore with you during the small-group discussions.

10:38:54 From Kimberly King to Everyone:

Unless land trusts are earmarked to support urban agriculture, zoning is changed, etc. and not just for small garden plots, it’s futile and probably best I leave until there is political wil.

10:40:21 From Colin Piethe to Everyone:

Does the City have the ability to zone land exclusively for affordable housing or CLTs? How do we protect our housing development from the whims of the free market?

10:41:46 From *Diana Perez, City of Oakland to Everyone:

@Kimberly The General Plan Update will include the adoption of an Environmental Justice element, which will address healthy food access. We'd love to continue hearing your ideas about increasing access to healthy food and affordable housing.

10:42:21 From Jim Bergdoll to Everyone:

Newer apartments cannot have rent control because of State Costa Hawkins Act. The Legislature needs to be pressured to amend these limitations. Get involved via East Bay Housing Organizations (EBHO.org) or other housing advocacy groups.

10:42:49 From *Laura Kaminski, City of Oakland to Everyone:

We cannot mandate 100% affordable housing on private land. The City does have requirement for either paying affordable housing impact fees or providing a certain percentage of affordable housing on site. There also is the option of having Inclusionary Zoning that also mandates a certain percentage of affordable units per develvelopment.

10:42:58 From Cathy Leonard to Everyone:

Thanks @Jim Bergdoll. Yes, now I remember the Costa Hawkins Act.

10:43:58 From Colin Piethe to Everyone:

Thanks Laura. Why not start a program to buy back that land and preserve for affordable housing?

10:44:33 From Cathy Leonard to Everyone:

@Laura Kaminski, can the City mandate affordable housing on some City owned public lands?

10:44:35 From Jim Bergdoll to Everyone:

Also call the Governor's office and complain.

10:45:17 From Kimberly King to Everyone:

Yes Tuan on the unhoused. As a matter of fact my RFQ for tiny dwellings on wheels supported by urban agriculture was provisionally accepted by the City of Oakland Housing Department, altho the funds run out in July 2022!! What's troubling is I have engaged them on this front only to be dismissed, habitually and historically.

10:45:57 From Cathy Leonard to Everyone:

Thanks Tuan.

10:45:57 From *Diana Perez, City of Oakland to Everyone:

@Colin Those are great policy ideas to explore further. Thank you for raising them. These and other ideas can be discussed further during the small-group discussions.

10:46:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for being here Donna!

10:46:46 From Christina Borowski to Everyone:

Thanks, Tuan & Mattie.

10:47:51 From Kimberly King to Everyone:

I also understand from a direct conversation with Joe DeVries years ago when he was Asst. City Manager spent $650K/annum on encampment evictions from the millions provided by the state, instead of embracing offerings like mine or investing in land trusts.

10:47:55 From *Laura Kaminski, City of Oakland to Everyone:

On City owned land property is listed first for groups to purchase for affordable housing first before the land can be offered for other purposes. The City can make any policy that it chooses with its' publicly owned land

10:48:42 From *Diana Perez, City of Oakland to Everyone:

A reminder to all: Chat comments will be part of the meeting notes & posted online. Please continue to share your ideas to keep Oaklanders housed and prevent displacement.

10:49:05 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

RAP@oaklandca.gov - for housing questions

10:49:26 From Allie Cannington to Everyone:

Yes I support adoption of right to counsel

10:49:41 From Christopher Norman to Everyone:

Right to Counsel support would be extraordinary for tenants in the coming months

10:49:53 From Cathy Leonard to Everyone:

Thanks @Laura Kaminski, as you are probably aware we need "deeply" affordable housing as well as "affordable" housing.

10:50:15 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Rent Adjustment Program - https://www.oaklandca.gov/topics/rent-adjustment-program

10:50:30 From Christopher Norman to Everyone:

It would be great to have community education around the fact that tenants cannot be evicted due to covid-related challenges once the moratorium ends

10:50:33 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Housing Counseling - https://www.oaklandca.gov/services/contact-housing-counselor

10:50:35 From Christopher Norman to Everyone:

greater education*

10:50:47 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

510-238-3721, RAP@oaklandca.gov

10:51:06 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Thank you Chanee

10:52:15 From Kimberly King to Everyone:

How about affordable and fair housing? https://belonging.berkeley.edu/unpacking-housing-crisis

10:52:48 From DONNA GRIGGSMURPHY to Everyone:

Housing with supportive services

10:52:56 From Nic Ming to Everyone:

it's important to note that people may not even know that tenants are protected... how readily available/accessible in this information? major education and awareness campaigns seem desperately needed

10:52:58 From DONNA GRIGGSMURPHY to Everyone:

Yes indeed

10:53:16 From George Naylor to Everyone:

In terms of the variety of programs discussed, putting the narrative in a table might be helpful for lay people to understand. For any program, need to establish a measure of effectiveness, long-term v. short-term benefit, units preserved/built versus $ invested and if the funding streams and sources are sustainable.

10:55:50 From Cathy Leonard to Everyone:

Just advertised in my neighborhood: "Sunny North Oakland Craftsman available for 1-year lease beginning August 1Open concept, fully remodeled, light-filled single-family house2 bedrooms/1 bath with a garden, 800 sq ftFurnished preferred, including upright

piano tuned annuallyIdeal for a couple or a family with 1-2 children$3500 per month. Water, garbage, and high-speed Internet included."

10:56:50 From *Alison Moore, Dyett & Bhatia to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meetings

10:56:52 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:57:00 From *Diana Perez, City of Oakland to Everyone:

@Nic and @Christopher When you envision a successful educational campaign to share information about tenant rights & services. What does that campaign look like? How can we be sure the information is reaching families and households most at need?

10:57:02 From Raul Maldonado to Everyone:

Thanks!

10:57:13 From Christopher Norman to Everyone:

Would be happy to discuss in a breakout room!

10:57:17 From *Shannon Bowman, City of Oakland to Shannon Bowman(Direct Message):

Thanks!

10:57:27 From *Laura Kaminski, City of Oakland to Everyone:

And we can still accept your input on those sites as well

10:57:52 From *Diana Perez, City of Oakland to Everyone:

@Christopher, thanks!

10:59:16 From Christopher Norman to Everyone:

In order for more people to benefit from programs like the first-time homebuyer program, we need to support the City (and City Council) in identifying additional funding that could allow these opportunities to become more accessible.

11:00:36 From *Diana Perez, City of Oakland to Everyone:

Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

11:00:54 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

1. What are the housing issues you care about in Oakland?

2. How can Oakland add more housing while protecting tenants from displacement?

3. Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

4. With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

5. What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?

6. What did we not ask that you'd like to talk about? What else should we be asking?

11:01:21 From Christopher Norman to Everyone:

I also wanted to highlight this report from SPUR that speaks specifically to the negative effects of CA's Prop 13 on Oakland. Per their analysis, Prop 13 costs the City over $400 million that could be used for its departments, such as over $33 million for the housing department. See page 16 for more

11:01:21 From Christopher Norman to Everyone:

https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

11:02:10 From Cantonese Interpreter - Weikuen Tang to Everyone:

現在開始分組房間討論，請需要廣東話傳譯服務的參加者利用舉手功能讓我們知道你需要幫忙

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:41:05 From Chris White to Everyone:

Thanks Cathy and Phoenix, great comments.

11:41:40 From Cathy Leonard to Everyone:

Chris, perhaps I can let you know what District you live in? Wh is your councilperson?

11:41:44 From Phyllis Horneman to Everyone:

Speaking of speculators, assembly bill proposing 25% tax on flipping.

11:42:15 From Raymon Sutedjo-The to Everyone:

Prop 13 is incredibly unfair. One household can quite literally pay 10x the amount of property tax that their neighbor does. https://twitter.com/nextdoorsv/status/1502361966374916097

11:42:26 From Cathy Leonard to Everyone:

Thanks @Phylis, do you know the bill number?

11:45:20 From Phyllis Horneman to Everyone:

didn't write it down before the call, sorry.

11:45:39 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

We also touched on a workforce housing overlay, forgot the mention!

11:46:16 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

And the need to provide comprehensive education about what a Housing Element can and cannot do.

11:46:18 From Raul Maldonado to Everyone:

Moratorium on new MR housing may be a bad idea, and worsens displacement. Example of that could have been Mission District, SF

11:46:20 From Raul Maldonado to Everyone:

https://sfist.com/2016/08/08/campos_revives_controversial_missio/

11:47:09 From Cathy Leonard to Everyone:

MR housing is already displacing people. I can see it worsening with more MR housing.

11:47:09 From Raul Maldonado to Everyone:

Campos is currently an AD 17 (SF) candidate. He still doesn't believe in "supply side housing "

11:47:50 From Raul Maldonado to Everyone:

That's why we need dense and diverse housing, particularly prioritizing affordable goals, compared to the last Housing Cycle (HE #2 mentioned)

11:48:26 From Raul Maldonado to Everyone:

I missed HE #1 unfortunately:/

11:49:50 From Stuart Flashman to Everyone:

Ironically, providing affordable housing and housing for currently unhoused doesn't come cheap.

11:50:12 From Raymon Sutedjo-The to Everyone:

New housing today will become old housing down the line and increase supply. Blocking new housing makes the existing housing stock more expensive and even more so in the future.

11:50:54 From Brian Stanke to Everyone:

Hundreds of thousands of new Market rate housing is the only solution. But building enough to reduce prices… would reduce prices. So there will be a lot of talk but prices will keep going up, because that is want most people really want.

11:50:54 From Raul Maldonado to Everyone:

+1 to the above. That's "filtering" in housing, as time goes on

11:51:13 From *Diana Perez, City of Oakland to Everyone:

Our group also raised an Affordable Housing Overlay, which allows Affordable projects higher density and therefore can compete better in acquiring the land.

11:51:19 From Stuart Flashman to Everyone:

Need an excess profit tax to deter speculation and keep housing prices from continuing to escalate.

11:51:30 From Raul Maldonado to Everyone:

I wouldn't say it's the only solution. A combination of diverse housing, including missing middle housing, is needed

11:51:38 From Raul Maldonado to Everyone:

*it being MR only

11:51:49 From Cathy Leonard to Everyone:

@Stuart Flashman, so what is the answer? The number of unhoused are increasing. We need the County, State, and Feds to step up more. Look at all the money this country is spending on other countries, that money should be spent to take care of our own first.

11:52:08 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Also look at investing in long term resources - provide housing with support services - mental health, access to transit, quality food and move away from band-aid solutions - shelters/congregate setting esp. in a pandemic

11:52:35 From *Alison Moore, Dyett & Bhatia to Everyone:

English https://bit.ly/oakfeedback3

Español https://bit.ly/oakfeedback3esp

广东话 https://bit.ly/oakfeedback3canton

11:52:42 From Cathy Leonard to Everyone:

The trickle down theory is just that a theory, it never worked.

11:52:50 From Stuart Flashman to Everyone:

We need to be willing to tax ourselves to keep from becoming a 3rd world country.

11:52:53 From Raul Maldonado to Everyone:

Trickle down is for money

11:52:59 From Raul Maldonado to Everyone:

Filtering is for housing

11:53:16 From Raul Maldonado to Everyone:

People confuse the terms and properties of it.

11:53:19 From *Diana Perez, City of Oakland to Everyone:

We also had a great suggestion to incorporate more community education during these workshops -- to help us all learn more about how to implement some solutions.

11:53:37 From DONNA GRIGGSMURPHY to Everyone:

Thank you

11:53:43 From Raul Maldonado to Everyone:

Thanks y'all ❤️❤️

11:53:50 From *Christina Mun, Oakland HCD to Everyone:

Thanks everyone for a really great discussion

11:53:51 From Raul Maldonado to Everyone:

Have a good weekend

11:53:53 From *Shannon Bowman, City of Oakland to Everyone:

I meant to also add a comment from our group to consider a parcel tax to increase revenue

11:53:56 From Christopher Norman to Everyone:

I think it's particularly important to educate the public on *how* to engage and advocate - via City Council, the Planning Commission, State agencies, etc. That could help us determine where to put our attention and efforts to get more resources for Oakland

11:54:06 From Erica Dunkle to Everyone:

Thank you!

11:54:07 From DONNA GRIGGSMURPHY to Everyone:

Donna.Griggsmurphy HumanGood

11:54:15 From Christina Borowski to Everyone:

Thank you!

Oakland 2045: Housing Element Workshop #4 Report

Oakland's Housing Element and Housing Programs

JUNE 13, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Appendix C: Zoom Chat 9

Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The fourth Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes can be found in the appendices.

Workshop Location and Format

The workshop took place on Thursday, June 9, 2022 from 6:00 pm to 8 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 20 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in one Zoom poll. The poll asked which Housing Action Plan Goal participants were most interested in discussing. 80% of chose Goal 3: Expand Affordable Housing Opportunities, 65% of participants chose Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness, and 50% chose Goal 2: Preserve and Improve Existing Affordable Housing Stock in addition to Goal 5: Promote Neighborhood Stability and Health. 20 out of 26 community members participated in this poll (76%). The complete results of the zoom poll results are presented in Appendix B.

After the presentation, a group discussion and Q&A with planning staff was initiated. Attendees were not required to participate in discussion, and some participated in a listening capacity exclusively.

Group Q&A Discussion

The second half of the meeting was spent in group discussion. Community members had the opportunity to share general input on the draft Housing Element or ask clarifying questions. Community members were also encouraged to give specific input on the sites inventory methodology, and thoughts on actions where interest has been raised. For the discussions, participants were able to ask questions to facilitating members of the planning team. Much of the discussion was oriented around the group Q&A, and group conversations were structured around the following questions:

1. **Overall:**
   - Generally, do you see anything that's missing in the draft Housing Element?
   - Is there anything in the draft Housing Element that needs to be changed or refined?
   - What actions would make the biggest difference? What should the City prioritize?
2. **Specific:**
   - Sites:
     - How do you feel about this approach to identifying sites?
     - Do you have any concerns about how sites were identified?
     - Do you have any other ideas on how the City can find more sites in higher resource areas, given State-mandated site requirements?
   - Actions:
     - What challenges or opportunities do you see with actions described?
     - Are there any concerns? How could they be strengthened?
     - What did we not ask that you'd like to talk about? What else should we be asking?

A summary of the Q&A discussion and common themes are described below. For more detailed notes, see Appendix A.

Q&A SUMMARY AND KEY THEMES

Due to the Q&A based format of the discussion, much of the conversation took shape around clarifying questions participants had regarding specific details of the Housing Element. Participants focused on several key topics including: the affordable housing overlay and site inventory, the relationship between zoning and racial justice and equity. Participants were also interested in specific sections of the housing element regarding vacancy taxes, and TOPA (Tenant Opportunity to Purchase Act) policy, and offered suggestions related to the site inventory interactive mapping tools available on the City of Oakland Website.

The affordable housing overlay and site inventory were key topics of discussion. Participants echoed the need for affordable housing sites around transit areas, but there were additional concerns about housing located near transit zones and associated environmental and equity concerns (freeway and other transit related pollution). Participants were also concerned about how the affordable housing overlay might affect the timeline of rezoning. Concerns were expressed about the potential obstruction of affordable housing projects due regulatory hurdles. Participants were concerned that improperly zoned projects would require a lengthy HE amendment if not included in the overlay. Participants proposed a more expansive overlay to

cover broader swathes of the city. Participants questioned if the overlay would take the form of one uniform district or if it would differ by area, suggesting it could be more effective if policies differed according to regional context. Additionally, participants expressed concern that ADUs will not be affordable to very low and low-income residents in high land-cost areas.

Participants were particularly concerned about the Housing Element's relationship to racial justice and equity. Much of the discussion focused on how construction of new affordable units in sites would serve low-income people and address patterns of racial segregation. Participants commented that rezoning should have been necessary prior to the establishment a site inventory (not after) to address historic racial and income disparities. Participants also suggested that if low-income housing was going to be established in low-income and racially concentrated areas, there should also be placed-based strategies to create opportunity in those areas. Several participants echoed the need to ensure that rezoning could open exclusionary areas to affordable housing. Participants identified the Rockridge area as a region of Oakland that has historically excluded low-income and minority residents and suggested that the affordability overlay have a more targeted approach to increase affordability and encourage desegregation in Rockridge and other similarly exclusive areas of Oakland.

In terms of specific policies and features of the Housing Element, participants discussed TOPA (Tenant Opportunity to Purchase Act) and expressed support for its inclusion in the housing element. It was suggested that "adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting." Additionally, several participants had questions and comments regarding vacancy taxes in Oakland. Many participants commented on high vacancy rates visible in new luxury developments in Oakland, and several participants inquired about the process of incorporating new vacancy taxes into law and the role of the housing element in establishing new vacancy taxes.

Several had comments and suggestions regarding the interactive site inventory map on the City of Oakland website: Participants requested more detailed maps at the neighborhood and site-specific scale to determine the feasibility of each site more clearly for affordable housing development. One participant commented that she did not see activity in the site inventory in neighborhoods where her non-profit was interested in developing affordable housing. Several participants echoed the need for interactive map layers relating to racial and income disparities, which were described as necessary for an effectively identifying strategies for reducing racial segregation in Oakland through the site inventory.

Appendix A: Detailed Q&A Notes

Affordability Overlay and Rezoning

- Participant wanted to clarify what planning staff meant with regards to expanding affordable housing opportunities. The participant suggested that planners seemed focused on expanding for ELI (extremely low-income), and wanted to know if planning staff were also focused on the other two below market categories.
- Participant wanted to better understand the current state of the affordable housing overlay. The participant questioned "Is there one, or is the question about whether you start one at all?"
- Participant questioned, "Would it be crazy to apply the housing overlay to the whole city? Why exclude certain areas?"
  - Another participant commented in response that it might not make sense in the very high fire risk areas.
  - Participant commented in response, "I get the worry about risks in the hills, but that might create an unintentional modern redline if we're still letting rich people build new housing there…"
- One participant mentioned that they didn't see much activity in the maps in areas where the participant had interest in developing affordable housing in deep East Oakland.
  - Participant commented that they had observed areas zoned commercial are good for housing development. This person's non-profit organization wants to develop affordable senior housing (not 100%)
  - Zoning around coliseum is mostly commercial but participants organization would like to develop housing in this area due to its suitability. Some of the areas don't have ideal environmental conditions but there are people living on the street in those areas right now.
  - Participant wants to have conversations about how the overlay can help their non-profit organization develop affordable property along this corridor because they haven't been able to get it rezoned.
- Participant commented, "Commenting on overlay district, is it one uniform district or is it tailored to each district where it is applied? For example would it be different for Rockridge?"
- Participant expressed their concern that the housing element seems to inform where the housing overlay is placed. The participant remarked that if the overlay is placed based on data/spreadsheets and set for the next 8 years, there will be some projects that won't make it into the housing element.
  - Participant expressed concern that the previously mentioned timeline and standards make it difficult to change and rezone down the road. The participant suggested in response to this problem that it would be better to make the overlay broader so that it applies all over Oakland.

Site Inventory

- Participant commented, "There was an informal poll done within Rockridge of what should go on the vacant Broadway/Pleasant Valley site. High density affordable housing was by far the most popular option. The big problem of building affordable housing in Rockridge isn't community

opposition, it's very high land costs. I think community land trust may be a way to provide some permanently affordable units for existing housing."

- Participant questioned, "For sites listed in the inventory that needs to be rezoned, does the city have a sense of timeline on when it would pursue a zoning change of those sites?"
- Participant expressed skepticism about affordability of multiple units or ADUs in areas with high land costs.
  - Participant commented that the City's site inventory identifies 90% of anticipated ADUs will be affordable to very low and low income. Participants wanted to know what evidence there is that ADUs will serve these income levels.
- Participant identified that they were disabled wanted to clarify what low, moderate-income housing, and how to find good housing for people with disabilities
- Participant commented, "Questions about choosing the opportunity sites; one is about the DaVita Dialysis site, and much of it an empty space parking lot, DaVita is for-profit unlike normal medical center. We had done a study about feasibility and affordability and the two sites mentioned were identified as some of the most feasible for affordable housing."
  - Participant remarked, "If there's a history of housing being built on parking lots, that can be used to demonstrate that the "existing use" is not a constraint"
- Participant commented, "At the beginning of the presentation y'all asked for input about the site inventory. I don't really understand what the inventory impacts, is that linked to the housing element?"
- Participant commented that fire zones shouldn't be the only climate threat factored into the site inventory. The participant also proposed considering that Oakland's flat lands may be much more impacted by extreme heat, high urban pollution, as well as trapped smoke from wildfires. The participant commented that "One of the housing + EJ considerations for where and how to build."

Racial Segregation and Equity

- Participant questioned, "What zoning density does the City anticipate for sites rezoned for "missing middle"? The participant also wanted to know if the expansion of this housing type would serve low income and address patterns of racial segregation.
- Participant commented, "The fair housing assessment in appendix D did not consider the existing zoning pattern and did not account for historic discrimination pre-existing in this zoning pattern. The city should have re-zoned first."
  - If the city is only going to locate affordable housing in low-income neighborhoods, there also must be place based strategy to improve neighborhoods.
- Participant suggested, "You need to have a program to open up exclusionary areas to affordable housing."
- Participant commented, "There is no analysis of how zoning in places like Rockridge have contributed to racial discrimination, and that's a glaring problem."

Vacancy Taxes

- Participant commented "I'm not sure where this falls with the Housing Action Plan goals or the site identification on the previous slide," and suggested that "we need to talk about all of the new luxury apartment towers sitting 50%+ empty, because of ridiculous rent."

- Participant questioned, "What is the status of the occupancy tax for luxury apartment towers, which have had high vacancy rates for several months/years? It is infuriating to walk around downtown Oakland and see half-empty buildings with rent starting at $3k for studio apartments."
- Participant commented, "State law does not allow vacant existing units to be counted toward meeting future needs for purposes of the site inventory, though a program to put those units into use could certainly be included."
- Participant commented that she didn't see an analysis of existing vacancies and apartments as potential sites for affordable housing. The participant remarked that in downtown Oakland there are many vacant apartments even though people are houseless in direct proximity to empty buildings.

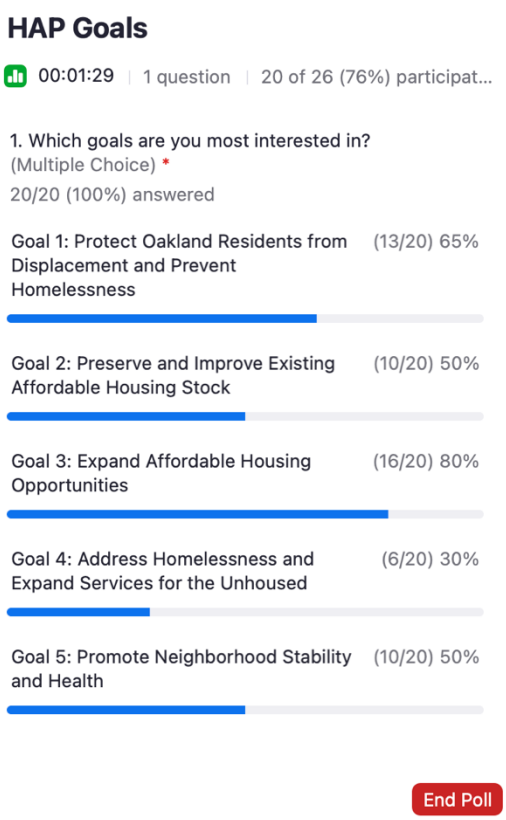
Tenant Option to Purchase (TOPA)

- Participant commented, "Adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting, and as a result contribute to more stable and healthier communities/neighborhoods in Oakland."
- Participant wanted to discuss more the vacancy program. Participant questioned "is a house used as an air bnb a vacant home?"
- Participant remarked, "If TOPA is in the housing element, a better vacancy tax should be too!"
- Participant questioned, "TOPA is a policy that has to be passed by city council, so why can't vacant property tax also get passed?"
- Participant remarked, "Setting a target date to 2026 seems very far out there and urges the city to put TOPA consideration in general election in 2024. City council doesn't have draft in front of it yet."

Interactive Maps and Specific Clarifications

- Participant requested, "Please give us some maps that are at the neighborhood scale, and would also like the maps to have racial and income overlays. How is the site inventory going to result in reduce racial segregation? "
  - Participant commented, "The state has a wealth of resources about AFFH and different map layers containing information about racial discrimination which should be added."
- Participant commented, "Left-field question - Would the city consider allowing single stair apartments? Is that at all within the space of the housing element?"
- Participant wanted to know why housing is planned in a toxic & polluted area. The participant questioned "How can the city, county stop planning this way?"
- Participant mentioned that apartments in US require two exits, which results in either very large or very small housing. Could city modify this requirement?

Appendix B: Zoom Poll Results



Appendix C: Zoom Chat

10:02:53 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

I think we can start, just let people trickle in

10:04:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

Sorry, too many people stopping by my cube today

10:04:25 From Matt Weber to Everyone:

Matt Weber - Ellis Partners

10:04:29 From Keith Diggs to Everyone:

Keith Diggs (Yes In My Back Yard / YIMBY Law)

10:04:30 From Nicole Merino Tsui to Everyone:

Morning all! Nicole Merino Tsui, WOEIP

10:04:30 From Darbi Howard, East Oakland Collective to Everyone:

Darbi Howard, East Oakland Collective

10:04:33 From Trisha Barua, she/they to Everyone:

Good morning! Trisha Barua, Policy Analyst, Oakland Starting Smart and Strong

10:04:36 From David Wooley, UC Berkeley Goldman School to Everyone:

David Wooley, UC Berkeley Goldman School

10:04:36 From Rajeev Bhatia, Dyett & Bhatia to Everyone:

Rajeev Bhatia, Dyett & Bhatia

10:04:37 From Raul Maldonado to Everyone:

Raul Maldonado - East Bay YIMBY Colead

10:04:38 From Nora (she/her/ella) to Everyone:

Nora Martinez (she/her/ella)- Parent Voices Oakland (PVO)

10:04:40 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Please add your name in the chatbox with your organization

10:04:43 From Aaron Eckhouse (California YIMBY) to Everyone:

hello! I'm Aaron Eckhouse (he/him), with California YIMBY & also East Bay for Everyone

10:04:46 From Sarah Karlinsky, SPUR (she/her) to Everyone:

HI Everyone, this is Sarah Karlinsky, SPUR

10:04:49 From Warren Logan to Everyone:

Warren Logan, Transport Oakland

10:04:50 From Courtney Welch to Everyone:

Courtney Welch, CaRLA

10:04:54 From Susie Criscimagna to Everyone:

Susie Criscimagna, with Eden Housing

10:04:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element

10:05:09 From Nico Nagle (he/him) - HAC to Everyone:

Nico Nagle, Housing Action Coalition

10:05:26 From Jeff Levin, EBHO to Everyone:

Good morning - Jeff Levin, Policy Director with East Bay Housing Organizations

10:06:20 From Charles Reed to Everyone:

Charles Reed WOEIP/Emerald New Deal

10:06:23 From MarÃa DomÃnguez ACPHD Health Equity (she/ella) to Everyone:

Good morning, buenos dÃas. MarÃa D. DomÃnguez, local policy coordinator with the Alameda County Public Health Department- Health Equity, Policy and Planning (HEPP) team.

10:06:31 From Tracey Nails-Bell to Everyone:

Tracey Nails-Bell, Housing service provider for A Diamond in the Ruff Incorporated

10:07:05 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Please mute yourself if you are not speaking

10:07:06 From Laura Kaminski, City of Oakland to Everyone:

Laura Kaminski, Strategic Planning Manager, City of Oakland

10:07:29 From Beth Altshuler Munoz to Everyone:

Beth Altshuler Munoz, Consultant to the West Oakland Community Action Plan AB 617 Process (BAAQMD & WOEIP)

10:08:41 From Beth Altshuler Munoz to Everyone:

Will you be sharing the slides?

10:08:54 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Beth, we can share the slides after this meeting

10:09:02 From Beth Altshuler Munoz to Everyone:

thanks Lakshmi!

10:11:27 From Jeff Levin, EBHO to Everyone:

Oakland's RHNA increase is actually a lower percentage than the region as a whole.

10:11:35 From Charles Reed to Everyone:

Despite the increase how do we assure that the disenfranchised needs are met.

10:12:28 From Lakshmi Rajagopalan, City of Oakland to Everyone:

If you just joined, please add your name in the chat with your organization

10:12:49 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The draft housing element is available here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element

10:13:09 From Charles Reed to Everyone:

Who do we target, and how do we penalize them when lower income needs are not met?

10:13:48 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

try to wrap the presentation by 10.25

10:15:11 From Lakshmi Rajagopalan, City of Oakland to Everyone:

An overview presentation summarizing the draft Housing Element is also available on the City Website - https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element#draft-housing-element-resources

10:17:47 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements?

10:18:28 From Aaron Eckhouse (California YIMBY) to Everyone:

Sarah, I believe they are specific to Lower Income sites, but cities can also use small sites for their Lower Income Inventory if they can point to a track record of development on similar sites

10:18:55 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thnx

10:19:27 From Charles Reed to Everyone:

Identifying sites is a first step, but it means nothing without meaningful accountability measures with quantifiable financial repercussions for non compliance.

10:19:46 From Audrey Lieberworth, City of Oakland to Everyone:

Here is a link to an interactive map of the draft sites inventory (from Table C-25, Appendix C): https://oakgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=6e5a81ace7ce4a9b906da42f75b4ddd4

10:22:13 From Lakshmi Rajagopalan, City of Oakland to Everyone:

@sarah the guidance is for affordable housing for sites between 0.5 and 10 acres. For sites less than 0.5 ac and larger than 10 ac, we have to demonstrate a track record like Aaron mentions

10:22:35 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thank you.

10:23:16 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The guidance from the State is here: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

10:26:43 From Lakshmi Rajagopalan, City of Oakland to Everyone:

RD, RM zones

10:27:22 From Alison Moore (Dyett & Bhatia) to Everyone:

Matt- you can check out Action 3.2.1, which addresses missing middle housing through zoning standards

10:27:53 From Alison Moore (Dyett & Bhatia) to Everyone:

https://oakland.konveio.com/draft-2023-2031-general-plan-housing-element

10:28:37 From Aaron Eckhouse (California YIMBY) to Everyone:

does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does

10:31:45 From Jeff Levin, EBHO to Everyone:

TOPA/COPA combines a right of first offer with a right of first refusal, but does not require a discounted price

10:33:40 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

we can just thank him for his comment. no need to respond

10:35:13 From Audrey Lieberworth, City of Oakland to Everyone:

@Aaron - I'll follow up and check to see if the City has a published methodology

10:35:49 From Aaron Eckhouse (California YIMBY) to Everyone:

thanks! I think it will be important for Oakland to find a way to produce Moderate Income housing without subsidies/deed restriction

10:41:36 From Jeff Levin, EBHO to Everyone:

Aaron - I believe that historically the City has only counted moderate income housing if its deed restricted as it has not tracked rental rates or sales prices on newly produced housing.

10:41:48 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thank you so much for the responses to my questions. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it.

10:41:58 From Trisha Barua, she/they to Everyone:

First 5 Alameda County letter on Oakland Housing Element: http://www.first5alameda.org/files/Comment%20Draft%202023%20to%202031%20General%20Plan%20Housing%20Element.pdf

10:42:07 From David Wooley, UC Berkeley Goldman School to Everyone:

One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu

10:43:28 From Keith Diggs to Everyone:

that's what I want to know too

10:44:42 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

can you respond to the maps?

10:45:00 From Aaron Eckhouse (California YIMBY) to Everyone:

I agree that table would be a great resource!

10:45:32 From Audrey Lieberworth, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

Could you answer the last of Warren's questions? Let them know we are working on this

10:47:28 From Alison Moore (Dyett & Bhatia) to Audrey Lieberworth, City of Oakland(Direct Message):

There's a table by tract, I will share that

10:47:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Table C-21

10:49:18 From Jeff Levin, EBHO to Everyone:

Yes, a summary analysis of what C-21 actually tells us would be useful

10:49:45 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on summary of C-21. Thank you!

10:50:19 From Aaron Eckhouse (California YIMBY) to Everyone:

yes, very hard to parse C-21 on a parcel by parcel basis

10:51:03 From Brent Bucknum to Everyone:

I want to strongly second David Wooley's comments. We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures.

10:53:21 From Warren Logan to Everyone:

One more comment: please consider ALL of AC Transitâ€™s Rapid corridors, not just the BRT line, when considering upzoning opportunities.

10:54:06 From Aaron Eckhouse (California YIMBY) to Everyone:

+1

10:55:08 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

Is this format ok? We did have other targeted discussion questions but I think we're getting good input

10:55:13 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

yes

10:55:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

this is great

10:55:38 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

these Qs are only if we go off topic

10:55:50 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

sounds good

10:56:06 From Raul Maldonado to Everyone:

+1 to @Brent. I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned, @Warren's comment, which is above ^^^ â€" upzoning opportunities near **all** transit corridors.

10:57:11 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

will you save the chat or do you want me to?

10:57:29 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

I can save chat but please do too just in case

10:57:51 From Darbi Howard, East Oakland Collective to Everyone:

Agreed and current developers have already been violating current zoning rules and not being held to their proposals approved.

10:58:13 From Darbi Howard, East Oakland Collective to Everyone:

For decadesâ€¦

11:01:13 From Charles Reed to Everyone:

with all the new buildings being built that impact fee account should at least be 300 million by now

11:01:32 From Raul Maldonado to Everyone:

+1 to Charles feelings. From attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR housing w/MR. It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today :/

11:03:30 From Lakshmi Rajagopalan, City of Oakland to Everyone:

We do not have a map yet

11:03:41 From Lakshmi Rajagopalan, City of Oakland to Everyone:

we are working on identifying the areas

11:03:51 From Beth Altshuler Munoz to Everyone:

What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?

11:04:36 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on upzoning the flatiron parcel and upzoning in Rockridge in general.

11:06:29 From Ms.Margaret Gordon to Everyone:

need to leave for my other meeting

11:07:20 From Warren Logan to Everyone:

+1 everything Aaron said

11:08:34 From Raul Maldonado to Everyone:

+1 To Aaronâ€™s notes, as well.

11:09:05 From Nico Nagle (he/him) - HAC to Everyone:

+1 to Aaron

11:10:05 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

pending project = permit has been filed right?

11:10:55 From Charles Reed to Everyone:

Is there a way for the public to monitor the impact fee account?

11:12:21 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

Yes, I believe so

11:13:58 From Beth Altshuler Munoz to Everyone:

I'm not a super housing expert tracking all the Oakland policies....BUT I remember hearing that in 2008 Oakland removed the requirement to break ground after 18 months of approval bc of the recession. has that rule been put back into place?

11:15:08 From Tracey Nails-Bell to Everyone:

So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary

11:16:37 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Comment from Charles: Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used?

11:16:54 From Sonja Trauss to Everyone:

+1 AFFH is not just an analysis

11:17:19 From Charles Reed to Everyone:

Transparency is paramount

11:19:18 From Aaron Eckhouse (California YIMBY) to Everyone:

+1 to this comment from Jeff

11:20:24 From Trisha Barua, she/they to Everyone:

+1 for Jeff's comment

11:21:00 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

we will just thank him and consider his comments

11:21:09 From Christina Mun, Oakland HCD to Everyone:

Impact fees are reported on annually as informational reports to CED and Council. It will go to 6/28 CED for this year, here is last year's: https://oakland.legistar.com/LegislationDetail.aspx?ID=4769988&GUID=9F0A7046-EED8-4631-A4D1-BF5FFC1CA301&Options=&Search=

11:23:31 From Audrey Lieberworth, City of Oakland to Everyone:

email comments to generalplan@oaklandca.gov

11:25:35 From Darbi Howard, East Oakland Collective to Everyone:

I agree Sonja- The poor air and no green space is a disadvantage to improvements

11:27:13 From Darbi Howard, East Oakland Collective to Everyone:

Nico- this speaks to many issues with the City in terms of getting things actually done or more of the same!

11:27:29 From Raul Maldonado to Everyone:

+1 to Nico on kudos to AH overlay, and providing Berkeley as an example.

11:27:40 From Audrey Lieberworth, City of Oakland to Everyone:

@Tracey - can you send us an email about the project so that we can better understand the project and the zoning for the site? generalplan@oaklandca.gov

11:28:41 From Jeff Levin, EBHO to Everyone:

AH overlay - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

11:29:21 From Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/events/general-plan-update-housing-element-workshop-4

11:29:29 From Jeff Levin, EBHO to Everyone:

Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies

11:29:34 From Aaron Eckhouse (California YIMBY) to Everyone:

agree with Jeff, and I think the city should move to ministerial approval generally

11:29:47 From Aaron Eckhouse (California YIMBY) to Everyone:

thank you for convening this meeting!

11:29:54 From Laura Kaminski, City of Oakland to Everyone:

https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports

11:30:22 From Laura Kaminski, City of Oakland to Everyone:

I included a link to impact fee reports, included are reports on the collection of the fees

11:30:25 From Nico Nagle (he/him) - HAC to Everyone:

Thank you for convening as well! And +1 to ministerial approval

11:31:01 From Sarah Karlinsky, SPUR (she/her) to Everyone:

I need to leave now. Thank you so much for holding this meeting it was very helpful and I learned alot.

11:31:14 From Raul Maldonado to Everyone:

Need to leave now; Thank you!

11:31:17 From Tracey Nails-Bell to Everyone:

Thank you for today's information!

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0 Executive Summary

Oakland's 2023-2031 Housing Element is a plan that presents goals, policies, and actions to address Oakland's need for more affordable homes and to promote integrated, vibrant communities. By expanding housing options in more affluent neighborhoods and reinvesting in less affluent neighborhoods, the Housing Element will affirmatively further fair housing for all Oaklanders. The Housing Element takes significant action to address urgent community needs, including protecting Oakland residents from displacement, improving Oakland's existing housing stock, expanding affordable housing opportunities, expanding resources for the unhoused, and promoting neighborhood stability and health.

The Housing Element includes five specific goals with associated programs that are priorities for the City of Oakland. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

Many of Oakland's existing housing programs will be carried forward, but there are many **new actions, that are shown in blue,** that address the city's housing needs that are added to the Housing Element.

GOAL 1: PROTECT OAKLAND RESIDENTS FROM DISPLACEMENT AND PREVENT HOMELESSNESS

The Housing Element protects Oakland tenants from displacement and creates conditions that enable them to remain in their homes and communities.

- Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.
- **Action 1.1.2: Enforce Just Cause for Eviction measures.**
- Action 1.1.3: Enforce and Strengthen Ellis Act protections.
- **Action 1.1.4: Implement tenant relocation measures.**
- **Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.**
- Action 1.1.6: Enhance housing related legal services
- **Action 1.1.7: Expand our ability to enforce rent control to maintain affordability.**
- **Action 1.1.8: Monitor neighborhood displacement**
- **Action 1.1.9: Implement a rental housing registry.**
- Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).
- **Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.**
- **Action 1.1.12: Provide a local preference in affordable housing projects**
- **Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.**
- Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

GOAL 2: PRESERVE AND IMPROVE EXISTING HOUSING STOCK

The Housing Element conserves and improves the affordability of existing housing stock in Oakland and addresses substandard conditions.

- Action 2.1.1: Support home rehabilitation programs.
- Action 2.1.2: Promote healthy homes and lead-safe housing.
- **Action 2.1.3: Conduct proactive rental inspections.**
- Action 2.1.4: Support historic preservation and rehabilitation.
- **Action 2.1.5: Implement universal design strategies**
- **Action 2.1.6: Increase funding for improved indoor air quality.**
- Action 2.2.1: Continue to implement resale controls on assisted housing.
- Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.
- Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.
- Action 2.2.4: Limit condominium conversions.
- Action 2.2.5: Extend local replacement unit provisions.
- **Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.**
- **Action 2.2.7: Provide additional subsidy for residential hotels.**
- **Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.**

GOAL 3: CLOSE THE GAP BETWEEN AFFORDABLE AND MARKET-RATE HOUSING PRODUCTION BY EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

The Housing Element facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

- **Action 3.1.1: Develop a project-based rental or operating subsidy program for extremely-low-income residents.**
- **Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.**
- **Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs**
- **Action 3.2.2: Promote and protect live/work housing and housing for artists**
- Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.
- **Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs**

- **Action 3.2.5: Reduce constraints to the development of ADUs**
- **Action 3.2.6: Monitor affordability of permitted ADUs**
- **Action 3.2.7: Proactive Short-Term Rental Enforcement**
- Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.
- Action 3.3.2: Expansion of Section 8 vouchers.
- Action 3.3.3: City of Oakland Emergency Rental Assistance Program.
- **Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.**
- **Action 3.3.5: Implement an affordable housing overlay.**
- Action 3.3.6: Access to low-cost financing for development.
- **Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement**
- **Action 3.3.8: Right-sized development fees on market-rate developments**
- **Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.**
- **Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD)**
- **Action 3.3.11: Support innovations by design**
- Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.
- **Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing**
- Action 3.3.15: Continue and expand density bonus incentives.
- **Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund**
- Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.
- **Action 3.3.18: Implement affordable housing investments contained in Measure U**
- **Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program**
- **Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements**
- **Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update**
- **Action 3.4.3: Revise Conditional Use Permit (CUP) requirements**
- **Action 3.4.4: Revise citywide parking standards**
- **Action 3.4.5: Revise open space requirements**
- **Action 3.4.6: Correct zoning district boundaries that cut through parcels**
- **Action 3.4.7: Capture the diversity of existing built fabric in zoning**
- **Action 3.4.8: Implement objective design standards**

- Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.
- **Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right**
- **Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing**
- **Action 3.5.1: Support community land trusts and other shared equity model**
- **Action 3.5.2: Support housing cooperatives, co-living, and cohousing models**
- **Action 3.5.3: Advocate for statewide legislation on social housing**
- **Action 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households**
- **Action 3.5.5: Study Feasibility of Single-Stair Residential Buildings**
- **Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders**
- **Action 3.6.2: Provide increased flexibility in development standards**
- **Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing**
- **Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.**
- Action 3.6.5: Continue one-stop and online permitting services.
- **Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.**
- Action 3.7.2: Provide housing for persons with HIV/AIDS.
- Action 3.7.3: Accessible units in new housing developments.
- Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
- **Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes**
- **Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right**
- **Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act**
- **Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right**
- **Action 3.8.1: Continue to implement the Vacant Property Tax (VPT)**
- **Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations**
- **Action 3.8.3: Tax vacant residential rental units**
- Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.
- Action 3.8.5: Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

GOAL 4: ADDRESS HOMELESSNESS AND EXPAND RESOURCES FOR THE UNHOUSED

The Housing Element recognizes housing as a human right and reduces homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

- **Action 4.1.1: Expand, improve, and maintain crisis response beds**
- **Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color**
- **Action 4.1.3: Expand health and hygiene facilities and services and improve access to bathrooms and showers.**
- **Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.**
- **Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy**
- **Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator**
- **Action 4.2.3: Strengthen interdepartmental Encampment Management Team**
- **Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.**
- **Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.**
- **Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.**
- **Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis**
- **Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing**
- **Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist**
- **Action 4.3.5: Provide development standards for low barrier navigation centers**
- Action 4.3.6: Expand opportunities for the permitting of emergency shelters

GOAL 5: PROMOTE NEIGHBORHOOD STABILITY AND HEALTH

The Housing Element promotes resilient development in safe, healthy, and just communities. It also increases resources in disinvested communities and create long-time stability through homeownership opportunities.

- Action 5.1.1: Provide first-time homebuyer programs.
- Action 5.1.2: Expand access to low-cost financing for home purchase.
- Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

- **Action 5.2.1: Protect against smoke and wildfire.**
- Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.
- **Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.**
- **Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.**
- Action 5.2.5: Encourage earthquake-resilient housing.
- Action 5.2.6: Encourage climate-resilient housing.
- **Action 5.2.7: Consider the adoption of a disaster reconstruction overlay zone**
- **Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods**
- **Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.**
- **Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration**
- Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.
- Action 5.3.1: Provide fair housing services and outreach.
- Action 5.3.2: Promote awareness of predatory lending practices.
- **Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.**

1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community. over the next 8 years (covering the years 2023-2031). In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

The actions in this Housing Element also account for Oakland's production of affordable and market rate housing over the previous eight-year Housing Element period. The California legislature has found that the state of California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.[1] Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals. Many other cities throughout the state fell short of their assigned goals, which exacerbates the current housing affordability crisis and creates additional displacement forces on cities like Oakland.

However, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. This Housing Element explores why this occurred and focuses actions on increasing affordable housing production to address this imbalance. The 2023-2031 Housing Element finds that there are sufficient parcels of land under existing zoning regulations to meet the City's assigned eight-year housing production goals, and that these sites are zoned at a sufficiently high density so as to not preclude affordable housing development. Nevertheless, this Housing Element additionally concludes that even if the land is available for housing development, this is only one necessary factor to create an environment where affordable housing is constructed at sufficient levels. Given the shortfall in affordable housing production over the previous eight-year period, there is little reason to expect different results over the next eight years unless

[1] See California Government Code Section 65589.5, subdivision (a)(2).

constraints are removed, incentives are added, and additional funding sources are identified. This Housing Element seeks to do that.

Finally, the Housing Element's actions are also proposed in the context of the longer historical patterns of segregation and exclusion that have resulted in racial and geographic disparities throughout the region and within the City of Oakland. It is not by accident or coincidence that Oakland has historically had more Black residents and more lower income residents than other cities in Alameda County. Nor is it a coincidence that Black, Indigenous, and People of Color (BIPOC) and lower income residents disproportionately live in the Oakland flatlands and disproportionately not in single-family neighborhoods north of Highway 580.

The historic factors that led to this segregation are numerous and can be difficult to untangle, but it is clear that the City has an obligation to undo these patterns of past harms by taking affirmative steps to further fair housing opportunities for all residents. Again, looking at the past eight-year period, it is apparent that the majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, West Oakland, and other major transit corridors. These patterns of growth may be appropriate for purposes of creating transit-oriented development and reducing automobile reliance, but without other actions also serve to maintain the existing exclusivity of other neighborhoods. This Housing Element recognizes that the City's obligation to affirmatively further fair housing compels the City to redress the fact that some Oakland neighborhoods were purposefully designed to be exclusive, and preserved that exclusivity through racial covenants, unfair mortgage lending practices, and exclusionary zoning. The Housing Element proposes actions to reverse those trends.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[2]

[2] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places were, including Chinatown, West Oakland, and East Oakland, formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices., including exclusionary single-family zoning (see 'Constraints' chapter for more information).[3] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[4] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. Segregation pressures and private developer interests prevented additional expansions of public housing, and Hope VI initiatives to replace larger public housing projects decreased the overall number of rent-subsidized units, particularly in West Oakland. During the period between 1960 to 1966 alone, 11,800 housing units were razed in Oakland to make room for freeways, BART projects, new public housing, and other urban renewal developments.[5]

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[6] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core with infill, market-rate housing, has reinvigorated downtown and uptown.[7] The 10K plan aimed to attract new residents, often with higher salaries than existing communities, to spend incomes at commercial establishments downtown. At the same time as this influx, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland.[8] Massive regional job

[3] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

[4] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[5] See Oakland City Planning Department, Oakland's Housing Supply: Cost, Condition, Composition, 1960-1966.

[6] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[7] *Ibid.*

[8] See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. https://darrellowens.substack. com/p/where-did-all-the-black-people-in?utm_source=url, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland

growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable homes.[9] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[10] California's Costa Hawkins Law, passed in 1995, also exempted newly constructed units and single-family homes from rent control and effectively banned local vacancy control laws, exacerbating displacement and socioeconomic exclusion in the city.[11] Generational economic and housing discrimination continues to impact Oakland residents: significant disparities remain in home ownership, household incomes, and health outcomes that are tied to race, income, neighborhood poverty level, and housing status, among other social and environmental conditions.[12, 13]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[14] Although the individual causes for homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans

General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https:// https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

[9] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[10] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[11] Wolfe, T. California's Affordability and Displacement Crisis: The Role of the Costa Hawkins Rental Housing Act. UC Berkeley, Goldman School of Public Policy, 2016. Accessed October 25, 2022. https://static1.squarespace.com/static/5c09723c55b02cf724c3d340/t/5d517d8db0194b0001a1e29b/1565621653633/Displacement_Dellums_FINAL_022617.pdf

[12] Menendian, S., Gambhir, S. and Gailes, A. "Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets. The Othering and Belonging Institute, 2020. Accessed October 31, 2022 at https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5

[13] Nguyen, T. et al. Housing Habitability and Health: Oakland's Hidden Crisis: A Report on Childhood Lead and Asthma by Alameda County Public Health. 2018. Accessed October 25, 2022. https://www.acgov.org/cda/lead/documents/news/health,housinginoakland.pdf

[14] ~~*Ibid.*~~ Oakland 2022 Point-in-Time Count: Unsheltered and Sheltered Report. EveryOneHome. Accessed November 18, 2022. https://everyonehome.org/wp-content/uploads/2022/05/Oakland-PIT-2022-Infographic-Report.pdf

residing in ethnic enclaves including Chinatown.[15] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health consequences of Oakland's housing disparities.[16] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (Oakland HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;

[15] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

[16] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

- anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

The 2021-2023 Strategic Action Plan also details a series of specific actions and policies Oakland HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the ~~Healthy Development Guidelines (HDG) for Oakland's Planning and Building Department, the first health and racial equity-focused guidelines in the country.~~Healthy Development Guidelines (HDG) with the intent of establishing a shared vision of a healthy, equitable community. The guidelines promote policies, goals, and development guidelines that strengthen environmental justice, sustainability, health, and racial equity in Oakland. In particular, the guidelines are intended to empower residents to address planning, policy, and public health issues in Oakland, so that no neighborhood or demographic group is unduly burdened by development that exacerbates health disparities, economic inequality, or access to open space. A City Council resolution recognized the guidelines, which commended the coalition for their collaborative and engaging partnership with the community.

The East Oakland Neighborhood Initiative (EONI) is a collaborative partnership between the City of Oakland and CBOs leveraging the Transformative Climate Communities grant administered by California's Strategic Growth Council. The EONI plan is a community-driven plan for a just transition to a regenerative economy for East Oakland, led by frontline communities, to strengthen the health, wealth, and resilience of East Oakland neighborhoods in the face of displacement and climate impacts. The plan is focused on five goals: reduce greenhouse gases, prevent displacement, improve public health, build economic empowerment, and plan "by and with" the community.

Callout: Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; ~~and~~ preserving existing affordable housing and protecting residents from involuntary displacement.

~~These guidelines were incorporated into city development review process in 2018.~~ The East Oakland Neighborhoods Initiative~~, a community plan created out of partnership between the City of Oakland Planning Bureau and twelve community-based organizations focused on equity-based planning for Deep East Oakland, also highlight~~ highlights anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

Goals, Policies, and Actions included in the Housing Action Plan seek to overcome patterns of segregation, foster inclusive communities free from barriers that restrict access to opportunity and housing, and close the gap between market rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element of the General Plan, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline
The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Map

1.2 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use and, transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. The actions proposed by this Housing Element cover a wide range of housing issues but are largely focused on addressing two major issues: the City's shortfall of housing production and affirmatively undoing past patterns of exclusivity. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address any shortfalls and to reduce identified constraints to the maintenance, improvement, and development of housing. This Housing Element also provides an evaluation of the 2015-2023 Housing Element, including an assessment of prior programs and strategies.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. While the Housing Element is influenced by State law, it is essentially a local document. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

Nonetheless, among all General Plan elements, the State of California has the most extensive set of requirements pertaining to housing elements. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element;
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions;
- An assessment of existing and projected housing needs;
- An analysis of special housing needs, such as those of older adults and people with disabilities;

- An analysis of existing assisted housing units at risk of conversion from affordable to market-rate;
- An analysis and inventory of resources and constraints relevant to meeting housing needs;
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements;
- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels;
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%

Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the

statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The ~~Housing Element~~General Plan update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element ~~update~~Planning Code amendments, as well as the Safety and Environmental Justice Elements and related ~~Planning Code,~~ General Plan~~,~~ and Zoning Map amendments.

1.3 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 ~~of the~~. The Housing ~~Element and~~Action Plan is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.

2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.

3. ~~Expand~~**Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units ~~and other types~~); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland ~~does have~~has sufficient zoning capacity to meet Oakland's RHNA requirements, the ~~City has~~

~~identified in its~~City's Housing Action Plan includes several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. ~~As just a~~A few examples~~,~~ of actions in the Housing Action Plan ~~proposes~~include:

- ~~Developing~~Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);
- ~~Reducing~~Reduce constraints to the development of accessory dwelling units (Action 3.2.5);
- ~~Implementing~~Implement an affordable housing overlay zone that would allow for 100% affordable housing development at any density up to a specified height in most areas where housing is currently permitted (Action 3.3.5);
- ~~Revising~~Revise development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1); ~~and~~
- ~~Revising~~Remove conditional use permit requirements for housing in RD-2 and RM zones (Action 3.4.~~2).~~3);
- Implement objective design standards (Action 3.4.8);
- Implement a housing sites overlay zone that would allow all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households (Action 3.4.10);
- Promote infill, transit-oriented development (TOD), and mixed-use development (Action 5.2.2); and
- Encourage new affordable housing in higher resource neighborhoods (Action 5.2.8)
- Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities (Action 5.2.9)

The Housing Action Plan and Housing Sites Inventory ~~remain a work in progress with the intent of soliciting~~reflects feedback from members of the community and ~~refining~~ the goals, policies, and actions ~~to~~ reflect both local priorities and State obligations.

1.4 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of

topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 ~~housing element~~Housing Element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.

- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.

- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.

- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; ~~Expand~~Close the gap between affordable and market-rate housing production by expanding affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.

- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.

- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased

from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as the rapid aging of the population~~,~~ and continued prevalence of poverty.

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.

- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, ~~rendering varying levels of opportunity~~which is reflected in the unequal opportunities available for ~~protected classes. While access to transit may be enjoyed by all protected classes~~communities of color. Additionally, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

    - The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.
- **Appendix E – Housing Resources and Opportunities**: Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the

Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity~~, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development.~~. Both market rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, rising interest rates, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.

- **Appendix H – Glossary.** ~~The glossary defines~~Defines key terms used in the Housing Element.
- **Appendix I – ~~Reserved for~~ Public Outreach Materials**. Includes meeting materials, outreach and survey summaries.
- **Appendix J – Proposed Rezoning and Height Changes.** Illustrates proposed rezoning and height changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods. The proposed changes are also available as an interactive map.
- **Appendix K – Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22 and Responses.** Provides a brief

summary of the changes in response to the State HCD letter and where they were made in the revised draft.

- **Appendix L – Response to Public Comments.** Provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period. Appendix L-1 includes comment letters; Appendix L-2 includes responses.
- **Appendix M –Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)** The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are in the inventory already (shown in yellow); others have been analyzed for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer-term General Plan Update.

1.5 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last ~~revised~~comprehensively updated in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the

LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards carried outprescribed by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use and Transportation Element and Planning and Zoning Code along withand initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part of adoption of the Housing Element. As other elements are updated as part of Phase 2 are developed, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.6 Sources of Information

In preparing the City's Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

   f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
   g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
   h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
   i. California Department of Finance, E-5 series
   j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
   k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
   l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
   m. California Housing Partnership, Preservation Database (2020)
   n. Zillow, Zillow Home Value Index (ZHVI)
2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
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17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022

26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021
42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021
44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021
46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
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48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
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53. Zillow, Mortgage Rates, October 2021
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2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I. Appendix J provides an overview of public comments and staff responses to illustrate how the revised draft reflect public input received during the public comment period.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach ~~to~~ by bringing on two collaborating ~~with consultants~~consultant teams to assist on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative, and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that: 1) meets state deadlines and requirements for the GPU, and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants ~~coordinated~~coordinate closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Community Consultant Team, Deeply Rooted Collaborative, focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices

- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

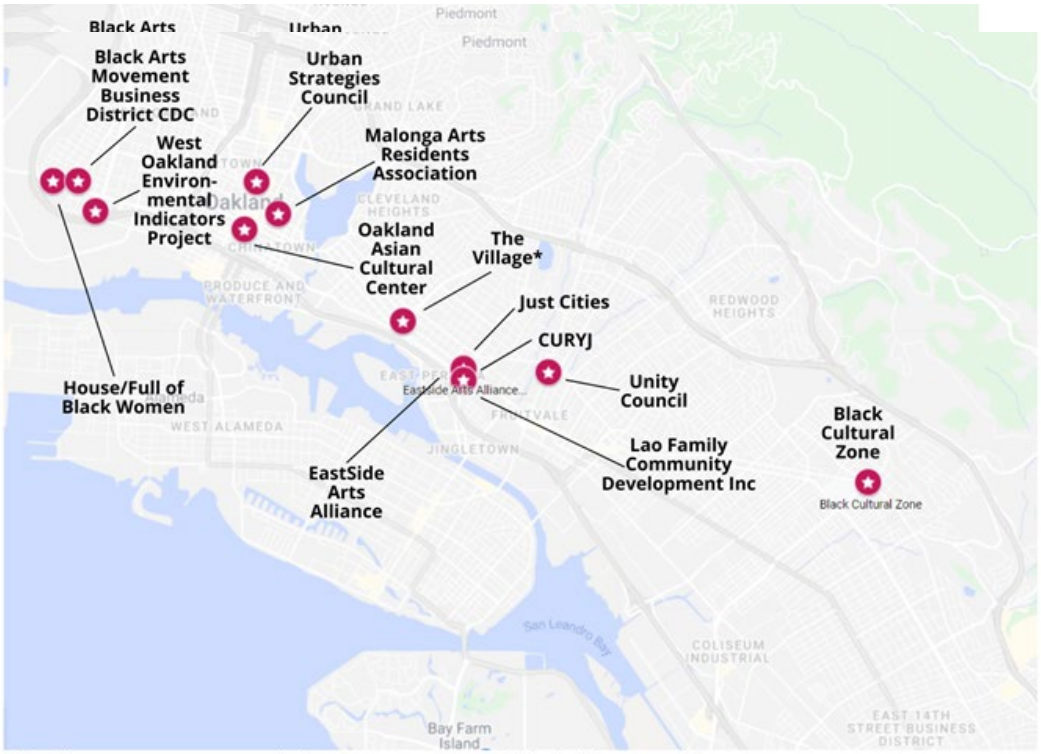
- EastSide Arts Alliance | Cultural Programming Partner

- Just Cities | Technical Assistance/Community Education Partner

- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

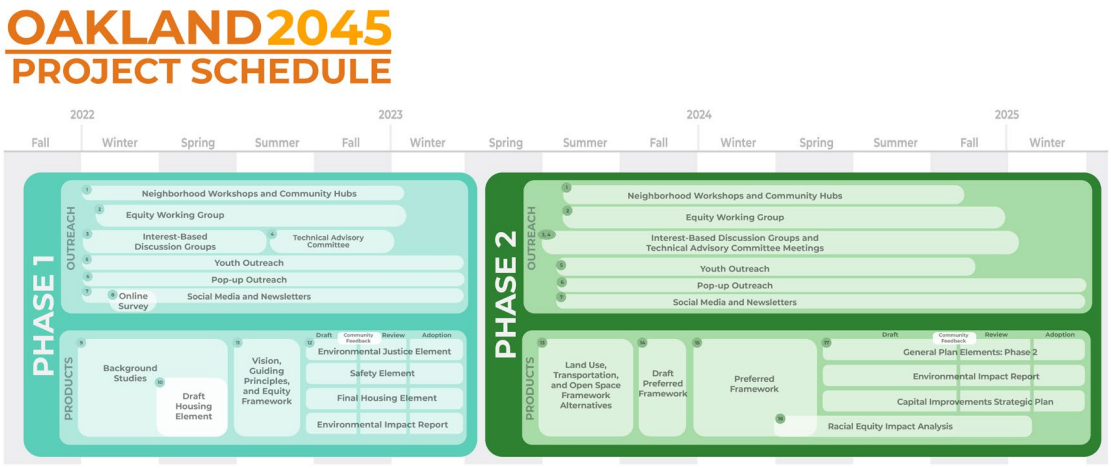
- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been ~~porchside~~porch-side chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over ~~1006~~1,006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.

- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. ~~Recruitment began in April 2022 with tentative commencement of the Fellowship in May 2022.~~ Recruitment began in April 2022. On August 31, 2022, twenty (20) young leaders were selected as inaugural Deeply Rooted (DR) Fellows. These young people will lead DR outreach efforts to engage Oakland's youth in the GPU update. DR Fellow activities will include interviewing and surveying young people about their visions and aspirations for the City; educating elementary, middle and high school students about the OGP; gathering data and conducting research to identify the challenges young people face in the City and their proposed solutions; and, implementing a social media campaign to increase youth awareness of the GPU.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will: 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks~~)~~); and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.

Additional information about the EWG selection process can be found at https://www.oaklandca.gov/news/2022/general-plan-equity-working-group-members-selected.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

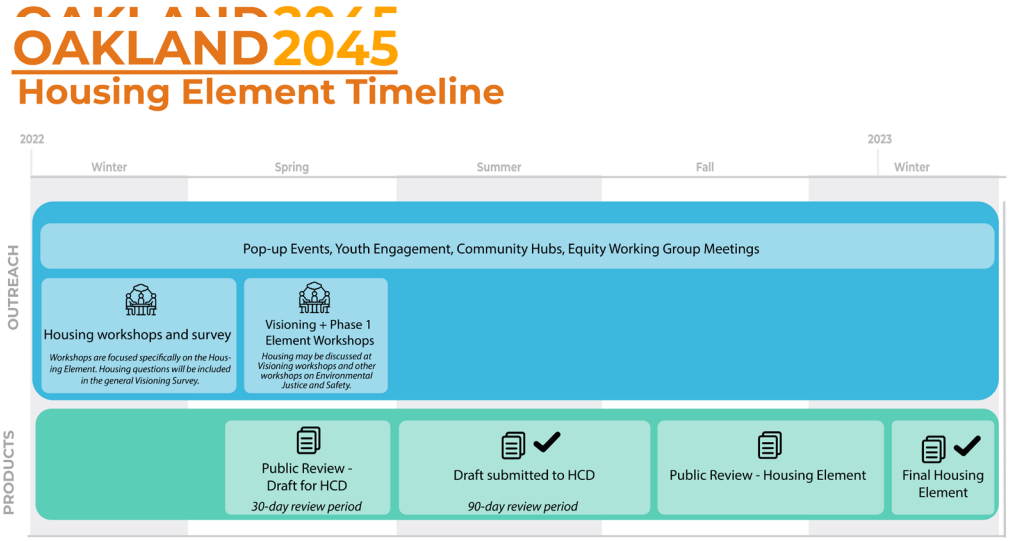
Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted ~~three~~four virtual housing workshops on February 10, 2022, February 17, 2022, ~~and~~ March 12, 2022, ~~with one additional workshop planned~~and June 9, 2022 to ~~allow for the opportunity to give~~solicit feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve

existing affordable housing, protect tenants, and prevent displacement. Workshop 4 was held on ~~May 12~~June 9, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (State HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

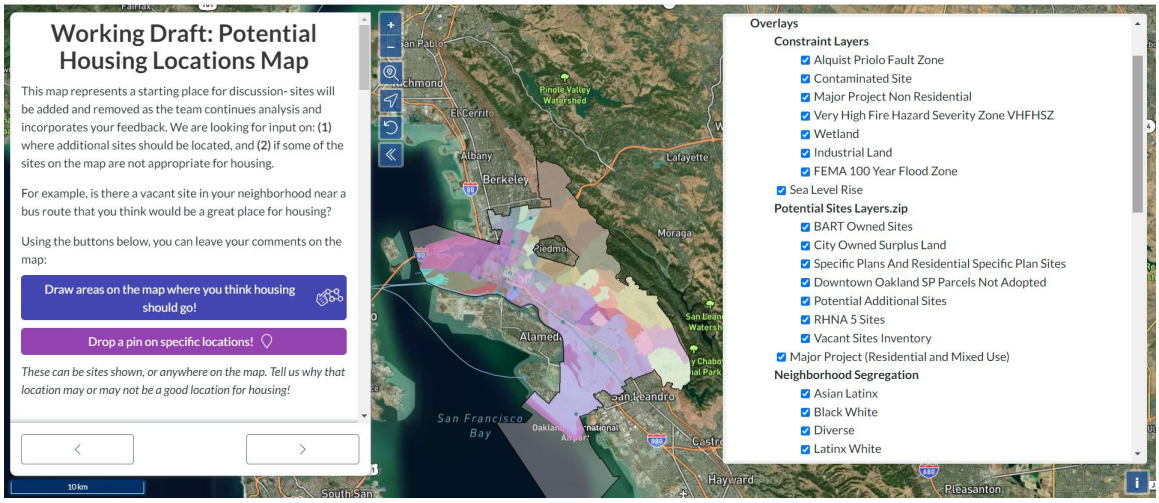
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (~~*Forthcoming – placeholder*~~)June 8, 2022): Draft Housing Element

Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

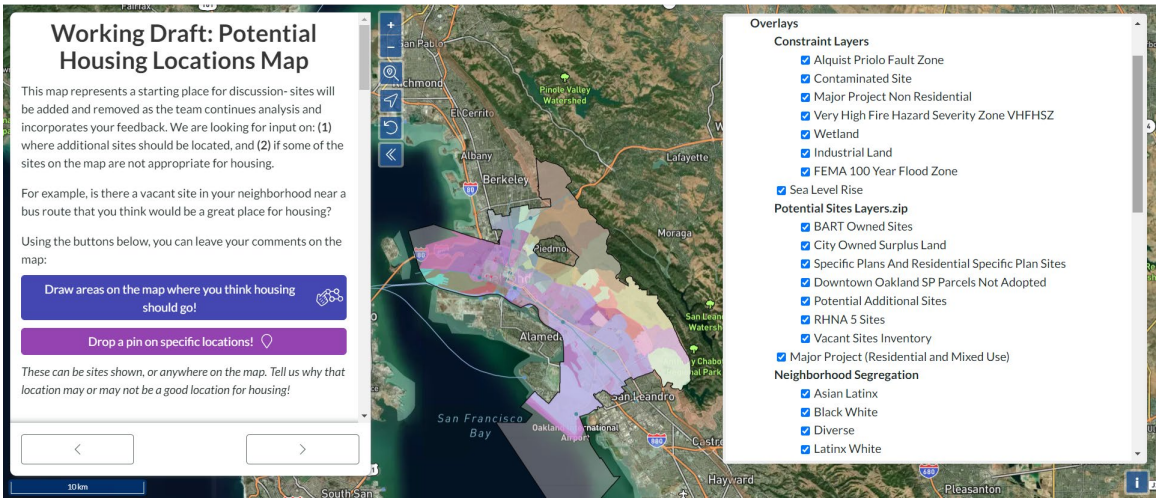
Figure 2-2: Interactive Map Survey Snapshot- Draft Housing Element Plan Release



The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. Pursuant to AB 215, the city made the first draft available for public review for 32 days between May 12, 2022, to June 13, 2022.

The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. ~~The city has opted to continue to allow the public to comment on the draft throughout the community outreach and Housing Element preparation process. During the~~During the 30-day mandatory public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions. ~~The City received 18 letters from Oakland residents and organizations.~~

~~Figure 2-2: Interactive Map Survey Snapshot~~



During this initial comment period, the City received 18 letters from Oakland residents and organizations. Staff also sought feedback on the 2023-2031 Draft Housing Element from the Community and Economic Development (CED) Committee of the Oakland City Council on May 24, 2022, and from the Planning Commission on May 18, 2022, and June 1, 2022. City staff incorporated changes to the draft prior to submittal to State HCD where it was feasible to do so within the short time period.

The city provided its draft Housing Element to State HCD for the first 90-day review period on June 30, 2022. The Draft Housing Element (clean and redlined versions) submitted to State HCD is available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element.

EXTENDED PUBLIC REVIEW PERIOD FOR COMMUNITY FEEDBACK

To ensure that the community had enough time to review and comment, the City committed to keeping the first draft of the Housing Element available for public comment during the 90-day State HCD review period, until September 30, 2022. The first Draft Housing Element was available for public review and feedback for a total of 142 days between May 12, 2022, until September 30, 2022.

Staff presented the draft Housing Element to neighborhood and community groups such as Monarch Senior Homes – Satellite Affordable Housing Associates (SAHA) development, East Bay Housing Organizations (EBHO)'s Oakland Committee, Allen Temple Public Ministry's Virtual Townhall, Rockridge Community Planning Council (RCPC) Townhall and the Piedmont Avenue Neighborhood Improvement League (PANIL). Finally, staff conducted study sessions with the City Council and Planning Commission in October to seek additional feedback on the 2023-2031 Draft Housing Element.

Equity Working Group

Between June 2022 and October 2022, the Equity Working Group (EWG) group met eight times to provide feedback and housing policy recommendations on the 2023-2031 Draft Housing Element. EWG members also shared a list of their housing policy recommendations and met with the Directors from the Planning and Building (PBD), Human Services Department (HSD), Oakland Housing and Community Development (Oakland HCD) and the Office of the City Administrator (CAO) and the CAO Homelessness Division to review the policy recommendations.

Response to Public Comments

Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period.

Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[17] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

Housing Element Community Education Materials

The GPU Deeply Rooted in Oakland Partnership is preparing a Housing Element community education summary intended to synthesize the complex and lengthy housing element as well as community priorities heard throughout the year of outreach and conversations with Oaklanders (i.e., pop-ups, Equity Working Group, Deeply Rooted Community Partners). This summary will provide a focused look at housing issues and their structural roots, key points, community solutions and what policies were integrated into the element to help address these issues. It will also provide a deep dive into people's history and how it shaped housing quality, access, and opportunity for the following areas: Citywide, Chinatown, East

[17] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

Oakland, West Oakland, and North Oakland. The summary is expected to be released in winter/early spring of 2023.

2.2 Public Participation Themes

Across discussion groups, workshops, EWG meetings, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[18] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.~~5~~4, 4.2.1 through 4.2.5, 4.3.1 through 4.3.~~4~~6

[18] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:
  - **Goals:** 1, 2, 3
  - **Policies:** 1.1, 2.1, 2.2, 3.3, 3.5
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.2.7, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4
- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of ~~additional~~accessory dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.~~5~~6, 3.3.1 through 3.3.18, 3.4.1, 3.4.3 through 3.4.~~10~~11, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:
  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5, 5.2.6
- **Keep Oakland Communities Together.** All Oakland neighborhoods ~~are deserving of~~deserve high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, concerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:
  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3

- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.~~7~~8, 1.1.~~8~~9, 2.1.3, 3.2.5, 3.3.13, 3.3.17, 3.~~3.13, 3.~~7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3, 5.2.~~9~~11

3 Summary of the Housing Sites Inventory

The ~~housing element~~Housing Element of the ~~general plan~~General Plan must include an inventory of land suitable and available for residential development to meet the city's regional housing ~~need~~needs allocation (RHNA) by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. ~~While~~ Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, but many nearby jurisdictions have been assigned ~~an~~a larger percentage increase ~~as~~than Oakland compared to their prior RHNA allocation ~~significantly higher than Oakland's increase~~. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. Table 3-1 shows the income breakdown of the Oakland RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. ~~The~~Oakland's analysis of potential to accommodate new housing growth has considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will ~~also~~ occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.

The Inventory identifies sufficiently zoned land to accommodate the Oakland RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the Oakland RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 Oakland RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,~~985~~978	~~1,936~~2,191	~~760~~776	~~9,718~~10,176	~~**14,399**~~**15,261**
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	*~~12,339~~**13,201***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development ~~Projects~~Projects[3]	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~**8,602**~~**7,167**
Vacant	*~~225~~203*	*~~874~~787*	*~~27~~23*	*1,~~832~~201*	***2,~~958~~235***
Non-Vacant	*~~161~~211*	*~~606~~545*	*~~184~~171*	*4,~~693~~217*	*~~5,644~~**4,932***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~361~~498	~~980~~999	~~1,735~~2,456	**8,~~076~~953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~219~~356*	*~~780~~799*	*~~1,735~~2,456*	*~~7,734~~**8,611***
Total Capacity		~~**11,862**~~**12,127**	**5,~~746~~764**	**18,~~666~~737**	**36,~~274~~578**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,~~601~~866**	**1,~~289~~307**	**7,~~133~~204**	**10,~~023~~327**
		~~(115.6%)~~118.2%	~~(128.9%)~~129.3%	~~(161.8%)~~162.5%	~~(138.2%)~~139.3%

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

CREDITS TOWARDS THE RHNA

State HCD Guidance provides that the RHNA can be accommodated by looking at: 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the City's 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-~~4, Table C-5,~~5a and ~~Table C-6~~b, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet ~~the~~their RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 ADU permits were issued annually in the City of Oakland. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[19] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to State HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[20] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the

[19] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[20] More specific conditions that sites included under this option must meet are provided by HCD on their website: ~~https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml~~ https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/adequate-sites-alternative

regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this Housing Element cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous ~~housing element~~Housing Element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous ~~housing element~~Housing Element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous ~~housing element~~Housing Element cycles were identified to meet the City's remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. ~~These sites~~Capacity of and rationale for nonvacant sites redevelopments can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to

redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in ~~environmental justice communities.~~identified Environmental Justice Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[21] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the ~~development~~ process of developing the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[22] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



[21] Gov. Code, § 8890.50. subd. (b).

[22] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. ~~Many~~With the exception of Rockridge BART, which has historically not been available for lower income housing, many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards ~~and~~, high fire risks~~, limited densities reflected in recent development patterns~~, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a ~~very high fire hazard severity zone,~~Very High Fire Hazard Severity Zone (VHFHSZ), as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods.

Many of these higher resourced neighborhoods currently reflect a historic pattern of exclusionary zoning; to address this, the City is taking action to upzone these areas to further increase housing

production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods. These reforms would also affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. See Appendix J-1 for more information on these rezoning actions, and Chapter 4: Housing Action Plan for other actions that support affirmatively furthering fair housing. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below.

Figure 3-2: Housing Sites Access to Opportunity, 2022

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[23] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that

[23] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

~~This~~The 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders~~. The goals seek~~ and to ~~significantly address~~ affirmatively further fair housing.

- Reduce racial segregation and disparities in housing ~~needs and access to opportunity, replace~~opportunities and outcomes
- Replace segregated living patterns with truly integrated and balanced living patterns~~, transform~~
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. ~~The five goals are:~~

The five goals are:

Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness

Goal 2: Preserve and Improve Existing Housing Stock

~~Expand~~Goal 3: Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

Goal 4: Address Homelessness and Expand Resources for the Unhoused

Goal 5: Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as **new actions** needed to address the city's housing needs.

In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation, fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market-rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal below includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low-income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City's Housing and Community Development Department (Oakland HCD) has established a balanced approach to investing its available resources, with 25 percent of available resources to rehabilitation/preservation of existing deed-restricted affordable housing, 25 percent to acquisition and conversion of unsubsidized affordable housing opportunities, and 50 percent dedicated to the new construction of affordable housing with a required homeless set-aside. These funding priorities are outlined in HCD's Strategic Action Plan (2021-2023), found here: https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The City's Notices of Funding Availability (NOFA) and Request for Proposal (RFP) processes are key for how the City supports many of the goals outlined below. NOFAs and RFPs released by Oakland HCD are competitive application processes for awarding City of Oakland funds for the development of affordable housing. Currently, HCD has three NOFA programs: 1. Acquisition and Conversion to Affordable Housing (ACAH), 2. New Construction of Multifamily Housing, and 3. Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing. When funding is available, NOFA are released under the three programs to issue funds for affordable housing projects, which are then reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects are recommended for funding to the Oakland City Council. NOFA scoring is guided by the values centered on advancing racial equity and to prioritize assisting housing projects where the tenants are at risk of displacement and that target assistance towards extremely low income households. In recent years, the City has also implemented its Homekey Program, which uses State Homekey funds to expand housing for people experiencing homelessness or at risk of homelessness. The City chooses Homekey partners via an RFP process seeking proposals for the rapid acquisition and operation of homeless housing .

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[24] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[25] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[26] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the

[24] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[25] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[26] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined.[27] Rising rents are a factor in increasing rates of homelessness. According to the ~~2019~~2022 Alameda County Point in Time Count, ~~11~~25 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (~~13~~22 percent) and other money issues (~~10~~13 percent).[28]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal of protecting Oakland residents from displacement and preventing homelessness —including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect Oakland renters and owners from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For ~~instance~~example, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing ~~diverse~~ residents from diverse backgrounds are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

[27] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[28] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at ~~https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019-Final.pdf~~. https://everyonehome.org/wp-content/uploads/2022/10/2022-Alameda-County-PIT-Report_9.22.22-FINAL-3.pdf

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment ~~Program (RAP).~~ Ordinance.

The ~~RAP limits rent increases on units covered by the~~ Oakland Rent Adjustment Ordinance (Chapter 8.22, Article I of the Oakland Municipal Code) limits rent increases on covered units (most units built before 1983) based on a formula tied to increases in the Consumer Price Index. ~~These provisions were further strengthened in 2017. The~~ In 2022, the City ~~will continue to implement~~Council adopted an amendment to change the ~~RAP and~~ formula used to calculate the annual allowable rent increase to 60 percent of the change in CPI, or 3 percent, whichever is lower. The Rent Adjustment Program (RAP), a division of Oakland Department of Housing and Community Development, will continue to enforce the Rent Adjustment Ordinance. ~~The City also advises on AB 1482 rent increase caps and just cause provisions for units not covered by the City's ordinances.~~

Responsible Party: *Oakland Department of Housing and Community Development ~~, Oakland Planning & Building Department~~*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: ~~Ongoing~~*Revisions to formula to calculate allowable rent increase completed in 2022. Implementation ongoing, 2023-2031.*

Objective: *All tenant rights and protections under applicable City ~~and State~~ law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for ~~Evictions~~Eviction protections are enforced ~~as part of~~by the Rent Adjustment Program (RAP~~,~~) and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. In 2022, the City Council voted to place on the November 2022 ballot an expansion of the Just Cause for Eviction ordinance. In particular, the ballot measures asks: Shall the Measure amending the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction; and (4) make other clarifying amendments, be adopted? The City will continue to enforce just cause measures ~~and may~~, undertake efforts to ensure the public is aware of revisions if enacted by the voters, and expand tenant protections as feasible—including identifying additional limitations to just causes.

Responsible Party: ~~*Oakland Planning & Building Department;*~~ *Oakland Department of Housing and Community Development*

~~;~~**Potential Funding Source:** *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objective:** *All tenant rights and protections under applicable City and State law will be enforced.*~~

Action 1.1.3: Enforce and Strengthen Ellis Act ~~Ordinance~~ protections.

The Ellis Act is a statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. This includes filing withdrawal notices with the Oakland Rent Adjustment Program, and the provision of relocation assistance. Recent efforts to reform or repeal the Ellis Act at the State level have gained significant traction but have not to date been successful. The City has supported those efforts—for example, see City Resolution No. 88571 C.M.S. in support of Assembly Bill 854 (Lee) that would have prohibited a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners of the property have held their ownership interest for at least five years. The City continues to hold that reform is necessary to reduce speculator abuse and protect tenants. The City will join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Furthermore, the City's requirements when removing a property through the Ellis Act Ordinance are bolstered by protections under the City's Just Cause for Eviction Ordinance (see Action 1.1.2 above) and Relocation Ordinance (Action 1.1.4 below). The City's newly implemented rental registry (2022) will also help the City monitor Ellis Act-related eviction cases.

The City will continue to enforce the Ellis Act Ordinance and ~~may~~, based on any changes allowed by statewide reform, explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible. ~~The City will also join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objective:** *All tenant rights and protections under applicable City and State law will be enforced.*~~

Timeframe: *Ellis Act Ordinance Protections are ongoing, 2023-2031; staff will continue to process Ellis findings, which have averaged 25 annually over the past four years, and will continuously seek ways to improve efforts to inform owners and tenants of their rights and obligations under the Ellis Act through robust outreach and counseling. Furthermore, the rental registry will be required as of July 1, 2023 and monitored thereafter. Lastly, the City will engage its legislative lobbyists annually and submit a support letter to the State annually to continue Statewide advocacy efforts.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced, and the City will continue to seek ways to improve tenant protections under the related ordinances.*

Action 1.1.4: Implement ~~and expand~~ tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (~~Ordinance~~Ord. No. 13468) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: ~~Provide eviction defense and implement a~~ Implement a right to ~~counseling.~~counsel in Rent Adjustment Program proceedings.

The City will ~~explore the feasibility of implementing a~~ implement a tenant right to counsel in Rent Adjustment Program (RAP) proceedings, where ~~all~~qualified tenants who ~~receive an eviction notice or have been served with an unlawful detainer lawsuit~~participate in RAP hearings have right to free legal representation~~.~~ within the funding availability restrictions. This ~~may include~~includes partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: In October, 2022 *Council approved a service provider contract to provide legal representation during RAP proceedings beginning in providing representation services in Fall 2022.* **Objective:** *Resources permitting, all tenants participating in RAP proceedings will have access to legal representation. to prevent displacement by preventing unlawful rent increases. (see Action 1.1.6 below).*

Action 1.1.6: Enhance housing related legal services

As funding becomes available, the City will increase housing related legal services, including eviction defense services and legal counseling through community partners. Housing Related legal services will help address displacement risks, eviction defense, and housing instability through legal representation, consultation, and education. T

Responsible Party: *Oakland Department of Housing and Community Development*

~~*Private donations or other local*~~**Potential Funding Source:** *Local, State or federal sources as available, and Annual Rent Adjustment Fee*

~~**Timeframe:** *Ongoing, 2023- 2031*~~

Timeframe: In July 2022 Council approved a direct grant to a consortium of nonprofit legal service providers to continue eviction protection and other legal services. Other tenant legal service contracts are administered through the Rent Adjustment Program. Staff will continue to *seek funding to ensure services will be ongoing.*

Objective: ~~Staff should evaluate the feasibility of providing~~*Resources permitting, all at risk tenants ~~facing eviction with counsel to represent them during eviction proceedings~~may seek free legal services from external partners to prevent evictions and housing instability.*

Action 1.1.~~6~~7: Expand the City's ability to enforce rent control ~~in a limited manner~~ to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. In addition, the City's new rental registry, approved in 2022, will require property owners to report rent and tenancy information to RAP on an annual basis. This new tool will allow the City to better monitor rent control and will help both tenants and owners understand whether their rents comply with Oakland's Rent Adjustment Ordinance. The City ~~may~~will consider how to expand the number of units subject to rent control to maintain affordability~~.~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

~~affordability.~~

~~**Responsible Party:** *Oakland Department of Housing and Community Development*~~

~~**Potential Funding Source:** *Annual Rent Adjustment Fee*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Rent control measures are ongoing, 2023-2031. As of July, 1, 2023, the City's rental registry will require owners of these units to report rent and tenancy information to RAP on an annual basis. With this new tool, staff will be able to better monitor rent control measures.*

Objective: *To the extent permitted by State law, Oakland will ~~expand~~use the rental registry to ensure rent control laws are being followed, enabling better renter protections.*

Action 1.1.~~7~~8: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability,

climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031; conduct Resident Mini Pulse Survey on biannual basis.*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.~~8: Create and maintain~~9: Implement a rental housing registry.

A rental housing registry is a database of ~~all~~ rental units within Oakland and ~~would~~will be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. ~~RAP staff have been studying~~In June 2022, the ~~effectiveness of~~Oakland City Council adopted Ordinance No. 13695 CMS to establish a rental ~~housing~~ registry in Oakland ~~and presented findings to the City Council in June 2022.~~. The City ~~could~~will use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies~~,~~ and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

~~**Responsible Party:** *Oakland Department of Housing and Community Development*~~

~~**Potential Funding Source:** *Annual Rent Adjustment Fee*~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Implement the rental registry by 2023, maintain it *ongoing, 2023-2031*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Objective: *By 2023, the City will design and implement a rental housing registry. This registry will cover housing units subject to rent stabilization and/or just cause protections under City law.*

Action 1.1.~~9: Continue and expand~~10: City Enforcement of the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) ~~is meant~~recognizes tenants' right to ~~deter~~live in safe, dignified, harassment-free homes. The TPO deters and makes unlawful harassment by property owners and ~~provide~~their agents, including property managers, recognizing that such harassment can frequently force tenants from their homes. The ordinance provides tenants strong legal recourse ~~if they are harassed by~~ in the ~~property owner. The TPO provides civil~~event of such prohibited harassment. On July 21, 2020, the City further amended the TPO to strengthen existing protections and include additional remedies. For example, the amendments established heightened penalties for violations ~~and implements tenant anti-harassment actions. The~~ against elderly,

disabled, and/or catastrophically ill tenants. The amendments further expanded the ordinance's application to non-profit-owned rental housing and rental units in newly constructed residential properties. City enforcement of the TPO can prevent and remedy violations against tenants, for example by deterring unscrupulous landlords from undertaking "self-help" evictions and securing building and/or citywide relief for tenants. City enforcement therefore is critical to ensuring that Oakland's most marginalized tenants also receive the protections of the TPO.

In October 2020, the Oakland City Attorney launched the Housing Justice Initiative, a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through the enforcement of the TPO and other similar or related local and State laws.

Through the Housing Justice Initiative and the work of the City Attorney's existing Neighborhood Law Corps, the City will continue to ~~enforce the TPO and look to~~ expand ~~anti-harassment protections, including tenant protections in ADUs.~~its enforcement of the TPO.

Responsible Party: *Oakland ~~Department of Housing and Community Development~~City Attorney*

Potential Funding Source: *~~Annual Rent Adjustment Fee~~Additional grant sources will be pursued.*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Ongoing, 2023-2031*

Objective: *~~All tenant~~Tenants' rights and protections under applicable City and State law will be enforced more systematically and on a larger scale over time, with a focus on actions that protect the most marginalized tenants and hold large-scale bad actors to account.*

Action 1.1.~~10~~11: Enforce the tenant right to return~~.~~ and protections from coercive buyouts.

Currently, through the Tenant Move Out ~~Agreement~~ Ordinance~~,~~ (Chapter 8.22.700, Article VI of the Oakland Municipal Code), Oakland renters have ~~the right to return to their rental unit after certain no-fault evictions, such as code compliance evictions after the repairs are completed or Ellis Act evictions if the units are re-rented.~~protections from unfair or coercive buyout agreements. Further, State law (SB 330) requires that property developers provide the right to return ~~for~~to low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will ~~increase~~continue providing awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5, the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *~~Annual Rent Adjustment Fee~~Legal fees associated with case parties involved*

Timeframe: *~~Ongoing, 2023-2031~~SB 330 rights will be extended by the end of 2024.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.~~11~~12: Provide a local preference in affordable housing projects.

~~The City will continue to implement a preference for Oaklanders who have been displaced, neighborhood residents, Oakland residents and Oakland workers in the selection of tenants or homebuyers for affordable housing projects and programs assisted by City housing Notice of Funding Availability (NOFA) funds.~~

Oakland Municipal Code [Chapter 15.63] grants preference in City-assisted affordable housing projects to (1) Oakland residents displaced due to City actions or no-fault evictions, (2) neighborhood residents, and (3) Oakland residents and workers. All three preferences are applied at initial occupancy, to the extent permitted by other funding sources. After initial occupancy, displaced households and Oakland residents and workers continue to receive priority preference for available units. Oakland's Housing and Community Development Department recently updated its findings to support its preferences and ensure that its preferences may be permitted in County-assisted projects. The City will continue its efforts to streamline the process by which these preferences are applied, including through a regional housing portal and a more robust tracking system for displaced households.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *n/a*

Timeframe: *Ongoing, 2023-2031. While the ability of the City to require its projects to participate in a regional application portal depends in part on the readiness of such portals, the City currently attends regular meetings around the design of a regional portal. The City intends to identify a suitable application portal to partner with by the end of 2024.*

Objective: *The City will continue to ~~provide Oakland residents and workers a preference for City-funded~~apply local preferences in City-assisted affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will ~~secure~~continue to identify ways to streamline the ~~necessary approvals from Alameda County to ensure that County-funded projects can apply Oakland's local preferences instead~~administration of ~~the County's~~its preferences, including through a regional housing portal and a more robust tracking system for displaced households.*

Action 1.1.~~12~~13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for establishing an appropriate set of standardized community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development; Economic and Workforce Development Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.~~13: Prevent~~14: Protect Oakland residents from displacement and becoming homeless.

Keep Oakland Housed ~~and,~~ the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently help ~~preventrenters~~prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will ~~continue to~~ support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis~~, as well as expanding~~. The City will also expand these types of programs and ~~designing~~design new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: ~~*Oakland Human Services Department;*~~ *Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: ~~*Ongoing,*~~ Continue implementation of the ERAP program 2022-2023~~*-2031*~~

~~**Objective:** *100% of available rent relief,*~~ and ~~*eviction*~~*The City of Oakland to issue a Request for Proposals and award a contract to a homeless prevention* ~~*funds are spent according to funder guidelines*~~*program provider(s) by mid-2023*.

Objective: *The City of Oakland will continue to implement a homeless prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable housing units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle. In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland~~. Actions~~ though actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will ~~continue to provide~~expand housing rehabilitation assistance to very low- and low-income homeowners to address code violations, ~~repairs to~~repair major building systems in danger

of failure, ~~abatement of~~abate lead-based paint hazards, conduct minor home repairs for seniors, and perform or fund emergency repairs. Per the Council-adopted target of 100~~%~~ percent building electrification by 2040 (Equitable Climate Action Plan (ECAP) Action B-2) and energy resilience for all (ECAP Action A-2), the City will ~~explore strategies for integrating~~pursue resources to integrate holistic building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Per the ECAP, electrification refers to the replacement of methane (aka "natural") gas systems and appliances with efficient, effective, all-electric alternatives, such as heat pumps or induction cooking. Electrification is intended to be permanent: to meet the Council's 2040 target, buildings switching away from gas to efficient electric systems and appliances should not later add gas infrastructure or appliances. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- ~~Weatherization and Energy Retrofit Loan Program~~
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- ~~Neighborhood Housing Rehabilitation Program~~
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program
- Bay Area Regional Energy Network's HomePlus Program and Home Energy Advisor
- TECH Clean California
- California Energy Smart Homes
- Low Income Weatherization Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's homeowner rehabilitation programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

~~**Timeline:** *Ongoing throughout the 2023-2031 period and beyond*~~

Timeline: *The City of Oakland Department of Housing and Community Development will continue to accept applications for and serve residents through its established low-income homeowner rehab programs and facilitate access to other resources on an annual basis. The City will also pursue additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs. The timing on pursuit of these additional funding sources depends on when such opportunities are available, as State funding streams for home rehabilitation/electrification are unpredictable or trade off with other Housing Element priorities (for example, the CalHome program could fund rehabilitation, but that would potentially mean applying for less money for down payment homebuyer assistance which has no other dedicated funding).*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue, and seek resources to expand, implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions. The City will seek resources to integrate electrification, lead abatement, and home rehabilitation activities in order to maximize public health and housing security benefits for frontline Oaklanders. The City will also seek resources and inter-agency partnerships to monitor public health impacts of new programing and requirements.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City ~~will develop~~is adopting a proactive, data-driven housing inspection program ~~to track code compliance, with focus on safety, and~~ for City Council's approval in early 2023 to improve housing ~~quality~~habitability conditions among the City's rental stock. Covered rental units will be inspected on a regular basis at designated intervals thereby reducing the likelihood of deterioration and escalation to substandard housing conditions by identifying and targeting exterior and interior code violation early on. The City will continue to monitor and inspect properties in response to a complaint driven process from the public on habitability and blight condition. The City will work with community

partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection. Guidelines are being developed to identify issues that may qualify as delay of enforcement actions to provide property-owners with sufficient time to complete the needed repairs, thereby mitigating displacement of existing tenants and preserving affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: ~~*General Plan Surcharge, permit*~~*Permit fees*

Timeline: *2023-~~2025~~*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.~~4~~3, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of ~~ADA~~Americans with Disability Act provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: ~~Explore~~Increase funding for improved indoor air quality.

The City will ~~explore~~seek State, Federal, and ~~federal~~other funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation ~~and~~, air filtration systems (e.g., MERV filter systems~~)~~), and efficient electrification to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways. The City will adopt and implement an Existing Building Electrification Roadmap, using an equity-centered approach to transition all homes away from methane (aka "natural") gas systems by 2040. The Roadmap will specify policy strategies, necessary incentives and safety nets, and other steps to avoid increasing housing displacement or energy insecurity in the electrification transition.

Responsible Party: ~~*Oakland Public Works Department, Environmental Services*~~Sustainability and Resilience Division, City Administrator's Office

~~**Potential Funding Source:** *State and Federal Environmental Health Agencies*~~

~~**Timeline:** *Ongoing, 2023-2031*~~

Potential Funding Source: *State funding such as Technology and Equipment for Clean Heating Initiative, Building Initiative for Low-Emissions Development, and California utility repayment funding. Federal funding is available through the Inflation Reduction Act. Additional sources of funding could include CEQA mitigation funds, philanthropic sources, and other public-private partnerships.*

Timeline: *Identify funding by 2026; bring Existing Building Electrification Roadmap to Council for adoption by end of July 2023*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100% percent of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants, and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants. Pursuant to law, the City will also engage in required noticing, tenant education, and coordinating with qualified entities.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Program monitoring and enforcement of this program is ongoing, 2023-2031. Furthermore, the City has issued Preservation and Rehabilitation NOFAs on a periodic basis, per funding availability to capture existing affordable units at-risk of conversion to market-rate, and perform rehabilitation work on properties in exchange for extending the term of affordability restrictions. Recent NOFA under this program were released in 2017 ($9.5M) and 2019 ($11M), and the next NOFA release is anticipated in 2023. The City is aiming for approximately $10M in this round, but will likely bolster that amount with the 2022 Bond Measure funding for affordable housing and infrastructure approved by voters.).

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible. Currently the City's policy is to allocate approximately 25 percent of available local funding towards Preservation and Rehabilitation NOFA, and future funds will be allocated contingent upon availability.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

- ~~Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.~~

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally -occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing ~~need~~needs.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *~~General Plan Surcharge and permit~~Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. The City will require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice. The City will require developers to comply with applicable tenant right to refusal provisions. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions~~.~~, and the maintenance of a displaced tenant database. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Enforcement of SB 330 requirements: Ongoing, 2023-2031. Adoption of Requirements above SB 330: 2024.*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping~~").~~") to ensure affordability and prevent displacement.

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan ~~Fund~~Surcharge for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study the root causes of unaffordability and displacement and consider ~~implementing an anti-speculation tax~~ possible taxes to prevent displacement and maintain affordability. Looking specifically at the cost to rehabilitate a home and incentivizing the market to maintain neighborhood level affordability through tax incentive or disincentive.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland ~~and,~~ the neighboring City of Berkeley~~.~~, East Palo Alto, and San Jose. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include ~~targeted TOPA/COPA in certain neighborhoods,~~ equity-building mechanisms, funding needs and sources, racial equity impact considerations, or other approaches that may be appropriate to Oakland. Enactment of a TOPA/COPA policy would require City Council review and approval.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate a TOPA/COPA policy and~~, if applicable, implement a TOPA/COPA policy (if appropriate)~~ present findings to Oakland City Council for discussion by ~~2024~~ Fiscal Year 2025. If adopted, implementation will occur at maximum two years after the date of adoption.*

Objective: *Oakland will study by FY2025, and if appropriate, implement~~,~~ a TOPA/COPA policy by ~~2025~~2027 at the latest.*

Goal 3. ~~Expand~~Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

~~General production of housing is one of the most important strategies in addressing Oakland's housing crisis. Thoughtfully~~To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness~~. What the community needs most, however, is a concerted effort to increase production of homes that are affordable to very-low-, low-, and moderate-income households. In particular~~, Oakland also needs more deeply affordable housing~~, particularly~~. Oakland especially needs housing affordable to extremely-low-income residents~~,~~ and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

~~During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA. However, it~~As stated above, the City fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve ~~its~~Oakland's targets for low- and moderate-income households. Public funds for affordable housing would need to be expanded *tenfold* in order to meet these 6th Cycle RHNA targets~~..~~ Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs, and introduce new

strategies to close the gap between market-rate and affordable housing production, and further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs~~,~~; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area~~),~~); micro units (units usually less than ~250 square feet~~))~~; and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland ~~also~~ has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the residential permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential ~~development~~permitting process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like its permitting ~~processes~~procedures and ~~the~~ zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear ~~the burden of~~infrastructure burdens from the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the ~~exclusion~~absence of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices~~, such as.~~ Community members sought more duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types[29] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of housing that is more affordable ~~housing~~by design. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other ~~smaller affordable~~ rental options that are affordable. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

[29] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

~~In~~On March 16, 2021[30], the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[31] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges ~~when~~to finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging~~;~~: in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[32]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

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[30] March 16, 2021, City Council Resolution to study and consider criteria for allowing four-plexes in areas designated for single family residences: https://oakland.legistar.com/LegislationDetail.aspx?ID=4815334&GUID=C981D0A8-C841-43F1-A33F-12CA0DA76B07&Options=&Search=

[31] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

[32] Deeply Affordable housing for persons at 30~~%~~ percent area median income or below.

Potential Funding Source: *State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2~~.~~ : Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.*

Objective: *As vouchers or funds are available, at least 20~~%~~ percent of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) Zones and additional multi-unit housing types in Mixed Housing Type Residential (RM) ~~zones~~Zones. The City will also reduce the minimum lot size in ~~most~~ Detached Unit Residential and Mixed Housing Type Residential lots to ~~3~~2,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy ~~5.1. The~~3.4 and Policy 5.1. See Appendix J for a summary of missing middle zoning amendments.

Under Action 3.4.1, the City will revise development standards, including allowable building heights, densities, open space and setbacks requirements.

Under Action 3.4.8, the City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, ~~2415 fund of the City,~~ SB2 Grant for Objective Design Standards*

Timeframe: *June – July 2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes, along with other multi-unit housing types) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote and protect live/work housing and housing for artists.

The City will update development standards, building codes, and land use regulations to promote artist ~~and live/work units~~housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to ~~joint live/work units~~JLWQs in specific commercial/industrial locations while considering the impacts on nearby viable businesses. The City will support bringing existing, unpermitted JLWQ units in commercial and industrial buildings into compliance with Building Codes and the Planning Code in a way that mitigates displacement of existing tenants and preserves affordability.

~~**Responsible Party:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*~~

~~**Timeframe:** *2025*~~

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production and protection of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use~~.~~, and help make clear how the Historic Building Code and Alternate Materials and Methods Request (AMMRs) can be used to facilitate the adaptive reuse of older commercial buildings. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

~~**Responsible Party:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*~~

~~**Timeframe:** *2025*~~

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for lower-income homeowners to ~~create or~~ legalize ADUs.

The City will ~~identify potential funding sources and community partners to develop and~~ implement ~~a financial assistance program that would~~ its "ADU Loan Program" to provide deferred loans ~~and/or grants~~ to ~~support~~ low-income ~~and older~~ homeowners who want to ~~construct or~~ legalize an ADU.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.*

~~**Timeframe:** *Ongoing as funding becomes available starting in 2022*~~

Timeframe: *The City's ADU Loan Program opened in Fall 2022 and will offer loans into 2023. As additional funding becomes available, the City will provide additional funding opportunities. For more information on the City's Accessory Dwelling Unit Loan Program (ADULP), see https://www.oaklandca.gov/adulp.*

Objective: *Using the ADU CalHome grant, the City anticipates supporting at least ~~30~~25 low-income and/or senior households with the cost of ~~constructing on~~legalizing at least 25 Accessory Dwelling ~~Unit~~Units. This is based on the ~~30~~25 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that ~~go~~ went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City's current Planning Code already meets the requirements for recently passed ADU state laws under SB 897 and AB 2221. City Staff will work to implement the new requirements for these laws through the City's administrative approval process.

The City will continue to ~~host~~provide pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity ~~to create a~~for the "one-stop shop" ~~for~~to distribute information to property owners, contractors, and tenants. The City will ~~invest in~~budget a new staff position for an ADU Specialist whose assignments would include community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will comply with State law (including recently passed SB 897 and AB 2221) and Building Code requirements for ADUs, and also study how ~~its~~the implementation of the ~~building code~~Building Code may constrain the legalization of unpermitted ADUs. Oakland's Planning & Building Department will take the lead in implementing these efforts, with support as needed from Oakland's Department of Housing and Community Development.

Responsible Party: *Oakland Planning & Building Department~~; Oakland Department of Housing and Community Development~~*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *January 2023 (Comply with 2022 State ADU law requirements); 2023-2024 (One-Stop Shop); by 2025 (Budget a new ADU Specialist position)*

Objective: *Significantly increase production of ADUs to match housing need.*

Action 3.2.6: Monitor Affordability of Permitted ADUs.

Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels: 35 percent affordable to very-low-income households, 35 percent affordable to low-income households, and 30 percent affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units.

To ensure that Oakland's ADU production aligns with these projections, the City will send a survey to the property owners of ADUs that received a certificate of occupancy within the prior two-year period requesting information on household size and rents charged for these recently constructed ADUs. If the survey identifies a shortfall in the numerical affordability production projections, within six months of the survey report being published the City will provide to the Planning Commission a report summarizing the survey report and identifying additional actions that can be taken to either increase the production of affordable ADUs, and/or proposing other rezoning programs that will enable additional affordable housing production to fill any identified affordable housing production shortfall.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *First survey to be conducted first quarter of 2024. Results to be presented to Planning Commission by end of 2024. Any necessary reforms to ADU regulations and/or rezoning programs to be adopted in 2025. Second survey to be conducted in first quarter 2026.*

Objective: *To match affordability projection included in Table C-8 of Appendix C, produce on average 86.5 very-low-income ADUs, 86.5 low-income ADUs, and 74 moderate-income ADUs per year.*

Action 3.2.7: Proactive Short-Term Rental Enforcement.

With limited exceptions in single-family homes with a CUP for a traditional owner-run bed and breakfast, Oakland's current planning regulations prohibit any rental of an accessory dwelling unit (ADU), single-family home, duplex, apartment/condo, live/work unit, or other dwelling unit for less than 30 consecutive days. In addition, State laws that govern ADUs do not allow for any ADU to be rented as a short-term rental of less than 30 consecutive days. The City's code compliance division reviews zoning code violations on a complaint-driven basis, which has not sufficiently deterred property owners from operating short-term rentals that do not comply with planning regulations. Additionally, code compliance often lacks sufficient evidence to clearly document that an ADU or other dwelling unit is operating as a short-term rental.

In response, the City will pursue additional data collection tools that will allow the City to access information showing addresses of units listed on short-term rental platforms. Upon securing this data, the City will engage in proactive enforcement against property owners who are operating short term rentals in ADUs and in other dwelling units throughout the City.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Violation Fees, permit fees, transient occupancy tax collection*

Timeframe: *Secure additional data collection tools and begin proactive enforcement in 2023. Complaint-based enforcement is ongoing and would continue, supplemented by the additional data collection tools.*

Objective: *Reduce the number of unauthorized short-term rentals in Oakland by having bi-yearly data scrapes of short-term rental platforms and automatic mailing notifications to owners in violation.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

~~The City will solicit proposals from interested developers to construct housing on City-owned sites with first consideration given for affordable housing projects, pursuant to the California Surplus Lands Act. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to~~Consistent with the California Surplus Lands Act (SLA) and the Oakland Municipal Code, the City will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year for permanent affordable housing development projects, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors, consistent with the SLA. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units. If the SLA process does not conclude in an affordable housing development for a particular site, the City will issue Request for Proposals (RFP) for its designated surplus properties. If the RFP process results in an agreement with an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233 of the SLA. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. ~~Along with maintenance of surplus sites on the City's website, requests for proposals will be posted on and distributed directly to developers, including nonprofit housing providers~~The Planning Bureau provides priority processing for affordable projects that are located on surplus sites. The City will also continue to seek to utilize surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs (e.g., safe RV parking and community cabins) and other community-serving uses prior to disposition under the SLA.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: ~~*Donation of land value*~~*City subsidy*

Timeline: ~~*Ongoing, 2023-2031*~~

~~**Objective:**~~*The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete EIR for rezoning by July 2023.*

- ~~Action 3.3.2: Expansion of Section 8 vouchers.~~

Objective: *Issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. Notices will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to ~~work~~coordinate with the Oakland Housing Authority to ~~obtain~~advocate for additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding at the federal level as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.~~7).~~ 8). In 2022, Oakland secured 515 emergency housing vouchers as part of its advocacy to expand the number of housing vouchers for Oakland residents.

Responsible Agency: *Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031. As part of its landlord education efforts, the Oakland Department of Housing and Community Development will promote voucher acceptance. The Oakland Department of Housing and Community Development hosts multiple landlord education workshops each year that can serve as an opportunity for this promotion. The Mayor's Office will lead federal advocacy during budget discussions with the federal government on an annual basis.*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Emergency Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program~~,~~ (a public-private partnership~~,~~) and the Federal Emergency Rental Assistance ~~program~~Program (ERAP) to offer homeless prevention services to those most at risk of experiencing housing instability or homelessness including rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling~~.~~ and other services to increase housing stability and prevention of homelessness. The City will work with community partners to provide these direct services and to ~~expand public awareness of and timely access to the rental assistance program and tenant rights .~~ advance racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness.

Responsible ~~Agency~~Party: *Oakland ~~Department of~~ Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *The City of Oakland allocated over $42 million of Federal and State ERAP funding for emergency rental assistance ~~funding, private donations, and other local funds as available~~*

between 2020-2022 and, if resources are available, will allocate additional ERAP funds to an existing waitlist in 2023. Of the approximately 3,500 Oakland households served by the ERAP program, over 85 percent earned less than 30 percent AMI. The City of Oakland will also issue a Request for Proposals and award a contract of approximately $2.3 million to a collaborative of homelessness prevention program providers by mid-2023.

~~**Timeline:** ***Ongoing, 2023-2031***~~

~~**Objective:** Staff should evaluate the feasibility *of providing 100% of tenants facing eviction with access to counsel by the end of the Housing Element cycle. At least 250 households will be provided financial assistance to stay in their housing each year, or more if additional funding becomes available.*~~

Objective: *The City of Oakland will continue to implement a homelessness prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program with a focus on advancing racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness*

Action 3.3.4: ~~Develop~~Development of permanent housing affordable to extremely-low-income (ELI) households on public land.

~~Building off of Action 3.3.1, determine the feasibility of developing permanently affordable housing in partnerships with community land trusts~~The City will continue to work with development partners including Community Land Trusts, co-ops and emerging developers for possible partnerships involving City land as mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. ~~Assist~~To support Action 3.3.1, the City will assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units~~, with particular focus on creating units~~ that are designated for extremely-low-income households ~~and people experiencing homelessness. Seek public funding resources to advance~~. In addition, the ~~development of permanently affordable rental and ownership housing for extremely-low-income households. Ensure~~City will ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. ~~For projects seeking City funding, continue to incorporate preference for new construction projects to set-aside at least 20 percent of housing for ELI or below with a homeless household preference.~~ The City will prioritize affordable housing developments that dedicate at least 20 percent of units for extremely-low-income (ELI) or homeless households in accordance with current policies. The Planning Bureau provides priority processing for affordable projects located on surplus sites. The City will review City-owned sites to identify, and, where appropriate, address land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development; Oakland ~~Economic & Workforce Development Department; Oakland~~ Human Services Department*

Potential Funding Source: ~~*Donation of land value,*~~ *City subsidy*

Timeline~~: *Ongoing, 2023-2031*~~

~~**Objective: :**~~*. The City will continue to release future NOFAs contingent upon funding and staff availability. The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year*~~.~~ *for permanent affordable housing with preference for ELI or homeless households. Complete rezoning by July 2023.*

Objective: *The City will continue to release future NOFAs contingent upon funding and staff availability. City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. NOFAs, Notices of Availability and/or Requests for Proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers and community partners.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an ~~affordable housing overlay~~Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. ~~Potential~~Proposed features of this overlay ~~could~~ include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will ~~study the feasibility of~~ broadly ~~applying~~apply this overlay, except for limitations on designated historic resources as well as areas in the ~~very high fire severity zone and protected historical sites/districts.~~Very High Fire Hazard Severity Zone (VHFHSZ). The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program~~.~~, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. See Appendix J for a summary of the AHO.

100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023* ~~*- 2024*~~

Objective: ~~*Study and consider adopting an*~~*Enable development of additional affordable* ~~*and/or moderate-income*~~ *housing* ~~*overlay to meet housing need*~~*throughout the City, including in higher resource areas*.

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

~~While the~~The City ~~generally~~currently relies on development impact fees to provide local funding for affordable housing~~ developers,~~. A study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced through impact fees versus inclusionary affordable housing requirements and their likely affordability levels; and whether targeted inclusionary housing requirements may increase the provision of affordable housing units in higher ~~resource neighborhoods, as well as provide a floor for negotiating community benefits for larger development projects. A study is underway as part of the five-year update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced and likely affordability levels, and implement such requirements, if appropriate.~~ resource neighborhoods.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: ~~*2023 – 2025*~~

~~**Objective:** *Study and consider adopting*~~*By mid-2024, complete a study on targeted inclusionary housing requirements and present to* ~~*meet*~~*Council.*

Objective: *Ensure implementation of affordable housing ~~need.~~impact fees and/or inclusionary housing requirements maximizes production of affordable housing in all areas of the city.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including for affordable housing ~~impact fees, on market-rate projects,~~ to ensure that new market-rate development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in ~~2027~~2026*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The City currently requires for Affordable Housing Impact Fees only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of Certificate Of Occupancy (COO), while the Transportation and Capital Improvement Impact Fees are paid in full before building permit issuance. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or ~~waiversto~~waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance; City Attorney's Office*

Potential Funding Source: ~~*General Plan Surcharge, permit*~~*Permit fees, and General Fund for any reduction of fees*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: ~~Consider a citywide~~Citywide Enhanced Infrastructure Financing District (EIFD).

On ~~December 16, 2021~~November 1, 2022, the ~~Rules and Legislation Committee of the~~ Oakland City Council ~~recommended that the City Administrator study the implementation of a citywide~~ enacted a resolution expressing the City's interest in establishing one or more Enhanced Infrastructure Financing Districts (EIFD) to fund affordable housing that affirms the City's commitment to furthering fair housing and infrastructure improvements. The resolution directed the City Administrator to study proposals for the creation and implementation of an EIFD exclusively for East Oakland, exclusively for West Oakland, and a combined East and West Oakland EIFD. Upon completion of this study, the City Administrator is to return to Council with reports and recommendations. The City will consider implementing the EIFD to increase available local funding for affordable housing.

An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing. The ~~City may~~Draft Downtown Oakland Specific Plan is also ~~use~~ recommending the creation of an EIFD in the downtown area to support the construction of onsite and offsite affordable housing ~~in a~~as part of future development ~~of~~in the ~~Howard Terminal area.~~downtown.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By ~~2028~~end of 2024, complete studying the ~~possible~~ implementation of ~~an~~one or more EIFDs and determine proposed EIFD boundaries.*

Objective: ~~*Study and consider implementing an EIFD*~~*Implement one or more EIFDs to significantly increase affordable housing development and fund infrastructure improvements to match need~~.~~*
, if feasible and financially appropriate.

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods). The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH ~~program~~Program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH ~~program~~Program, formerly known as the Site Acquisition Program, was formalized through the passing and issuance of local Measure KK bond funds~~,~~ but ~~will continue in future years~~continues under other funding sources even as ~~those~~Measure KK funds have all been allocated. ~~As such, the~~With the passage of Bond Measure U, it is expected that funds from this new funding source will continue to support the acquisition and conversion to affordable housing of existing units. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The ACAH Program has issued 3 Notices of Funding Availability (NOFA) since the program's inception: in 2017, 2019, and 2020, issuing approximately $45 million to affordable housing developers through the 3 NOFAs. The Oakland Department of Housing and Community Development will continue to release future NOFAs contingent upon funding and staff availability. The next ACAH NOFA release is anticipated in December 2022, and pending City Council approval, staff expect to begin reviewing the next round of ACAH NOFA applications in 2023.*

Objective: ~~*Allocate*~~*Provide loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing throughout the City of Oakland. Currently the City's policy is to allocate approximately 25~~%~~ percent of available local funding towards continuing the ACAH program, and future funds will be allocated contingent upon availability.*

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The City applied to HUD for Section 108 authority in 2022 and will seek to use these funds starting in 2023, pending HUD approval.*

Objective: *As suitable funding and projects become available, predevelopment funding and low-cost debt products will be made available for affordable housing development.*

~~**Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.**~~**Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.**

Affordable housing developers indicated during outreach that competing with market-rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds. The City will also assess the feasibility of raising the Council authorization threshold for site acquisition to enable the faster purchase of sites.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Conversations with Community Development Financial Institutions (CDFIs) and other funders have been ongoing since 2021, but any fund will require a significant stream of new City subsidy to support takeout of acquisition loans. The City will further explore this item in 2023, pending the passage of Measure U.*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the* feasibility and appropriateness of a small sites fund.

Action 3.3.15: Continue and expand density bonus incentives.

~~Continue~~The City will continue to implement ~~the City's density bonus ordinance~~ Chapter 17.107, Density Bonus and ~~seek opportunities to expand the program, which~~Incentive Procedure, which was updated and adopted by the City Council on April 19, 2022. The Density Bonus Ordinance offers

developers density bonuses in exchange for the provision of affordable housing~~. Consider communicating through bulletins, applications, or clarifying legislation that Oakland supports mixing and matching of low-income category percentages to combine bonuses up to fifty percent. Consider evaluating the density bonus ordinance~~ and ~~deed restrictions needed~~provides:

- Greater certainty to project applicants about the City's implementation of the State Density Bonus Law, density bonuses, and incentives for ~~the program to make the language more~~ affordable housing;
- Clarifying and accessible ~~and identify any unnecessary barriers~~language that aligns the ordinance with the City's existing density bonus application intake and regulatory agreement requirements, including clear timelines and a list of all required information;
- Offers an opportunity to streamline the production of affordable housing; and
- Ensures affordability of both rental and homeownership units and prevents potential displacement of existing tenants.

To ensure that ~~make it difficult~~the Chapter 17.107 remains compliant with state law, and to solicit additional ideas for ~~grassroots organizations and nonprofit developers~~incentives and expansion of the density bonus program, the City will review the density bonus program mid-cycle, bring necessary amendments to conform to ~~navigate this~~ state law, and solicit feedback from Planning Commission and City Council on additional incentives that could be included in the local density bonus program.

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023-2025, Ongoing*~~

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *In 2025, bring forward informational report to Planning Commission and City Council on effectiveness of City's density bonus program and in 2026 return with proposed amendments to ensure conformity with state law and incorporated any recommended policy changes.*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: ~~Consider revising~~Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will ~~consider~~study the ~~following~~impact that the RPTT has on the affordable housing subsidy and the effect on the General Purpose Fund. In the study, the City will explore revisions to the RPTT including:

- ~~Make~~Expanding the ~~tax more~~current progressive ~~at higher rates~~tax;

- ~~Reduce~~The impact of reducing or ~~waive~~waiving the tax for affordable housing; and/or
- ~~Use of~~Using a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Fund Surcharge for any applicable studies*

Timeline: *Conduct the analysis and provide a recommendation to the City Council and City Administration by ~~2026~~Fiscal Year 2023-2024*

Objective: *Complete an analysis by ~~2026.~~Fiscal Year 2023-2024.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will continue to work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will ~~then~~continue to develop solutions to ensure that the ~~development~~permitting process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The City's Breakthrough Grant Fellow is currently researching and implementing strategies to address this action item from 2022 to 2024.*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: ~~Reauthorize~~Implement affordable housing investments contained in Measure ~~KK.~~ U

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects ~~and will seek to reauthorize bond authority to increase the funding available for affordable housing.~~ .

The City successfully sought voter approval in November 2022 to authorize issuance of $850 million in General Obligation Bonds to fund and prioritize affordable housing preservation projects among other purposes. This Affordable Housing and Infrastructure Bond Measure (Measure U) will allocate $350 million towards affordable housing preservation projects.

Responsible Party: *Oakland ~~City Council and Oakland~~ Department of Housing and Community Development~~;~~*

Potential Funding Source: *~~General Fund and Local Infrastructure~~Measure U Bond Funds ~~post-Measure KK~~*

Timeframe: *~~Authorize local infrastructure~~As described in Action 3.3.12 and other actions related to the expenditure of affordable housing bond ~~by 2025, spend~~ funds ~~as available on an ongoing basis~~, expend the proceeds of Measure U*

Objectives: *~~The size of the new infrastructure bond and the amount~~Measure U requested authorization for $850 million in General Obligation Bonds with $350 million set-aside for ~~Affordable Housing is still being determined.~~affordable housing. For reference, for the 2016 Infrastructure Bond (Measure KK ~~infrastructure bond~~) where $600 million of General Obligation Bonds were authorized, $100 million was set-aside specifically for affordable housing and anti-displacement projects and supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside ~~at least~~more than the program minimum (currently 20~~%~~ percent) of units for extremely-low-income residents will be prioritized, per the City's process for awarding funds to affordable housing developers, through their New Construction Notice of Funding Availability (NOFA ~~discussed above.~~). The City will also be able to make substantial funding allocations to the Acquisition and Conversion to Affordable Housing (ACAH) and Preservation NOFAs to acquire and convert additional market rate units to affordable housing, and also preserve the City's existing affordable housing portfolio, extending affordability restrictions, and investing in the rehabilitation of older properties where needed.*

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff~~,~~ who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess the effectiveness of its AFFH programs (including Action 3.3.~~7~~6), including sites that develop in higher resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Mid-cycle (2027)*

Objective~~:~~ : *Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and ~~setbacks requirement~~setback requirements.

The City will allow additional building heights and~~/or housing~~ densities in certain corridors and districts. These changes include**:**

- **Zoning ~~Districts~~** ~~such as the Detached Unit and Mixed Housing Type Residential Zones.~~ **for diverse housing types:** As discussed in Action 3.2.1, the City will develop revised zoning standards for a diversity of housing types in ~~single-family~~lower density neighborhoods, including but not limited to duplexes, triplexes, and fourplexes~~.~~ in zoning districts such as the RD Detached Unit Residential, RM Mixed Housing Type Residential, and RU-1 and RU-2 Urban Residential Zones. Zoning changes will include revised standards for building heights, ~~densitie,s~~densities, open space, lot coverage, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums). ~~The~~
- Elimination of Conditional Use Permits for Density: Under Action 3.4.3, the City will also eliminate all conditionally permitted densities throughout Planning Code to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs.
- Objective Design Standards: Under Action 3.4.8, the City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.
- **Increased Heights and Densities along Corridors** ~~such as International, Foothill, and MacArthur Boulevards.~~**:** The current building height map and permitted densities along key corridors such as International, Foothill, College, Claremont, and MacArthur Boulevards does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake zoning map revisions to allow increased heights and densities. The City will also ~~study opportunities to~~ increase heights and densities on interior residential streets within close walking distance of key corridors.
- **Increased Heights and Densities in Transit-proximate areas**~~.~~**:** Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near Rockridge BART and International Boulevard BRT Stations.
- **Increased Heights and Densities in Resource-rich areas**~~.~~**:** Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes ~~may~~will include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects~~.~~ and height increases along College and Claremont Avenue. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.

- **Utilizing Senate Bill 10 Provisions:** Under Senate Bill 10 (Weiner) provisions, the City will identify parcels located in transit-rich areas and/or in Racially Concentrated Areas of Affluence (RCAAs) to allow up to ten units of residential density and increased heights, and provide additional opportunity for infill housing within high-resource areas.
- See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023 ~~– 2025~~*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.* ~~**Objective:** *Reduce constraints to*~~*Create additional opportunities for development along transit-rich areas and in urban infill sites to significantly increase production of housing to match housing need~~*~~ and to affirmatively further fair housing.*

Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update.

The City is updating the 2023-2031 Housing Element as part of a comprehensive update to the General Plan. The General Plan Update (GPU) is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, as well as preparation of a Racial Equity Impact Analysis, Zoning Code and Map update, and creation of a new Environmental Justice (EJ) Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by the end of 2025.

As part of the LUTE update, the City will study the impact of historic and contemporary zoning restrictions, especially single-family zoning, on ongoing patterns of racial segregation. Existing data on historic zoning patterns highlights the racial disparities in homeownership and rental patterns. The City will utilize this study to direct zoning changes in the LUTE as part of Phase 2 of the GPU.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Study complete by mid-2025*

Objective: *Through this study, inform zoning and land use designation changes to promote inclusive, equitable and diverse housing patterns.*

Action 3.4.3: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits (CUPs) are currently required for ~~multifamily~~multi-unit buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit ~~building~~buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to

CUPs. Under Action 3.4.~~7~~8, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined ~~review and, where appropriate~~, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~3~~4: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards, such as elimination of parking minimums within ½ mile of major transit stop and reduction of minimum parking standards in other areas as well as lower parking maximums in downtown and new parking maximums near BART stations will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will ~~explore flexibility in~~revise parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations. (See Appendix J for a summary of Zoning changes as well as strategies regarding parking included in Oakland Equitable Climate Action Plan: Transportation and Land Use Action 1.)

Responsible Agency: *Oakland Planning & Building Department*

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023~~-2026~~*

~~*Phase I (by*~~*July 2023~~*):*~~

Revise ~~parking standards for housing sites opportunity areas, including corridors~~

~~*Adopt DOSP, and included parking standards.*~~

~~*Phase 2 (by 2025): Revise*~~*citywide parking standards for all ~~other~~ housing types and zones, including ~~single family zones.~~ but not limited to housing inventory sites, downtown and corridors.*

Implement January 1, 2023 the elimination of minimum parking requirements for residential developments within ½ mile of major transit stop to conform with state law and update Planning code by July 2023.

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.~~4~~5: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. ~~The City will revise common and private open space standards for multi-family developments to increase the feasibility of residential projects~~In this context, "open space standard" refers to the city requirement for new housing to feature courtyards, patios, balconies, and other open areas in the development. As noted in Appendix F, Housing Constraints, Oakland's open space requirements vary substantially across zoning districts, but in some cases are more than double the open space requirements seen in comparator jurisdictions. To meet these requirements, each one square foot of private usable open

space is considered equivalent to two square feet of required group usable open space and may be so substituted.

To reduce this development constraint, the City will review the open space requirements in zoning designations where minimum usable open space requirements currently exceed 60 square feet of private open space/120 square feet of common open space per unit and revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023~~- 2025~~*

~~**Objective:** *Reduce constraints to development to significantly increase production of housing to match housing need.*~~ *Revise common and private open space standards for residential developments, and allow flexibility on its onsite location and configuration*

Objective: *Significantly reduce existing open space requirements to remove constraints on development and increase production of housing to match housing need.*

Action 3.4.~~5~~6: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~6~~7: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to ~~allow~~facilitate the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints ~~to~~on development to significantly increase production of housing to match housing need.*

Action 3.4.~~7~~8: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and will result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community. Housing development projects will have the ability to utilize the objective design standards that will not require evaluation under the regular design review criteria provided under Planning Code Section 17.136.050, including the existing criteria that the project will "enhance desirable neighborhood characteristics." Project applicants may also choose to instead utilize the regular design review criteria and process in order to have greater flexibility and creativity in design criteria.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

~~**Timeline:** *2023 – 2024*~~

Timeline: *The City will adopt objective design standards that will be available to all housing development projects by 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~8~~9: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of ADUs to help address housing need.*

Action 3.4.10: ~~Permit~~Implement a Housing Sites Overlay Zone to permit sites included in ~~prior RHNA cycles~~the Housing Sites Inventory to develop with affordable housing by right ~~.~~

Pursuant to State law, the City ~~will~~is required to permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. ~~These sites are identified in Appendix C, Table C-26.~~

The City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to build 20 percent or more of the units are affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle)if redeveloped will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay. This action is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to State requirements.

This means that the City cannot require any form of discretionary review or approval for such projects. A proposed project would also not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Sites Overlay Zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. See Appendix J for a summary of the Housing Sites Overlay Zone.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Timeline: ~~*Ongoing,*~~*June - July 2023*~~*-2031*~~

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing.

Several school districts and community college districts in California have successfully built affordable housing for educators and/or students on their property. In some cases, this housing was built on district offices and other non-instructional sites. In other cases, housing was carefully co-

located with an active school campus. The State has also recently invested hundreds of millions towards student housing on community college property. The City will review OUSD- and Peralta-owned sites to identify, and when practical correct, land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2025 with the adoption of the Land Use and Transportation Element*

Objective: *Reduce constraints to development to allow for at least one educator and/or student housing project during the sixth cycle RHNA period.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing (ACAH) Program, which ~~provides~~has provided funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units~~. The City will continue to offer this program and support community land trusts.~~ (see Action 3.3.10). Starting in 2019, the ACAH Program was bifurcated into two subprograms to establish a set-aside for community land trusts and limited equity housing cooperatives after Council passed the 2019-21 Budget, which allocated $12 million to the Preservation of Affordable Housing Fund (PAHF). The City will continue to offer the ACAH Program and support community land trusts and limited equity housing cooperatives using additional funding sources. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund Surcharge, infrastructure bond funds, HOME, Measure U Bond Funds, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing ~~NOFA's~~NOFAs on an annual or bi-annual basis (2023-2031~~)~~). The next ACAH NOFA release is anticipated in December 2022.*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To

further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how ~~planning~~the Planning Code and building occupancy standards ~~affects~~affect the viability of these models. The Oakland Department of Housing and Community Development will also continue to support cooperatives and community land trusts through its Acquisition and Conversion to Affordable Housing program.

Responsible Agency: *Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *Impact fees, General Fund~~, infrastructure~~ Surcharge, Measure U bond funds, HOME, CDBG, and other local, State, and federal funding as available*

~~**Timeline:** 2031; Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle~~

Timeline: *Since 2019, the Acquisition and Conversion to Affordable Housing (ACAH) program has included set-asides for coops and community land trusts, based on input received from community stakeholders. $12 million was allocated through the 2019-2021 budget, and the City will continue to implement a significant set-aside in future ACAH NOFAs, which are expected to be issued at least every other year through the 2023-2031 Housing Element cycle depending on staffing capacity and funding availability. The next ACAH NOFA is anticipated to be released in December 2022 (see Action 3.3.10). In 2024-2025 the City will study the Planning Code and building occupancy standards as well.*

Objective: *Oakland Department of Housing and Community Development will ~~be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle~~continue to make funds available to housing cooperatives as per current practice. The City will also include cooperatives, co-living and cohousing models in its study of the Planning Code and building occupancy standards.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.*

Objective: *The State of California will successfully adopt social housing legislation and repeal Article 34.*

Action: 3.5.4: ~~Evaluate acquisition~~Monitor and ~~development opportunities~~consider adopting shallow subsidy programs for ~~moderate- and middle~~lower-income households.

The City will continue to evaluate the merits of shallow-subsidy acquisition and development models to assist in the construction or preservation of ~~middle~~housing for lower-income ~~housing~~households, potentially in partnership with other regional agencies including Alameda County and the Bay Area Housing Finance Authority. However, such a program typically involves acquisition of rent-stabilized housing stock, which often enjoy strong protections under Oakland's Rent Adjustment Program. Recent changes to the Rent Adjustment Program Ordinance may provide equal or greater benefit to target households as a shallow subsidy affordable housing program. For this reason, it would make sense to evaluate the impact of these changes before further considering the adoption of a program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by ~~bond financing underwritten by rental~~de minimis appropriations of general fund revenue, with ~~relatively shallow~~additional ongoing subsidies in the form of property tax abatements.*

~~**Timeline:** *Evaluation will be ongoing as opportunities evolve*~~

Timeline: *By December 2025, the Oakland Department of Housing and Community Development will conduct an analysis of the added benefits a project-based shallow subsidy program may bring, compared to the benefits associated with existing rent stabilization measures.*

Objective: ~~*If a suitable opportunity exists to efficiently produce or*~~ *Use property tax abatements to preserve ~~middle~~, improve, or increase the supply of housing available to lower-income ~~housing~~households*

Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings.

Building regulations serve to establish minimum safety standards in construction. Historically, fire and life safety strategies have focused on standards that ensure building occupants are able to safely evacuate a building during an emergency. Modern strategies focus more on containing fires where they occur through sprinkler systems, fire alarms, pressurized stairwells, fire-treated lumber, and similar strategies.

The California Building Code Section 1629 currently requires buildings to provide a minimum of two stairways in buildings exceeding 3 stories or 36 feet, and California Building Code Section 1006.2.1 generally requires two means of egress where the design occupant load exceeds values specified in

an accompanying table. In contrast, the City of Seattle allows for building up to six stories to include only one stairway for egress, and many European residential buildings are constructed as tall as ten stories with single-stair access. A single-stair, or vertical shared access, building construction allows for greater flexibility in design, more efficient layouts, and potentially reduced costs. Currently, there are gaps in available data regarding the impact of these building code requirements on increasing construction cost and the safety benefits of requiring a second egress in combination with fire containment strategies.

The City of Oakland cannot unilaterally relax these California Building Code stairway and egress code requirements; change would be required at the state level. Nonetheless, to catalyze discussion on the issue and prepare for implementing future reforms, the City will ~~*design a program or participate in a program developed*~~study current stairway and egress requirements, including consideration of what cost savings could be incurred through revision of the second egress requirement and review of any potential fire safety concerns.

Responsible Agency: *Oakland Planning & Building Department; Oakland Fire Department*

Potential Funding Source: *General Plan Surcharge and permit fees.*

Timeline: *The City will present a report on the topic of existing second egress requirements and the impact of potential reforms to the Oakland Community and Economic Development Committee of City Council* by ~~*other public agencies.*~~ *the end of 2024.*

Objective: *Create additional information on single-stair reform that could assist in promoting statewide changes to the California Building Code second egress requirements.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.~~7~~8, and/or increasing staffing at the Planning and~~/or~~ Building ~~Bureau~~Bureaus to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions without the need for a variance, which can also reduce project timelines and costs. Alongside the efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 –* ~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023 –*~~ *2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.~~7~~8, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects~~.~~ (see Action 3.3.9). The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA.

The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted. Special needs populations may include, but are not limited to, formerly incarcerated individuals, former foster youth, and persons with developmental disabilities.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland ~~Economic & Workforce Development Department; Oakland~~ Planning & Building Department*

~~**Potential Funding Source:** *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*~~

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Ongoing 2023-2031; By December 2023, the City will complete an analysis of how the clients served by its funded affordable housing compare to the demographics of Oakland residents, including an analysis of age.*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

- ~~Action 3.7.3: Accessible units in new housing developments.~~

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes~~..~~.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority (OHA) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

OHA has its own community and social services arm, the Family and Community Partnerships Department (FCP). FCP educates and assists residents including search assistance and also works closely with owners during the leasing process to remove barriers and identify needed resources. OHA offers an array of Owner Benefits such as vacancy loss, an owner leasing bonus, and repair cost assistance. OHA's operations include two dedicated Owner Services teams and ongoing owner focused activities such as our Owner online Portal, educational webinars and emails, electronic forms options and outreach events such as our Owner Appreciation Day.

Responsible Agency: *Oakland Human Services Department ~~of; Oakland~~ Housing ~~and Community Development~~Authority*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Between 2023-2031, the City and OHA will promote and encourage OHA landlords to participate in this program through ongoing activities and annual events.*

Objective: *The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.*

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups~~.~~.

Responsible Agency: *Oakland Department of Housing and Community Development; Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *The City will monitor available data from affordable housing application portals to comprehensively evaluate the unit size needs of Oakland residents and adjust NOFA scoring accordingly, to prioritize allocating City funds to projects by 2024. Furthermore, the City will aim to regularly evaluate local household needs prior to NOFA releases. This will be prioritized, but not limited to, the new construction NOFA released approximately every other year to ensure affordable housing production is aligned with community needs.*

~~**Potential Funding Source:** *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*~~

~~**Timeline:** *Ongoing, 2023-2031*~~

Objective: *The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.*

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

~~The City will consider expanding zoning districts where rooming units and efficiency units are permitted by right, including in medium-density RU and RM zones.~~The Oakland Planning Code currently provides for rooming units to be developed at twice the residential density otherwise allowed for regular dwelling units in Neighborhood Center, Community Commercial, Central Business District, Housing and Business Mix, and Transit-Oriented Development Commercial Zones, as well as within the special districts for implementation of the Broadway Valdez, Lake Merritt, and Coliseum Specific Plans. Recent Planning Code amendments similarly allow for efficiency units to be built at twice the density of more typically sized residential dwelling units. The City will expand these provisions to additional zoning districts, including in zones covered by the proposed affordable housing overlay. The City will also revise the Planning Code to permit rooming house facility types more similarly to multifamily residential facilities. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023 –*~~ **Responsible Agency:** *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Enable increased production of rooming units and efficiency units.*

Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Section 17021.6 of the Employee Housing Act requires employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use. The City will amend the Oakland Planning Code to modify the definitions of Limited Agricultural Activities, Extensive Agricultural Activities, and One-Family Dwelling Residential Facilities to comply with the Employee Housing Act.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Ensure compliance with the Employee Housing Act.*

Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.

The Oakland Planning Code currently permits residential care facilities in residential and nonresidential zones if located in single family dwellings. Conditional Use Permits are required for residential care facilities if they are located in any other residential facility type and/or when located on the ground floor of a street fronting building in certain commercial zones. The City will amend the Planning Code to expand where residential care facilities are permitted by right. The amendments will include all residential facility types and those located on the ground floor of a street fronting building. In addition, the City will amend the Planning Code to allow residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility, since the State calls out this exemption in the overconcentration restriction in California Health and Safety Code Section 1520.5.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Enable expansion of residential care facilities by right and allow the exemption of facilities for foster family homes and the elderly in the overconcentration restriction provided in California Health and Safety Code Section 1520.5.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will ~~also consider expanding~~analyze expansion of exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers~~.~~, discussed under Action 3.8.3. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: *Oakland Department of Finance; Department of Human Services; Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: ~~*Ongoing,*~~ *End of 2023*~~*-2031*~~ *(Analysis of exemptions will be complete)*

Objective: *Through the vacant parcel tax, seek a 10*~~*%*~~ *percent reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live~~-~~/work ~~and~~or other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing, in alignment with the recently passed AB 2011 and SB 6.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: ~~*Significantly increase conversion of vacant*~~*Expand the areas where residential space is an allowable ground-floor* ~~*commercial space to residential uses, where appropriate, to match housing need.*~~*use.*

Action 3.8.3: ~~Consider a tax on all~~Tax vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: ~~*By*~~*Increase the* ~~*end of 2026, consider and if appropriate adopt a revision*~~*housing stock by ensuring existing units are made available to rent.*

Action 3.8.4: Continue the ~~*vacant parcel tax.*~~Oakland Community Buying Program and support scattered site acquisition efforts.

- ~~Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.~~

The City ~~currently provides~~continues to administer the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of ~~Finance; Oakland Department of~~ Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program. Oakland Housing & Community Development has secured a full-time fellow through the Breakthrough Grant Program to focus on creating an emerging developer program (Action 3.3.17), and exploring how tax-defaulted

properties, among other development and funding opportunities, could be leveraged as an entry point for emerging developers.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031. Breakthrough Grant fellow completes BIPOC and emerging developer program development in 2023, and will analyze tax-defaulted property program opportunities by end of his term in 2024.*

Objective: *As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." ~~Ultimately, permanent housing is the solution to homelessness (see Goal 3).~~ Goals, policies, and actions in this Housing Action Plan recognize housing as a human right. and ~~support~~that permanent housing is the solution to homelessness. Policies and actions proposed as part of Goal 3 seek to expand affordable housing options. Goal 4 seeks to address homelessness through strategies that enable coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent supportive and deeply affordable housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue~~,~~ and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain ~~crisis response beds~~emergency interim housing.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded ~~with~~by one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

~~**Timeframe:** *FY 2022-2023 – FY 2024-2025*~~

Timeframe: Expand on the availability of outreach and social services to increase connections to emergency, interim, and *long term* housing supports by 2031

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population. The Centering Racial Equity in Homeless Response System Design (Berkeley, Oakland, Alameda County Continuum of Care published in 2021) outlines suggested investment for scaling to solutions for unsheltered communities of color utilizing recent Point in Time count data.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: The City of Oakland will continue to develop a data informed strategy for increasing equitable investments in homelessness systems to serve people of color by 2031.

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District~~,~~ (OUSD), higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce

- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; ~~Homelessness Division,~~ Economic and Workforce Development Department~~,~~; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Potential Funding Source:** *Local, State, and federal funding, as available*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Increase and expand support for systems navigation, social services, and employment by 2031. Continue development and implementation of low barrier work opportunity programs in partnership with OUSD and other partners by end of 2026. Develop and implement programs to match small business owners with job seekers who are homeless or formerly homeless by end of 2026.

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

POLICY 4.2 ENCAMPMENT MANAGEMENT AND SHELTER OFFER POLICIES

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. ~~The City will implement the Encampment Management Policy during the next Housing Element period.~~The City will continue implementing the Encampment Management Policy during the 2023-2031 Housing Element period. The City of Oakland will also continue to scale the appropriate level of public works related services to address debris, garbage and illegal dumping associated with encampments. The City will continue to improve and expand on the development and implementation of Emergency Shelter and crisis response beds in an effort at address and abate conditions at homeless encampments in Oakland. The Encampment Policy will continue to being predicated by an offer of shelter as outlined in City of Oakland Resolution 88077.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *2023-2031*~~

Timeframe: The City of Oakland will continue improving the implementation of the Encampment Management Policy throughout the duration of this Housing Element Period, 2023-2031.

Objectives: *The Encampment Management Policy is ~~essential~~intended to ~~connecting~~connect unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to ~~close areas where encampments are not permitted,~~ provide regular and adequate trash collection from encampments, ~~to~~close areas where encampments are not permitted, and ensure that porta-potties and hand-washing stations are ~~services~~serviced regularly as needed~~,~~ and that encampments receive regular deep cleanings ~~that ensure~~so that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;

Designate low-sensitivity areas, where enforcement will not be prioritized;

Make findings that will prompt Encampment Management Team intervention; and

Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects. The division serves to implement best practices, strategic planning in the City's Homeless System, and serve as a connection to local, state, and federal partners.

Responsible Party: *Homelessness Division, Office of the City Administrator*

~~**Potential Funding Source:** *Local, State, and federal funding, as available*~~

~~**Timeframe:** *2023—2031*~~

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Design, review, implement and evaluate a strategic planning process in response to homeless services and interventions during *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external*

public and private partners, organizations, and agencies.

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.*

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with ~~the~~Commission on Homelessness ~~Advisory Commission~~.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless services~~t~~. The City of Oakland has formed a Commission on Homelessness that will provide robust opportunity for people with lived experience to inform and contribute to solutions related to individuals experiencing homelessness reaching maximum self-sufficiency. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally ~~-~~specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Improve and develop mechanisms for individuals with lived experience to provide input to the Commission on Homelessness by 2024. Develop, implement and

evaluate opportunities for individuals with lived experience to better interact with law enforcement by 2026. Identify and implement best practices that center race and equity in the strategic response to homelessness by 2031.

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents, will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 30 percent of AMI with additional points awarded in the competitive funding process for projects with units targeting 20 percent of AMI~~; as well~~. In addition, the City will increase this homeless set-aside ~~in~~with the issuance of future ~~NOFAs~~City funds, awarded through its Notice of Funding Availability (NOFA) programs should operating funding resource availability support the increase. The City will work with residents,

service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing.

The City will also ~~pursue~~continue pursuing the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's ~~Affordable Housing~~ affordable housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

For example, in September 2022 the City issued a Request for Proposals in advance of for Round 3 State Homekey program funding, and has allocated a total of $35,285,154 from the previous two rounds in local contribution to capital and operating expenses to this program. Through Council approval and in the RFP, the City intends to allocate at least 25 percent of its Round 3 matching funds to projects serving Transition Aged Youth (TAY) clients, through a separate scoring pool for TAY-serving projects. The City is also making a city-owned site, the Clara/Edes parcel, available for Homekey applications. Through Homekey, the City of Oakland partners with experienced housing organizations and service providers to develop and expand housing for people experiencing homelessness or at risk of homelessness. The City will continue to support six projects that have been awarded through past rounds of Homekey. These projects have added 285 units of affordable housing for people experiencing homelessness since 2020 to 2022.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: **Housing Trust Fund, HOME-ARP,** *State Homeless Housing Assistance and Prevention Funds, California Housing and Community Development Department Homekey Funds,*

~~**Timeframe:** *Ongoing, 2023-2031, as funding is available*~~

Timeframe: As funding is available the *City* will continue to apply for competitive state and federal funding throughout this Housing Element period. The *City* will continue to identify ways to expand and finance the ideal matrix deeply affordable housing, permanent supportive housing, below market-rate housing, and strategic acquisitions of hotel, motel and dorm facilities by 2031.

The City is planning to release a New Construction NOFA targeting the production of additional permanent supportive housing (PSH) units in 2023. For example, the 2021-22 New Construction NOFA funded 324 units, XXX121 of which are designated homeless units.

The City released the Round 3 Homekey Request for Proposals in 2022 in order to identify projects prior to the State releasing the Homekey Notice of Funding Availability (NOFA) which is expected to be released in Spring 2023. The City will continue to participate in Homekey, if and when future rounds are funded through the State budget.

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

~~Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing, and ensure that the authority and streamlining of the City's Emergency Homelessness Ordinance remains in place.~~Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted ~~equivalently~~equivalent to similar permanent residential uses in the appropriate zone.

The City will amend the Planning Code to remove minimum parking requirements for transitional housing. For supportive housing, minimum parking requirements will only apply to employee parking for onsite services, and no minimum parking requirements will apply to the residential units.

The City currently processes supportive housing streamlined projects utilizing Assembly Bill 2162 (2021)/Government Code Section 65651 using the City's multipurpose basic application but has received few applications utilizing this procedure. The first such application was received during the drafting of this Housing Element. To provide greater clarity and encourage the use of this streamlining provision, the City will codify the by right requirements of Government Code Section 65651 into the Oakland Planning Code, and will modify the basic application to identify streamlining under this provision.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing ~~and continue~~*.

Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist.

California Government Code Section 8698.4 allows the City Council to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. Upon a declaration of a shelter crisis, the city may allow persons unable to obtain housing to occupy designated public facilities, including facilities leased by the city, during the duration of the crisis. Further, upon a declaration of a shelter crisis, the City may apply reasonable local standards and procedures for the design, site development, and operation of homeless shelters and emergency housing that the City adopts by an ordinance reviewed and approved by State HCD, and provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures or laws, as applied to public facilities, may be suspended.

On January 5, 2016, and subsequently on October 6, 2017 and September 30, 2021, the Oakland City Council adopted ordinances (No. 13348, 13456, and 13662 respectively) declaring a shelter crisis in the City of Oakland. These ordinances were adopted pursuant to the authority ~~*and streamlining of the City's*~~ provided under state law beginning at California Government Code Section 8698. As these conditions continue to persist, the City Council has regularly renewed its declaration of a local public health emergency about the homelessness crisis at each of its regular Council meetings. On May 21, 2019, after review and approval by State HCD, the City Council additional adopted an Ordinance for Emergency ~~*Homelessness Ordinance.*~~ Building Standards Amendments to the 2016 California Building Standards Code that incorporated emergency building standards for emergency housing buildings and facilities, including health and safety standards for recreational vehicles, emergency sleeping cabins, membrane structures, and other emergency housing on property owned or leased by the City of Oakland. Statewide building standards for emergency housing were incorporated into the 2019 California Building Code and the 2019 California Residential Code and on December 10, 2019 the City Council passed Ordinance No. 13576 adopting these emergencies housing provisions, including the local amendments previously approved by State HCD. Finally, on June 4, 2019, the City Council adopted an ordinance amending the Oakland Planning Code Section 17.07.060.A to allow Emergency Shelter Residential Activities and Emergency Housing Facilities on property designated by the City Administrator and owned or leased by the City.

The City will ensure that the authority provided under the City's Shelter Crisis Ordinance and declaration of a local emergency regarding homelessness remains in place until public health and safety concerns no longer persist. The City will review public health and safety conditions prior to the expiration of the emergency ordinance declaring a shelter crisis, a two-year ordinance, and will continue to review conditions every two years to ensure no gap in the authority provided through the emergency declaration of a shelter crisis. The City will also ensure that subsequent amendments of the building code, a process that occurs every three years as the state building code and residential code is revised, will retain these emergency provisions as authorized under State law.

Responsible Party: *Oakland City Council; Oakland City Administrator; Oakland Planning & Building Department.*

Potential Funding Source: *General Fund*

Timeframe: *Ongoing*

Objectives: *Provide additional options for temporary shelter for all persons without the ability to obtain shelter until public health and safety concerns no longer persist.*

Action 4.3.5: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Action 4.3.6: Expand opportunities for the permitting of Emergency Shelters.

The City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities. The City will remove any minimum automobile parking requirements for emergency shelters. In other zones where emergency shelters are currently permitted only upon issuance of a major conditional use permit, the City will revise the Oakland Planning Code to require only a minor conditional use permit, which is processed by Planning Department staff and appealable only to the Planning Commission.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting

neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening

up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. A key driver behind these disparities is the legacy of the foreclosure crisis during the Great Recession. During the foreclosure crisis, 1 in 14 Oakland homeowners lost their homes. These foreclosures were highly concentrated in East and West Oakland. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes. Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome

Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. ~~When the public health emergency subsides~~As we emerge from pandemic restrictions, the City will ~~continue to directly offer~~resume providing in-person workshops in 2023. Finally, the City maintains a list of city-assisted deed-restricted below market rate (BMR) homes for sale to assist potential ~~buyer and will continue to maintain this list throughout the planning period.~~buyers. The City ~~will collect~~collects data through public records and the first-time homebuyer programs to ~~understand the extent of homeownership need~~assess homebuyers' needs and to identify gaps in the programs~~.~~.. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing ~~Funds (CalHFA,~~ Fund Grants (HCD), ~~Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate~~program income, city-sourced funds.*

~~**Timeframe:** *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*~~

Timeframe: *The City applied for the last several CalHome program NOFAs to secure funding for down payment assistance but was denied. The City will continue to review NOFAs and strategically apply for this assistance when substantiated. The City is already using repayments from previous CalHome and other loan programs to support mortgage assistance.*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the ~~next~~ Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and ~~provide access to homebuyer~~to refer homebuyers to resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State Housing ~~Funds (CalHFA,~~ Fund Grants (HCD~~), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate~~)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data ~~as available~~*

Objectives: *If the City of Oakland receives CalHome grants and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing ~~Funds (CalHFA,~~ Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *~~Oakland Public Works Department~~Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within*

residential areas.

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, ~~potentially~~ by reducing vehicular parking requirements and eliminating parking minimums for residential development within ½ mile of major transit stop (see Action 3.4.4) in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA process, which prioritizes City funding awards to affordable housing projects with better transit access, and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

~~**Responsible Party:**~~

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department; Economic and Workforce Development Department*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As ~~suitable~~grant and loan funding ~~is available~~sources are secured, Oakland will ~~study~~support through technical assistance and financing of characterization and/or ~~remediate~~remediation of environmentally contaminated sites ~~to the maximum feasible extent~~.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Timeframe:** *Ongoing, 2023 - 2031*~~

Timeframe: *The City of Oakland has historically had projects applied to each AHSC round, and expects to have 3-5 projects for the 2023 AHSC NOFA (Round 7). As a jobs and transit center of the region, the City will continue to submit highly qualified projects to this important state funding source each time the source is available in order to secure additional funding for affordable housing in transit-rich service and job centers.*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.~~X~~5: Encourage earthquake-resilient housing.

As funding becomes available, the City will continue to operate loan programs to help property owners afford the cost of seismic safety programs. In the past, these loan programs have particularly focused on soft -story retrofit projects. The City will also continue to implement the City's soft story retrofit ordinance, which requires vulnerable apartment buildings to retrofit soft story areas at risk of collapse.

Responsible Party: *Oakland Department of Housing and Community Development; ~~,~~ Oakland Planning & Building Department*

Potential Funding Source: FEMA Hazard Mitigation Grant ~~Progam~~Program, CalOES Prepare California Match program, other sources as available.

Timeframe: *Ongoing, 2023 - 2031*

Objectives: Successfully retrofit all vulnerable soft-story residential buildings at risk of collapse.

Action 5.2.~~5~~6: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing ~~natural~~methane gas, also referred to as natural gas, or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits,

prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize exemplary net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, grey-water systems, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under ~~BuildItGreen.org's~~Build It Green's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process~~.~~ which determines which projects are awarded City funds. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage. Recognizing the likely increase over time in power outages due to the impacts of the climate crisis, the City will work across City departments and with relevant agencies such as East Bay Community Energy, to increase community energy resilience such as through deploying or incentivizing onsite energy storage, and supporting the development of neighborhood resilience resources that include clean backup power.

Responsible Party: ~~*Oakland Public Works Department*~~*Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.~~6~~7: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: ~~*Consider adopting a disaster reconstruction overlay zone*~~*Provide greater flexibility to meet housing need in response to potential disasters.*

Action 5.2.~~7~~8. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly ~~-~~assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability.

To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give ~~preference~~points in its competitive New Construction funding processes to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

As noted below, this is not intended to supplant affordable housing investment in lower resource/high poverty and segregation areas, because these are also areas where residents are often subject to displacement pressures, as well as areas with rich access to transit, service and job centers. However, affordable housing opportunities should be made available throughout the City.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods, assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally ~~-~~specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs~~).~~) as outlined in Action 5.2.9. These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability (NOFA) scoring criteria has recently been modified to balance scoring ~~to between being in~~ for higher-

resource areas and high performing schools (for family housing) with the goal of ~~seeking to increase~~increasing investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low-income residents are especially vulnerable to displacement pressures. Under the current scoring for the allocation of tax-exempt bonds, only high-opportunity areas of Oakland are competitive for funding.

Failing the success of efforts to refine the definition of "high resource" areas to include those rich in transit, job and service accessibility, the City may need to consider adjusting its priorities to focus more investments towards high-opportunity areas in order to continue to be competitive for state funding. However, the City remains concerned about the adverse impacts this would have on the City's anti-gentrification and anti-displacement work, and feels strongly that affordable housing resources are desperately needed in neighborhoods where low income residents are vulnerable to displacement. Lastly, the State relies on TCAC Opportunity Area Maps that designates much of Oakland as "low resource" or "high segregation and poverty." The City strenuously disagrees with these designations that do not recognize the critical role in housing production, jobs creation, and transit connection that Oakland plays for the region. Further, it lags behind the rapid market changes and displacement pressures experienced across the City's transit-, job-, and amenity-rich neighborhoods; this action pursues a more balanced and nuanced investment of resources to support housing across its neighborhoods.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General ~~fund~~, ~~permit fees, other local, State, and federal funding sources as available~~*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objectives:** *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*~~

~~Action 5.2.8~~*Plan Surcharge, permit fees, impact fees, other local, State, and federal funding sources as available*

Timeframe: *Geographic equity is currently incorporated as a scoring element in all NOFAs to prioritize awarding City funds towards projects that support this goal; and will continue to be a focus moving forward. New construction NOFAs will be released approximately every other year.*

Objectives: *The ratio of affordable housing units per acre shall increase by 10 percent more in neighborhoods categorized as "High" or "Highest" opportunity by the California Tax Credit Allocation Committee (TCAC) than the increase in the ratio of affordable housing units per acre in all other neighborhoods .*

Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

As part of Phase 1 of the GPU, the EJ Element will include policies and actions that will promote equitable access to public facilities, healthy food, safe and sanitary homes, and physical activity; reduce barriers to inclusive engagement and participation in the public decision-making process; and

prioritize improvements and programs that address the needs of low-resourced and disproportionately burdened communities in Oakland. These investments will be focused in communities designated through the EJ screening process.

As part of Phase 2 of the GPU, the City will promote complete neighborhoods where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play. The LUTE, OSCAR and the Infrastructure and Capital Facilities elements will include targeted policies and actions for communities designated through the EJ screening process (i.e., low-resourced, traditionally underserved, and disproportionately burdened communities) that focus on:

- Equitable distribution of new beneficial public, civic, and cultural facilities and maintenance of existing facilities
- Appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access
- Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs
- Expand access to high-quality open space, pedestrian and bicycling amenities, and increase opportunities for physical activity and recreation spaces

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *July 2023 for adoption of EJ Element. End of 2025 for adoption of LUTE, OSCAR, and Infrastructure and Capital Facilities Element*

Objectives: Prioritize improvements in low resourced and traditionally underserved areas in the City to improve fair housing conditions and encourage community preservation, revitalization and, quality of life

Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program by incentivizing on-site affordable units along with the Density Bonus instead of paying affordable housing impact fees, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.~~9~~11: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community through surveys to understand the effectiveness of individual programs. In addition, the City will create a subcommittee of the Planning Commission to bring the progress report of the Housing Element to monitor its performance.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT; Homeless Division, City Administrator's Office; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Ongoing, annual survey and monitoring during the 2023-2031 Housing Element Annual Progress Reporting cycle. By March 2024, create subcommittee of the Planning Commission to monitor the Housing Element.*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: ~~*Ongoing,*~~*End of 2023*~~ *2031*~~

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: ~~*Ongoing,*~~*End of 2023*~~*-2031*~~

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues~~.~~ in parallel with Actions 5.3.1 and 5.3.2. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

~~*Fund, permit fees, other local, State, and federal funding sources as available*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Objectives: ~~*Oakland's residential dissimilarity index (which compares racial segregation across*~~*To determine what neighborhoods*~~*) will decrease by at least 10% by 2031*~~ *that fair housing service providers should target for outreach and programing to assist disproportionately burdened groups*.

4.2 ~~4.2~~ Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-

1 provides Oakland's quantified objectives by income category for the 2023-2031 Housing Element planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity. The remaining RHNA capacity represents development that the City must support beyond pipeline projects and projected ADUs as identified in the Sites Inventory, Appendix C (including potential development projects, 5th cycle RHNA sites, and other new opportunity sites), and through the actions in this Housing Action Plan.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction[1]*			*Rehabilitation[2]*	*Conservation/Preservation[3]*
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	~~1,213~~881	~~692~~346	~~4,646~~2,029	-	~~-~~84
Extremely-Low-Income[4]	~~607~~325	346	2,~~323~~584	-	~~-~~84
Low-Income	1,~~244~~499	692	1,~~814~~559	1,216	~~258~~502
Moderate-Income	~~166~~182	594	3,~~697~~681	-	-
Above-Moderate-Income	~~9,716~~10,174	-	1,~~817~~359	-	-
Total	~~12,339~~13,061	1,978	11,~~974~~212	~~-~~1,216	~~-~~670

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report ~~((~~(152 rehabilitated units in 2020/2021, projected over 8-year period).
~~3. Conservation/preservation estimates are based on the estimated number of assisted units that are at risk of conversion to market rate, as discussed in Appendix B.~~
3. Conservation/preservation estimates include support of the construction, acquisition, and/or preservation of deed restricted affordable housing units each year (640 units total, as described in Action 3.3.6) and down payment assistance for Section 8 voucher holders (30 units total, as described in Action 5.1.3). Units are proportionally distributed based on RHNA allocation among Low-, Very Low-, and Extremely-Low-Income sites.
4. The extremely-low-income housing need is assumed to be 50~~%~~ percent of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

- *Revised Chapter 4: Housing Action Plan:* Revised actions in the City's updated Housing Action Plan to ensure that they contain specific commitment, timing, geographic targeting and metrics or numerical targets.
- *Revised Appendix C: Sites Inventory:* Updated Table C-26 of Appendix C (pg. C-112) to reflect the parcel listing of sites inventory intended to accommodate the regional housing needs allocation (RHNA) and is organized according to the specifications identified in the September 28, 2022, Findings Letter. Revisions also include addition of sites to the Sites Inventory in higher resource/resource-rich areas in Oakland in response to comments from State HCD, public input and information clarifying the future availability of pipeline projects; identifying affordability mechanisms for projects with lower and moderate-income units; and expanding upon the City's permitting and approval process as it relates to the determination of availability.
- *Revised Appendix D: Assessment of Fair Housing*: Revisions to Appendix D include updated local data and knowledge and regional analysis, an analysis of Racially Concentrated Areas of Affluence (RCAA), and information on how the Sites Inventory furthers lower and moderate-income housing in higher resource communities.
- *(NEW) Appendix J: Proposed Rezoning Changes*: As part of its Housing Action Plan, the City has identified several zoning reforms that would further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. Appendix J includes a summary of the proposed rezonings from the Housing Action Plan that will go to City Council for adoption in June/July of 2023. The proposed changes are also available as an interactive web map.
- *(NEW) Appendix K - Staff Responses to September 28, 2022, HCD Findings Letter*: Appendix K provides a brief summary of the changes in response to the State HCD letter and where they were made in the revised draft.
- *(NEW) Appendix L – Staff Responses to Public Comments*: The public comment period for the first Draft 2023-2031 Housing Element began on May 12, 2022. As required by AB 215, the first Draft Housing Element was available for a 30-day public review period before incorporating public comments and sending the revised first draft to HCD on June 30, 2022. Based on community feedback and to ensure that the Oakland community had enough time to review and comment, the City kept the first public review draft of the Housing Element available for public comment through the 90-day State HCD review period (June 30 - September 30, 2022). A total of 54 comments, comment letters, and emails were received during the 142-day comment period. Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflects public input received during the public comment period.

As stated above, the City is requesting expedited review and early input from your office on the second draft submittal to stay on a path toward compliance. City staff will continue to work with your office to schedule meetings to identify any further refinements necessary to meet state requirements. We value your support and guidance through this process.

If there are any questions, please contact me at lrajagopalan@oaklandca.gov or (510) 238-6751 or Audrey Lieberworth at alieberworth@oaklandca.gov or (510) 238-6317.

Sincerely,

Lakshmi Rajagopalan

Lakshmi Rajagopalan
Project Manager, Oakland General Plan Update – Phase 1
Planner IV, Planning and Building Department

CC: William Gilchrist, Director, Planning and Building
Edward Manasse, Deputy Director, Planning Bureau
Laura Kaminski - Strategic Planning Manager
Michael Branson - Deputy City Attorney
Audrey Lieberworth - Planner III, Housing Element Lead

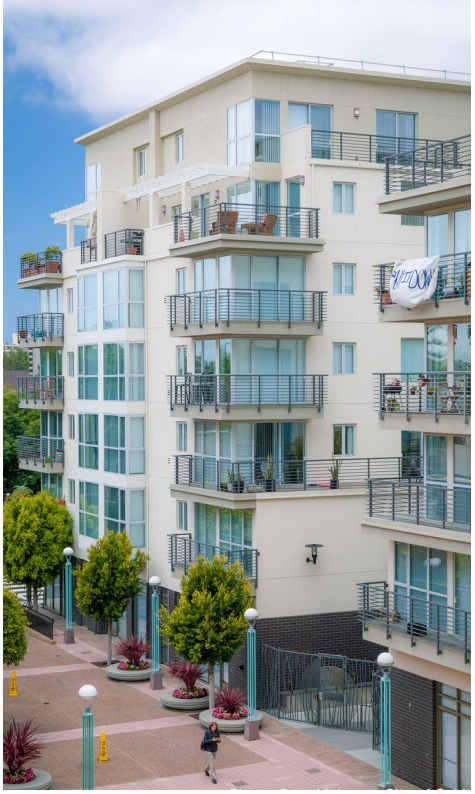
Attachments:

1. SharePoint Folder titled **1. Revised Housing Element - Clean - PDF and Word**
    - ***(NEW)*** Executive Summary
    - Chapter 1: Introduction
    - Chapter 2: Public Participation
    - Chapter 3: Summary of the Housing Sites Inventory
    - Chapter 4: Housing Action Plan
    - Appendix A: Evaluation of the 2015-2023 Oakland Housing Element
    - Appendix B: Housing Needs Assessment
    - Appendix C: Sites Inventory
    - Appendix D: Assessment of Fair Housing
    - Appendix E: Housing Resources and Opportunities
    - Appendix F: Housing Constraints
    - Appendix G: Opportunities for Energy Conservation
    - Appendix H: Glossary
    - Appendix I: Public Outreach Materials

- ***(NEW)*** Appendix J: Summary of Preliminary Draft Missing Middle, Other Planning Code Amendments, and Zoning Map Amendments to Facilitate More Housing
- ***(NEW)*** Appendix K(1): Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22
- ***(NEW)*** Appendix K(2):State HCD Findings Letter (9/28/22) with City of Oakland Responses
- ***(NEW)*** Appendix L(1): Public Comment Letters Received
- ***(NEW)*** Appendix L(2): Staff Response to Public Comments
- ***(NEW)*** Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)
- Sites Inventory Form (Excel File): Table C-26 Housing Sites Inventory - Oakland_11292022_rev
- Folder with clean word docs

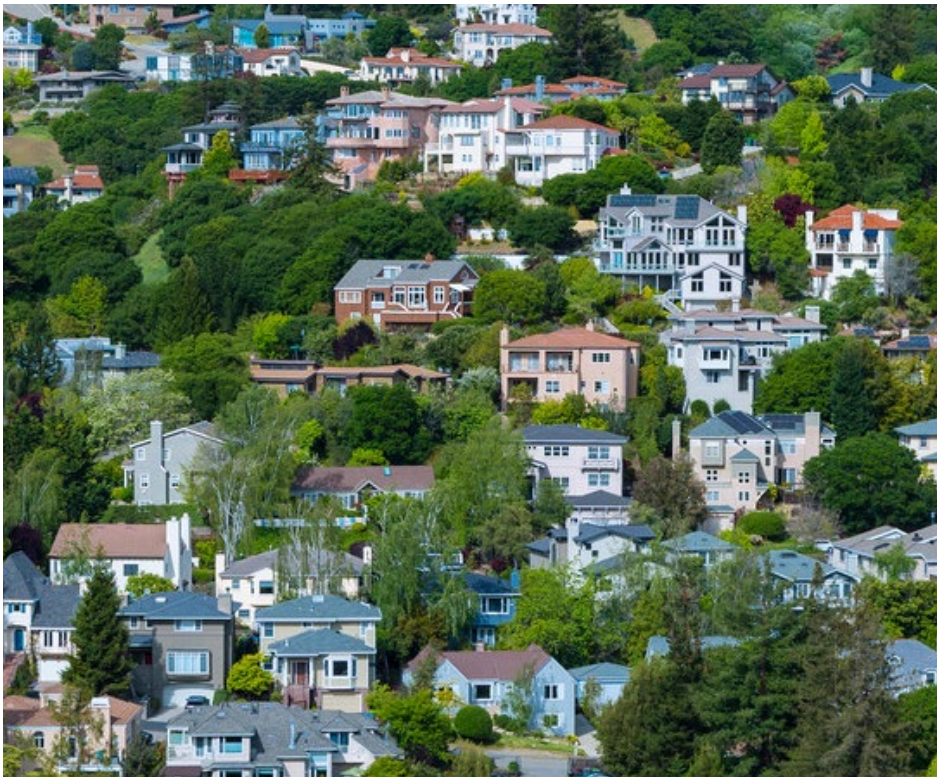
2. SharePoint Folder titled **2. Revised Housing Element Redline - PDF and Word**
    - Chapter 1: Introduction
    - Chapter 2: Public Participation
    - Chapter 3: Summary of the Housing Sites Inventory
    - Chapter 4: Housing Action Plan
    - Appendix A: Evaluation of the 2015-2023 Oakland Housing Element
    - Appendix B: Housing Needs Assessment
    - Appendix C: Sites Inventory
    - Appendix D: Assessment of Fair Housing
    - Appendix E: Housing Resources and Opportunities
    - Appendix F: Housing Constraints
    - Appendix G: Opportunities for Energy Conservation
    - Appendix H: Glossary
    - Appendix I: Public Outreach Materials
    - Folder with Redline compare word docs
3. Sharepoint Folder titled **3. Comment Letters (Nov 29-Dec 6, 2022) - Emailed and shared via SharePoint**
    - Public Input Received during the November 29 – December 6 Public Review Period
    - Folder with Individual Letters











OAKLAND 2045
GENERAL PLAN

City of Oakland

2023-2031 Housing Element

PUBLIC HEARING DRAFT

November 2022

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0 Executive Summary

Oakland's 2023-2031 Housing Element is a plan that presents goals, policies, and actions to address Oakland's need for more affordable homes and to promote integrated, vibrant communities. By expanding housing options in more affluent neighborhoods and reinvesting in less affluent neighborhoods, the Housing Element will affirmatively further fair housing for all Oaklanders. The Housing Element takes significant action to address urgent community needs, including protecting Oakland residents from displacement, improving Oakland's existing housing stock, expanding affordable housing opportunities, expanding resources for the unhoused, and promoting neighborhood stability and health.

The Housing Element includes five specific goals with associated programs that are priorities for the City of Oakland. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

Many of Oakland's existing housing programs will be carried forward, but there are many **new actions, that are shown in blue,** that address the city's housing needs that are added to the Housing Element.

GOAL 1: PROTECT OAKLAND RESIDENTS FROM DISPLACEMENT AND PREVENT HOMELESSNESS

The Housing Element protects Oakland tenants from displacement and creates conditions that enable them to remain in their homes and communities.

- Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.
- **Action 1.1.2: Enforce Just Cause for Eviction measures.**
- Action 1.1.3: Enforce and Strengthen Ellis Act protections.
- **Action 1.1.4: Implement tenant relocation measures.**
- **Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.**
- Action 1.1.6: Enhance housing related legal services
- **Action 1.1.7: Expand our ability to enforce rent control to maintain affordability.**
- **Action 1.1.8: Monitor neighborhood displacement**
- **Action 1.1.9: Implement a rental housing registry.**
- Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).
- **Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.**
- **Action 1.1.12: Provide a local preference in affordable housing projects**
- **Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.**
- Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

GOAL 2: PRESERVE AND IMPROVE EXISTING HOUSING STOCK

The Housing Element conserves and improves the affordability of existing housing stock in Oakland and addresses substandard conditions.

- Action 2.1.1: Support home rehabilitation programs.
- Action 2.1.2: Promote healthy homes and lead-safe housing.
- **Action 2.1.3: Conduct proactive rental inspections.**
- Action 2.1.4: Support historic preservation and rehabilitation.
- **Action 2.1.5: Implement universal design strategies**
- **Action 2.1.6: Increase funding for improved indoor air quality.**
- Action 2.2.1: Continue to implement resale controls on assisted housing.
- Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.
- Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.
- Action 2.2.4: Limit condominium conversions.
- Action 2.2.5: Extend local replacement unit provisions.
- **Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.**
- **Action 2.2.7: Provide additional subsidy for residential hotels.**
- **Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.**

GOAL 3: CLOSE THE GAP BETWEEN AFFORDABLE AND MARKET-RATE HOUSING PRODUCTION BY EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

The Housing Element facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

- **Action 3.1.1: Develop a project-based rental or operating subsidy program for extremely-low-income residents.**
- **Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.**
- **Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs**
- **Action 3.2.2: Promote and protect live/work housing and housing for artists**
- Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

- **Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs**
- **Action 3.2.5: Reduce constraints to the development of ADUs**
- **Action 3.2.6: Monitor affordability of permitted ADUs**
- **Action 3.2.7: Proactive Short-Term Rental Enforcement**
- Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.
- Action 3.3.2: Expansion of Section 8 vouchers.
- Action 3.3.3: City of Oakland Emergency Rental Assistance Program.
- **Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.**
- **Action 3.3.5: Implement an affordable housing overlay.**
- Action 3.3.6: Access to low-cost financing for development.
- **Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement**
- **Action 3.3.8: Right-sized development fees on market-rate developments**
- **Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.**
- **Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD)**
- **Action 3.3.11: Support innovations by design**
- Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.
- **Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing**
- Action 3.3.15: Continue and expand density bonus incentives.
- **Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund**
- Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.
- **Action 3.3.18: Implement affordable housing investments contained in Measure U**
- **Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program**
- **Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements**
- **Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update**
- **Action 3.4.3: Revise Conditional Use Permit (CUP) requirements**
- **Action 3.4.4: Revise citywide parking standards**
- **Action 3.4.5: Revise open space requirements**
- **Action 3.4.6: Correct zoning district boundaries that cut through parcels**
- **Action 3.4.7: Capture the diversity of existing built fabric in zoning**
- **Action 3.4.8: Implement objective design standards**
- Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.

- **Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right**
- **Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing**
- **Action 3.5.1: Support community land trusts and other shared equity model**
- **Action 3.5.2: Support housing cooperatives, co-living, and cohousing models**
- **Action 3.5.3: Advocate for statewide legislation on social housing**
- **Action 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households**
- **Action 3.5.5: Study Feasibility of Single-Stair Residential Buildings**
- **Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders**
- **Action 3.6.2: Provide increased flexibility in development standards**
- **Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing**
- **Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.**
- Action 3.6.5: Continue one-stop and online permitting services.
- **Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.**
- Action 3.7.2: Provide housing for persons with HIV/AIDS.
- Action 3.7.3: Accessible units in new housing developments.
- Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
- **Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes**
- **Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right**
- **Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act**
- **Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right**
- **Action 3.8.1: Continue to implement the Vacant Property Tax (VPT)**
- **Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations**
- **Action 3.8.3: Tax vacant residential rental units**
- Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.
- Action 3.8.5: Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

GOAL 4: ADDRESS HOMELESSNESS AND EXPAND RESOURCES FOR THE UNHOUSED

The Housing Element recognizes housing as a human right and reduces homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

- **Action 4.1.1: Expand, improve, and maintain crisis response beds**

- **Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color**
- **Action 4.1.3: Expand health and hygiene facilities and services and improve access to bathrooms and showers.**
- **Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.**
- **Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy**
- **Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator**
- **Action 4.2.3: Strengthen interdepartmental Encampment Management Team**
- **Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.**
- **Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.**
- **Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.**
- **Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis**
- **Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing**
- **Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist**
- **Action 4.3.5: Provide development standards for low barrier navigation centers**
- Action 4.3.6: Expand opportunities for the permitting of emergency shelters

GOAL 5: PROMOTE NEIGHBORHOOD STABILITY AND HEALTH

The Housing Element promotes resilient development in safe, healthy, and just communities. It also increases resources in disinvested communities and create long-time stability through homeownership opportunities.

- Action 5.1.1: Provide first-time homebuyer programs.
- Action 5.1.2: Expand access to low-cost financing for home purchase.
- Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.
- **Action 5.2.1: Protect against smoke and wildfire.**
- Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.
- **Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.**
- **Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.**
- Action 5.2.5: Encourage earthquake-resilient housing.
- Action 5.2.6: Encourage climate-resilient housing.
- **Action 5.2.7: Consider the adoption of a disaster reconstruction overlay zone**
- **Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods**

- **Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.**
- **Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration**
- Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.
- Action 5.3.1: Provide fair housing services and outreach.
- Action 5.3.2: Promote awareness of predatory lending practices.
- **Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.**

1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community~~.~~ over the next 8 years (covering the years 2023-2031). In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

The actions in this Housing Element also account for Oakland's production of affordable and market rate housing over the previous eight-year Housing Element period. The California legislature has found that the state of California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.[1] Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals. Many other cities throughout the state fell short of their assigned goals, which exacerbates the current housing affordability crisis and creates additional displacement forces on cities like Oakland.

However, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. This Housing Element explores why this occurred and focuses actions on increasing affordable housing production to address this imbalance. The 2023-2031 Housing Element finds that there are sufficient parcels of land under existing zoning regulations to meet the City's assigned eight-year housing production goals, and that these sites are zoned at a sufficiently high density so as to not preclude affordable housing development. Nevertheless, this Housing Element additionally concludes that even if the land is available for housing development, this is only one necessary factor to create an environment where affordable housing is constructed at sufficient levels. Given the shortfall in affordable housing production over the previous eight-year period, there is little reason to expect different results over

[1] See California Government Code Section 65589.5, subdivision (a)(2).

the next eight years unless constraints are removed, incentives are added, and additional funding sources are identified. This Housing Element seeks to do that.

Finally, the Housing Element's actions are also proposed in the context of the longer historical patterns of segregation and exclusion that have resulted in racial and geographic disparities throughout the region and within the City of Oakland. It is not by accident or coincidence that Oakland has historically had more Black residents and more lower income residents than other cities in Alameda County. Nor is it a coincidence that Black, Indigenous, and People of Color (BIPOC) and lower income residents disproportionately live in the Oakland flatlands and disproportionately not in single-family neighborhoods north of Highway 580.

The historic factors that led to this segregation are numerous and can be difficult to untangle, but it is clear that the City has an obligation to undo these patterns of past harms by taking affirmative steps to further fair housing opportunities for all residents. Again, looking at the past eight-year period, it is apparent that the majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, West Oakland, and other major transit corridors. These patterns of growth may be appropriate for purposes of creating transit-oriented development and reducing automobile reliance, but without other actions also serve to maintain the existing exclusivity of other neighborhoods. This Housing Element recognizes that the City's obligation to affirmatively further fair housing compels the City to redress the fact that some Oakland neighborhoods were purposefully designed to be exclusive, and preserved that exclusivity through racial covenants, unfair mortgage lending practices, and exclusionary zoning. The Housing Element proposes actions to reverse those trends.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[2]

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places ~~were~~, including Chinatown, West Oakland, and East Oakland, formed into cultural and ethnic enclaves

[2] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

as a result of segregationist and racially discriminatory policies and practices., including exclusionary single-family zoning (see 'Constraints' chapter for more information).[3] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[4] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. Segregation pressures and private developer interests prevented additional expansions of public housing, and Hope VI initiatives to replace larger public housing projects decreased the overall number of rent-subsidized units, particularly in West Oakland. During the period between 1960 to 1966 alone, 11,800 housing units were razed in Oakland to make room for freeways, BART projects, new public housing, and other urban renewal developments.[5]

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[6] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core with infill, market-rate housing, has reinvigorated downtown and uptown.[7] The 10K plan aimed to attract new residents, often with higher salaries than existing communities, to spend incomes at commercial establishments downtown. At the same time as this influx, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland.[8] Massive regional job growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more

[3] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

[4] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[5] See Oakland City Planning Department, Oakland's Housing Supply: Cost, Condition, Composition, 1960-1966.

[6] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[7] *Ibid.*

[8] See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. https://darrellowens.substack. com/p/where-did-all-the-black-people-in?utm_source=url, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https:// https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

affordable homes.[9] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[10] California's Costa Hawkins Law, passed in 1995, also exempted newly constructed units and single-family homes from rent control and effectively banned local vacancy control laws, exacerbating displacement and socioeconomic exclusion in the city.[11] Generational economic and housing discrimination continues to impact Oakland residents: significant disparities remain in home ownership, household incomes, and health outcomes that are tied to race, income, neighborhood poverty level, and housing status, among other social and environmental conditions.[12, 13]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[14] Although the individual causes for homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[15] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health

[9] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[10] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[11] Wolfe, T. California's Affordability and Displacement Crisis: The Role of the Costa Hawkins Rental Housing Act. UC Berkeley, Goldman School of Public Policy, 2016. Accessed October 25, 2022. https://static1.squarespace.com/static/5c09723c55b02cf724c3d340/t/5d517d8db0194b0001a1e29b/1565621653633/Displacement_Dellums_FINAL_022617.pdf

[12] Menendian, S., Gambhir, S. and Gailes, A. "Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets. The Othering and Belonging Institute, 2020. Accessed October 31, 2022 at https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5

[13] Nguyen, T. et al. Housing Habitability and Health: Oakland's Hidden Crisis: A Report on Childhood Lead and Asthma by Alameda County Public Health. 2018. Accessed October 25, 2022. https://www.acgov.org/cda/lead/documents/news/health,housinginoakland.pdf

[14] ~~*Ibid.*~~ Oakland 2022 Point-in-Time Count: Unsheltered and Sheltered Report. EveryOneHome. Accessed November 18, 2022. https://everyonehome.org/wp-content/uploads/2022/05/Oakland-PIT-2022-Infographic-Report.pdf

[15] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

consequences of Oakland's housing disparities.[16] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (Oakland HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;
- anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

[16] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The 2021-2023 Strategic Action Plan also details a series of specific actions and policies Oakland HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the ~~Healthy Development Guidelines (HDG) for Oakland's Planning and Building Department, the first health and racial equity focused guidelines in the country.~~Healthy Development Guidelines (HDG) with the intent of establishing a shared vision of a healthy, equitable community. The guidelines promote policies, goals, and development guidelines that strengthen environmental justice, sustainability, health, and racial equity in Oakland. In particular, the guidelines are intended to empower residents to address planning, policy, and public health issues in Oakland, so that no neighborhood or demographic group is unduly burdened by development that exacerbates health disparities, economic inequality, or access to open space. A City Council resolution recognized the guidelines, which commended the coalition for their collaborative and engaging partnership with the community.

The East Oakland Neighborhood Initiative (EONI) is a collaborative partnership between the City of Oakland and CBOs leveraging the Transformative Climate Communities grant administered by California's Strategic Growth Council. The EONI plan is a community-driven plan for a just transition to a regenerative economy for East Oakland, led by frontline communities, to strengthen the health, wealth, and resilience of East Oakland neighborhoods in the face of displacement and climate impacts. The plan is focused on five goals: reduce greenhouse gases, prevent displacement, improve public health, build economic empowerment, and plan "by and with" the community.

Callout: Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; ~~and~~ preserving existing affordable housing and protecting residents from involuntary displacement.

~~These guidelines were incorporated into city development review process in 2018.~~ The East Oakland Neighborhoods Initiative~~, a community plan created out of partnership between the City of Oakland Planning Bureau and twelve community based organizations focused on equity based planning for Deep East Oakland, also highlight~~ highlights anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

Goals, Policies, and Actions included in the Housing Action Plan seek to overcome patterns of segregation, foster inclusive communities free from barriers that restrict access to opportunity and housing, and close the gap between market rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households.

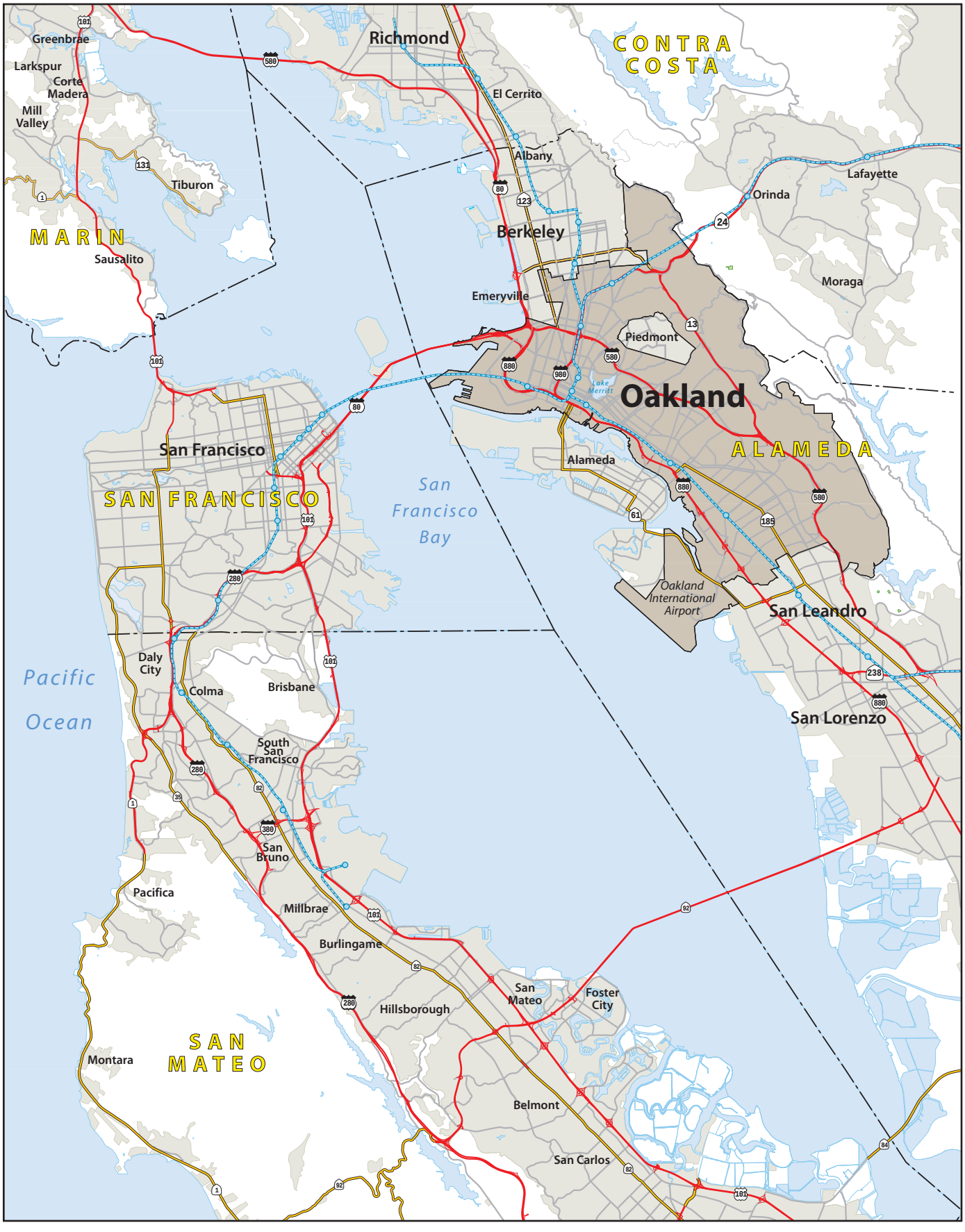
The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of

Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element of the General Plan, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline
The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Location



1.2 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use and, transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. The actions proposed by this Housing Element cover a wide range of housing issues but are largely focused on addressing two major issues: the City's shortfall of housing production and affirmatively undoing past patterns of exclusivity. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address any shortfalls and to reduce identified constraints to the maintenance, improvement, and development of housing. This Housing Element also provides an evaluation of the 2015-2023 Housing Element, including an assessment of prior programs and strategies.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. While the Housing Element is influenced by State law, it is essentially a local document. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

Nonetheless, among all General Plan elements, the State of California has the most extensive set of requirements pertaining to housing elements. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element;
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions;
- An assessment of existing and projected housing needs;
- An analysis of special housing needs, such as those of older adults and people with disabilities;

- An analysis of existing assisted housing units at risk of conversion from affordable to market-rate;
- An analysis and inventory of resources and constraints relevant to meeting housing needs;
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements;
- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels;
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	<$27,772	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%

Total	**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The ~~Housing Element~~General Plan update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element ~~update~~Planning Code amendments, as well as the Safety and Environmental Justice Elements and related ~~Planning Code,~~ General Plan~~,~~ and Zoning Map amendments.

1.3 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 ~~of the~~. The Housing ~~Element and~~Action Plan is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.
2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.
3. ~~Expand~~**Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities:** Facilitate the production of housing for

extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units ~~and other types~~); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland ~~does have~~has sufficient zoning capacity to meet Oakland's RHNA requirements, the ~~City has identified in its~~City's Housing Action Plan includes several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. ~~As just a~~A few examples~~,~~ of actions in the Housing Action Plan ~~proposes~~include:

- ~~Developing~~Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);

- ~~Reducing~~Reduce constraints to the development of accessory dwelling units (Action 3.2.5);
- ~~Implementing~~Implement an affordable housing overlay zone that would allow for 100% affordable housing development at any density up to a specified height in most areas where housing is currently permitted (Action 3.3.5);
- ~~Revising~~Revise development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1); ~~and~~
- ~~Revising~~Remove conditional use permit requirements for housing in RD-2 and RM zones (Action 3.4.~~2).~~3);
- Implement objective design standards (Action 3.4.8);
- Implement a housing sites overlay zone that would allow all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households (Action 3.4.10);
- Promote infill, transit-oriented development (TOD), and mixed-use development (Action 5.2.2); and
- Encourage new affordable housing in higher resource neighborhoods (Action 5.2.8)
- Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities (Action 5.2.9)

The Housing Action Plan and Housing Sites Inventory ~~remain a work in progress with the intent of soliciting~~reflects feedback from members of the community and ~~refining~~ the goals, policies, and actions ~~to~~ reflect both local priorities and State obligations.

1.4 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 ~~housing element~~Housing Element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.

- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.

- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.

- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; ~~Expand~~Close the gap between affordable and market-rate housing production by expanding affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.

- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.

- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as the rapid aging of the population~~,~~ and continued prevalence of poverty.

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further

increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.

- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, ~~rendering varying levels of opportunity~~which is reflected in the unequal opportunities available for ~~protected classes. While access to transit may be enjoyed by all protected classes~~communities of color. Additionally, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

    - The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.
- **Appendix E – Housing Resources and Opportunities**: Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity~~, and the availability of concessions for market rate housing and community perception that these concessions limit the encouragement of affordable housing development.~~. Both market rate and affordable housing also face constraints from development standards and green building

standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, rising interest rates, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.
- **Appendix H – Glossary.** ~~The glossary defines~~Defines key terms used in the Housing Element.
- **Appendix I – ~~Reserved for~~ Public Outreach Materials**. Includes meeting materials, outreach and survey summaries.
- **Appendix J – Proposed Rezoning and Height Changes.** Illustrates proposed rezoning and height changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods. The proposed changes are also available as an interactive map.
- **Appendix K – Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22 and Responses.** Provides a brief summary of the changes in response to the State HCD letter and where they were made in the revised draft.
- **Appendix L – Response to Public Comments.** Provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period. Appendix L-1 includes comment letters; Appendix L-2 includes responses.
- **Appendix M –Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)** The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are in the inventory already (shown in yellow); others have been analyzed for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer-term General Plan Update.

1.5 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government

Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last ~~revised~~comprehensively updated in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards ~~carried out~~prescribed by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use and Transportation Element and Planning ~~and Zoning~~ Code ~~along with~~and initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part of adoption of the Housing Element. As other elements are updated as part of Phase 2~~ are developed~~, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.6 Sources of Information

In preparing the City's Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
    i. California Department of Finance, E-5 series
    j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
    k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
    l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
    m. California Housing Partnership, Preservation Database (2020)
    n. Zillow, Zillow Home Value Index (ZHVI)
2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020

7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022
10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022
12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021
42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021

44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021
46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
52. Yelp, 2022
53. Zillow, Mortgage Rates, October 2021
54. Zillow, ZHVI, December 31, 2010, and December 31, 2020

2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I. Appendix J provides an overview of public comments and staff responses to illustrate how the revised draft reflect public input received during the public comment period.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach ~~to~~ by bringing on two collaborating ~~with consultants~~consultant teams to assist on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative, and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that: 1) meets state deadlines and requirements for the GPU, and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants ~~coordinated~~coordinate closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources

dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Community Consultant Team, Deeply Rooted Collaborative, focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices

- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

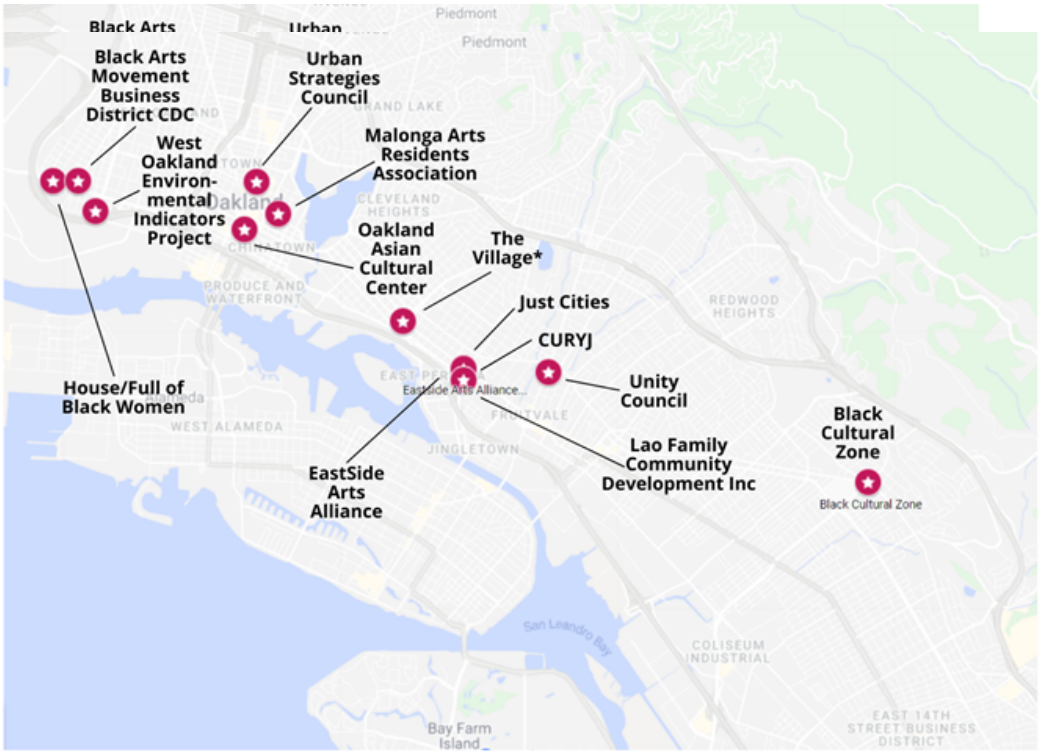
- EastSide Arts Alliance | Cultural Programming Partner

- Just Cities | Technical Assistance/Community Education Partner

- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been ~~porchside~~porch-side chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over ~~1006~~1,006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the

fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. ~~Recruitment began in April 2022 with tentative commencement of the Fellowship in May 2022.~~ Recruitment began in April 2022. On August 31, 2022, twenty (20) young leaders were selected as inaugural Deeply Rooted (DR) Fellows. These young people will lead DR outreach efforts to engage Oakland's youth in the GPU update. DR Fellow activities will include interviewing and surveying young people about their visions and aspirations for the City; educating elementary, middle and high school students about the OGP; gathering data and conducting research to identify the challenges young people face in the City and their proposed solutions; and, implementing a social media campaign to increase youth awareness of the GPU.

- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will: 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks~~))~~; and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.

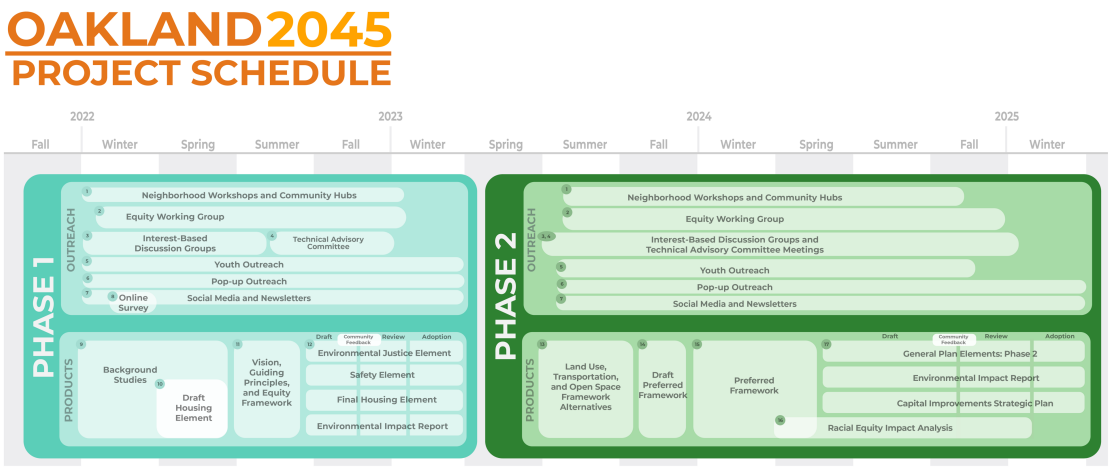
Additional information about the EWG selection process can be found at https://www.oaklandca.gov/news/2022/general-plan-equity-working-group-members-selected.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC

meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.

- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

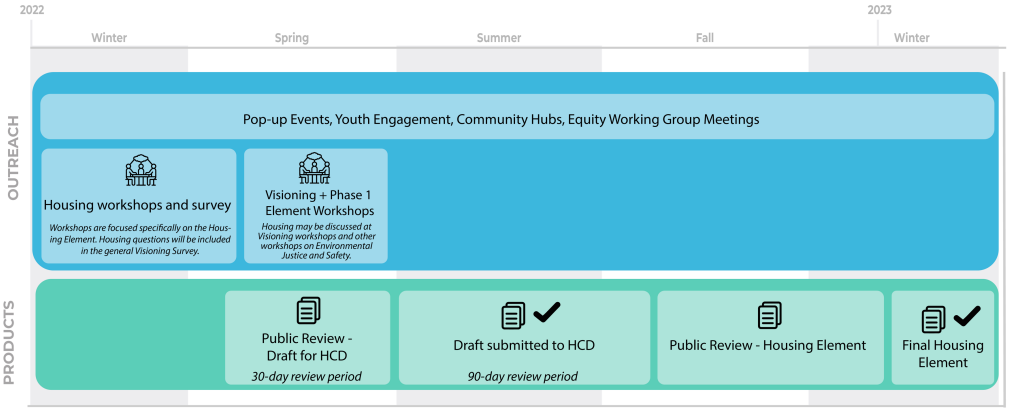
Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted ~~three~~four virtual housing workshops on February 10, 2022, February 17, 2022, ~~and~~ March 12, 2022, ~~with one additional workshop planned~~and June 9, 2022 to ~~allow for the opportunity to give~~solicit feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent

displacement. Workshop 4 was held on ~~May 12~~June 9, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (State HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

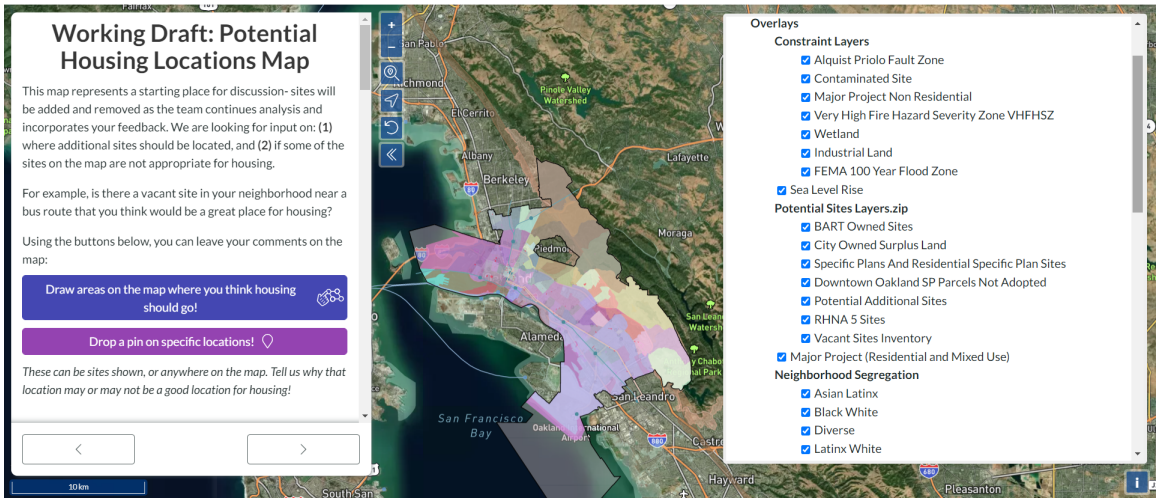
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (~~*Forthcoming – placeholder*~~)June 8, 2022): Draft Housing Element

Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

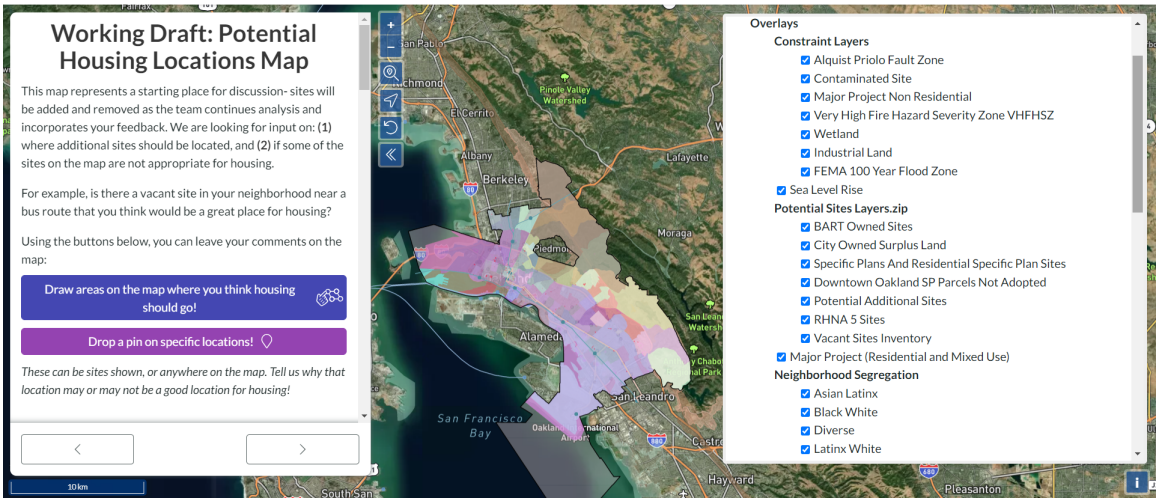
Figure 2-2: Interactive Map Survey Snapshot- Draft Housing Element Plan Release



The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. Pursuant to AB 215, the city made the first draft available for public review for 32 days between May 12, 2022, to June 13, 2022.

The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. ~~The city has opted to continue to allow the public to comment on the draft throughout the community outreach and Housing Element preparation process. During the~~During the 30-day mandatory public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions. ~~The City received 18 letters from Oakland residents and organizations.~~

~~Figure 2-2: Interactive Map Survey Snapshot~~



During this initial comment period, the City received 18 letters from Oakland residents and organizations. Staff also sought feedback on the 2023-2031 Draft Housing Element from the Community and Economic Development (CED) Committee of the Oakland City Council on May 24, 2022, and from the Planning Commission on May 18, 2022, and June 1, 2022. City staff incorporated changes to the draft prior to submittal to State HCD where it was feasible to do so within the short time period.

The city provided its draft Housing Element to State HCD for the first 90-day review period on June 30, 2022. The Draft Housing Element (clean and redlined versions) submitted to State HCD is available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element.

EXTENDED PUBLIC REVIEW PERIOD FOR COMMUNITY FEEDBACK

To ensure that the community had enough time to review and comment, the City committed to keeping the first draft of the Housing Element available for public comment during the 90-day State HCD review period, until September 30, 2022. The first Draft Housing Element was available for public review and feedback for a total of 142 days between May 12, 2022, until September 30, 2022.

Staff presented the draft Housing Element to neighborhood and community groups such as Monarch Senior Homes – Satellite Affordable Housing Associates (SAHA) development, East Bay Housing Organizations (EBHO)'s Oakland Committee, Allen Temple Public Ministry's Virtual Townhall, Rockridge Community Planning Council (RCPC) Townhall and the Piedmont Avenue Neighborhood Improvement League (PANIL). Finally, staff conducted study sessions with the City Council and Planning Commission in October to seek additional feedback on the 2023-2031 Draft Housing Element.

Equity Working Group

Between June 2022 and October 2022, the Equity Working Group (EWG) group met eight times to provide feedback and housing policy recommendations on the 2023-2031 Draft Housing Element. EWG members also shared a list of their housing policy recommendations and met with the Directors from the Planning and Building (PBD), Human Services Department (HSD), Oakland Housing and Community Development (Oakland HCD) and the Office of the City Administrator (CAO) and the CAO Homelessness Division to review the policy recommendations.

Response to Public Comments

Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period.

Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[17] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

Housing Element Community Education Materials

The GPU Deeply Rooted in Oakland Partnership is preparing a Housing Element community education summary intended to synthesize the complex and lengthy housing element as well as community priorities heard throughout the year of outreach and conversations with Oaklanders (i.e., pop-ups, Equity Working Group, Deeply Rooted Community Partners). This summary will provide a focused look at housing issues and their structural roots, key points, community solutions and what policies were integrated into the element to help address these issues. It will also provide a deep dive into people's history and how it shaped housing quality, access, and opportunity for the following areas: Citywide, Chinatown, East Oakland, West Oakland, and North Oakland. The summary is expected to be released in winter/early spring of 2023.

[17] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

2.2 Public Participation Themes

Across discussion groups, workshops, EWG meetings, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[18] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.~~5~~4, 4.2.1 through 4.2.5, 4.3.1 through 4.3.~~4~~6
- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To

[18] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

  - **Goals:** 1, 2, 3
  - **Policies:** 1.1, 2.1, 2.2, 3.3, 3.5
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.2.7, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of ~~additional~~accessory dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.~~5~~6, 3.3.1 through 3.3.18, 3.4.1, 3.4.3 through 3.4.~~10~~11, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-

recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:

- **Goals:** 2, 5
- **Policies:** 2.1, 5.2
- **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5, 5.2.6

- **Keep Oakland Communities Together.** All Oakland neighborhoods ~~are deserving of~~deserve high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, concerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti-displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:
  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.~~13~~14, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3
- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.~~7~~8, 1.1.~~8~~9, 2.1.3, 3.2.5, 3.3.13, 3.3.17, 3.~~3.13, 3.~~7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3, 5.2.~~9~~11

3 Summary of the Housing Sites Inventory

The ~~housing element~~Housing Element of the ~~general plan~~General Plan must include an inventory of land suitable and available for residential development to meet the city's regional housing ~~need~~needs allocation (RHNA) by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. ~~While~~ Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, but many nearby jurisdictions have been assigned ~~an~~a larger percentage increase ~~as~~than Oakland compared to their prior RHNA allocation ~~significantly higher than Oakland's increase~~. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. Table 3-1 shows the income breakdown of the Oakland RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. ~~The~~Oakland's analysis of potential to accommodate new housing growth has considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will ~~also~~ occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.

The Inventory identifies sufficiently zoned land to accommodate the Oakland RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the Oakland RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 Oakland RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,~~985~~978	~~1,936~~2,191	~~760~~776	~~9,718~~10,176	~~**14,399**~~**15,261**
Pipeline Projects	*1,~~213~~206*	*1,~~244~~499*	*~~166~~182*	*~~9,716~~10,174*	*~~12,339~~**13,201***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development ~~Projects~~Projects[3]	~~386~~413	1,~~480~~332	~~211~~194	~~6,525~~5,417	~~**8,602**~~**7,167**
Vacant	*~~225~~203*	*~~874~~787*	*~~27~~23*	*1,~~832~~201*	***2,~~958~~235***
Non-Vacant	*~~161~~211*	*~~606~~545*	*~~184~~171*	*4,~~693~~217*	*~~5,644~~**4,932***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,~~361~~498	~~980~~999	~~1,735~~2,456	**8,~~076~~953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,~~219~~356*	*~~780~~799*	*~~1,735~~2,456*	*~~7,734~~**8,611***
Total Capacity		~~**11,862**~~**12,127**	**5,~~746~~764**	**18,~~666~~737**	**36,~~274~~578**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,~~601~~866**	**1,~~289~~307**	**7,~~133~~204**	**10,~~023~~327**
		~~(115.6%)~~118.2%	**~~(128.9%)~~129.3%**	**~~(161.8%)~~162.5%**	**~~(138.2%)~~139.3%**

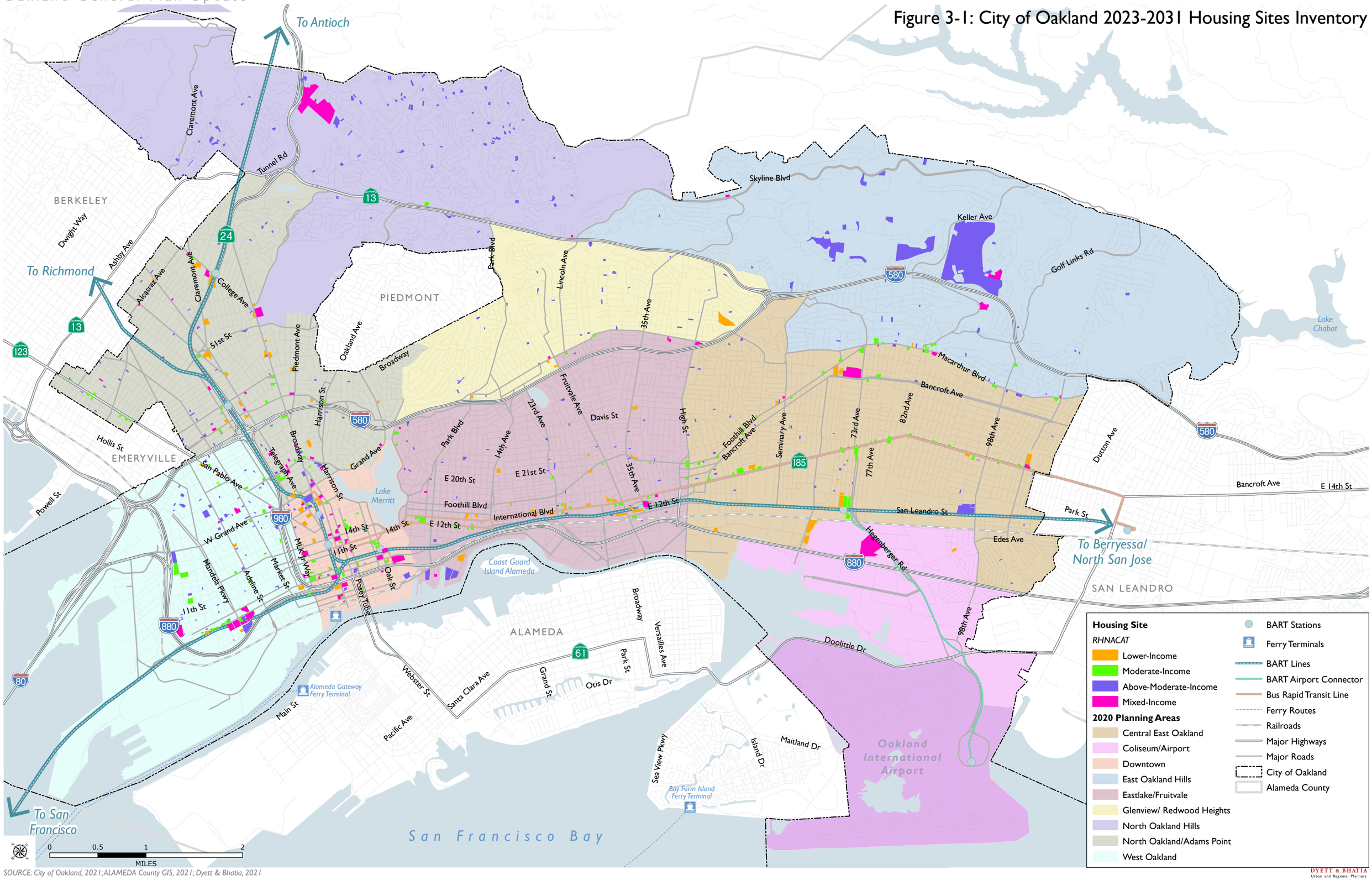
1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

CREDITS TOWARDS THE RHNA

State HCD Guidance provides that the RHNA can be accommodated by looking at: 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the City's 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-~~4, Table C-5,~~5a and ~~Table C-6~~b, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet ~~the~~their RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 ADU permits were issued annually in the City of Oakland. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[19] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to State HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[20] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

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[19] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[20] More specific conditions that sites included under this option must meet are provided by HCD on their website: ~~https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml~~ https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/adequate-sites-alternative

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this Housing Element cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous ~~housing element~~Housing Element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous ~~housing element~~Housing Element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous ~~housing element~~Housing Element cycles were identified to meet the City's remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. ~~These sites~~Capacity of and rationale for nonvacant sites redevelopments can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be

designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in ~~environmental justice communities.~~identified Environmental Justice Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[21] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the ~~development~~ process of developing the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[22] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower-

[21] Gov. Code, § 8890.50. subd. (b).

[22] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

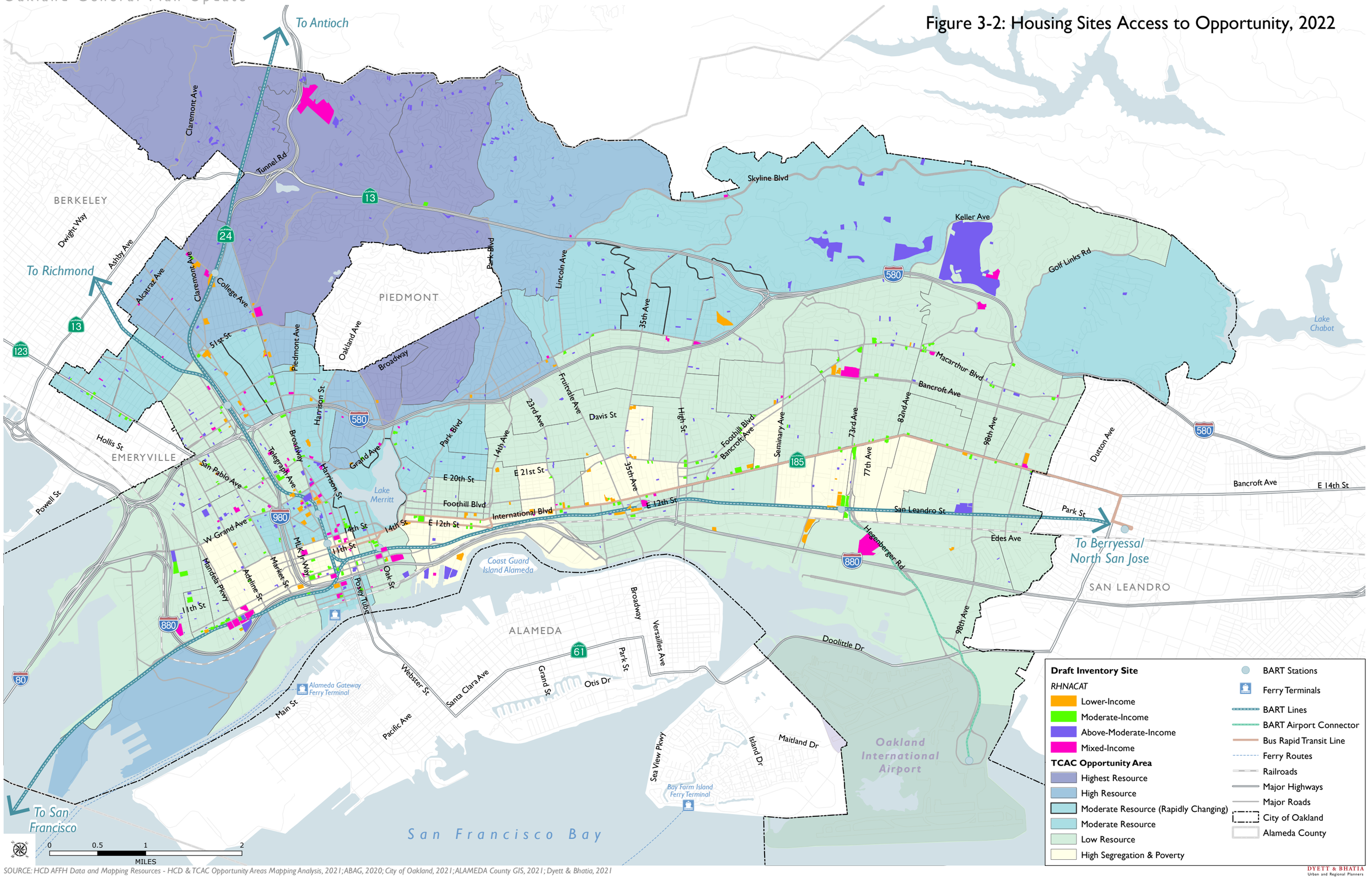
and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. ManyWith the exception of Rockridge BART, which has historically not been available for lower income housing, many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and, high fire risks, limited densities reflected in recent development patterns, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a very high fire hazard severity zone,Very High Fire Hazard Severity Zone (VHFHSZ), as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods.

Many of these higher resourced neighborhoods currently reflect a historic pattern of exclusionary zoning; to address this, the City is taking action to upzone these areas to further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods. These reforms would also affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. See Appendix J-1 for more information on these rezoning actions, and Chapter 4: Housing Action Plan for other actions that support affirmatively furthering fair housing. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below.

Figure 3-2: Housing Sites Access to Opportunity, 2022



Draft Inventory Site

RHNACAT

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[23] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

[23] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

~~This~~The 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders~~. The goals seek~~ and to ~~significantly address~~ affirmatively further fair housing.

- Reduce racial segregation and disparities in housing ~~needs and access to opportunity, replace~~opportunities and outcomes
- Replace segregated living patterns with truly integrated and balanced living patterns~~, transform~~
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. ~~The five goals are:~~

The five goals are:

Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness

Goal 2: Preserve and Improve Existing Housing Stock

~~Expand~~Goal 3: Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

Goal 4: Address Homelessness and Expand Resources for the Unhoused

Goal 5: Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as **new actions** needed to address the city's housing needs.

In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation, fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market-rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal below includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low-income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City's Housing and Community Development Department (Oakland HCD) has established a balanced approach to investing its available resources, with 25 percent of available resources to rehabilitation/preservation of existing deed-restricted affordable housing, 25 percent to acquisition and conversion of unsubsidized affordable housing opportunities, and 50 percent dedicated to the new construction of affordable housing with a required homeless set-aside. These funding priorities are outlined in HCD's Strategic Action Plan (2021-2023), found here: https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The City's Notices of Funding Availability (NOFA) and Request for Proposal (RFP) processes are key for how the City supports many of the goals outlined below. NOFAs and RFPs released by Oakland HCD are competitive application processes for awarding City of Oakland funds for the development of affordable housing. Currently, HCD has three NOFA programs: 1. Acquisition and Conversion to Affordable Housing (ACAH), 2. New Construction of Multifamily Housing, and 3. Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing. When funding is available, NOFA are released under the three programs to issue funds for affordable housing projects, which are then reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects are recommended for funding to the Oakland City Council. NOFA scoring is guided by the values centered on advancing racial equity and to prioritize assisting housing projects where the tenants are at risk of displacement and that target assistance towards extremely low income households. In recent years, the City has also implemented its Homekey Program, which uses State Homekey funds to expand housing for people experiencing homelessness or at risk of homelessness. The City chooses Homekey partners via an RFP process seeking proposals for the rapid acquisition and operation of homeless housing .

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[24] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[25] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[26] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to

[24] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[25] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[26] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined.[27] Rising rents are a factor in increasing rates of homelessness. According to the ~~2019~~2022 Alameda County Point in Time Count, ~~11~~25 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (~~13~~22 percent) and other money issues (~~10~~13 percent).[28]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal of protecting Oakland residents from displacement and preventing homelessness —including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect Oakland renters and owners from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For ~~instance~~example, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing ~~diverse~~ residents from diverse backgrounds are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

[27] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[28] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at ~~https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019_Final.pdf~~. https://everyonehome.org/wp-content/uploads/2022/10/2022-Alameda-County-PIT-Report_9.22.22-FINAL-3.pdf

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment ~~Program (RAP).~~ Ordinance.

The ~~RAP limits rent increases on units covered by the~~ Oakland Rent Adjustment Ordinance (Chapter 8.22, Article I of the Oakland Municipal Code) limits rent increases on covered units (most units built before 1983) based on a formula tied to increases in the Consumer Price Index. ~~These provisions were further strengthened in 2017. The~~ In 2022, the City ~~will continue to implement~~Council adopted an amendment to change the ~~RAP and~~ formula used to calculate the annual allowable rent increase to 60 percent of the change in CPI, or 3 percent, whichever is lower. The Rent Adjustment Program (RAP), a division of Oakland Department of Housing and Community Development, will continue to enforce the Rent Adjustment Ordinance. ~~The City also advises on AB 1482 rent increase caps and just cause provisions for units not covered by the City's ordinances.~~

Responsible Party: *Oakland Department of Housing and Community Development ~~, Oakland Planning & Building Department~~*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: ~~Ongoing~~*Revisions to formula to calculate allowable rent increase completed in 2022. Implementation ongoing, 2023-2031.*

Objective: *All tenant rights and protections under applicable City ~~and State~~ law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for ~~Evictions~~Eviction protections are enforced ~~as part of~~by the Rent Adjustment Program (RAP~~,~~) and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. In 2022, the City Council voted to place on the November 2022 ballot an expansion of the Just Cause for Eviction ordinance. In particular, the ballot measures asks: Shall the Measure amending the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction; and (4) make other clarifying amendments, be adopted? The City will continue to enforce just cause measures ~~and may~~, undertake efforts to ensure the public is aware of revisions if enacted by the voters, and expand tenant protections as feasible—including identifying additional limitations to just causes.

Responsible Party: ~~*Oakland Planning & Building Department;*~~ *Oakland Department of Housing and Community Development*

~~,~~**Potential Funding Source:** *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objective:** *All tenant rights and protections under applicable City and State law will be enforced.*~~

Action 1.1.3: Enforce and Strengthen Ellis Act ~~Ordinance~~ protections.

The Ellis Act is a statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. This includes filing withdrawal notices with the Oakland Rent Adjustment Program, and the provision of relocation assistance. Recent efforts to reform or repeal the Ellis Act at the State level have gained significant traction but have not to date been successful. The City has supported those efforts—for example, see City Resolution No. 88571 C.M.S. in support of Assembly Bill 854 (Lee) that would have prohibited a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners of the property have held their ownership interest for at least five years. The City continues to hold that reform is necessary to reduce speculator abuse and protect tenants. The City will join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Furthermore, the City's requirements when removing a property through the Ellis Act Ordinance are bolstered by protections under the City's Just Cause for Eviction Ordinance (see Action 1.1.2 above) and Relocation Ordinance (Action 1.1.4 below). The City's newly implemented rental registry (2022) will also help the City monitor Ellis Act-related eviction cases.

The City will continue to enforce the Ellis Act Ordinance and ~~may~~, based on any changes allowed by statewide reform, explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible. ~~The City will also join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objective:** *All tenant rights and protections under applicable City and State law will be enforced.*~~

Timeframe: *Ellis Act Ordinance Protections are ongoing, 2023-2031; staff will continue to process Ellis findings, which have averaged 25 annually over the past four years, and will continuously seek ways to improve efforts to inform owners and tenants of their rights and obligations under the Ellis Act through robust outreach and counseling. Furthermore, the rental registry will be required as of July 1, 2023 and monitored thereafter. Lastly, the City will engage its legislative lobbyists annually and submit a support letter to the State annually to continue Statewide advocacy efforts.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced, and the City will continue to seek ways to improve tenant protections under the related ordinances.*

Action 1.1.4: Implement ~~and expand~~ tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (~~Ordinance~~Ord. No. 13468) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: ~~Provide eviction defense and implement a~~ Implement a right to ~~counseling.~~counsel in Rent Adjustment Program proceedings.

The City will ~~explore the feasibility of implementing a~~ implement a tenant right to counsel in Rent Adjustment Program (RAP) proceedings, where ~~all~~qualified tenants who ~~receive an eviction notice or have been served with an unlawful detainer lawsuit~~participate in RAP hearings have right to free legal representation~~.~~ within the funding availability restrictions. This ~~may include~~includes partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: In October, 2022 *Council approved a service provider contract to provide legal representation during RAP proceedings beginning in providing representation services in Fall 2022.*
Objective: *Resources permitting, all tenants participating in RAP proceedings will have access to legal representation. to prevent displacement by preventing unlawful rent increases. (see Action 1.1.6 below).*

Action 1.1.6: Enhance housing related legal services

As funding becomes available, the City will increase housing related legal services, including eviction defense services and legal counseling through community partners. Housing Related legal services will help address displacement risks, eviction defense, and housing instability through legal representation, consultation, and education. T

Responsible Party: *Oakland Department of Housing and Community Development*

~~*Private donations or other local*~~**Potential Funding Source:** *Local, State or federal sources as available, and Annual Rent Adjustment Fee*

~~**Timeframe:** *Ongoing, 2023- 2031*~~

Timeframe: In July 2022 Council approved a direct grant to a consortium of nonprofit legal service providers to continue eviction protection and other legal services. Other tenant legal service contracts are administered through the Rent Adjustment Program. Staff will continue to *seek funding to ensure services will be ongoing.*

Objective: ~~Staff should evaluate the feasibility of providing~~*Resources permitting, all at risk tenants ~~facing eviction with counsel to represent them during eviction proceedings~~may seek free legal services from external partners to prevent evictions and housing instability*.

Action 1.1.~~6~~7: Expand the City's ability to enforce rent control ~~in a limited manner~~ to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. In addition, the City's new rental registry, approved in 2022, will require property owners to report rent and tenancy information to RAP on an annual basis. This new tool will allow the City to better monitor rent control and will help both tenants and owners understand whether their rents comply with Oakland's Rent Adjustment Ordinance. The City ~~may~~will consider how to expand the number of units subject to rent control to maintain affordability~~.~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

~~affordability.~~

~~**Responsible Party:** *Oakland Department of Housing and Community Development*~~

~~**Potential Funding Source:** *Annual Rent Adjustment Fee*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Rent control measures are ongoing, 2023-2031. As of July, 1, 2023, the City's rental registry will require owners of these units to report rent and tenancy information to RAP on an annual basis. With this new tool, staff will be able to better monitor rent control measures.*

Objective: *To the extent permitted by State law, Oakland will ~~expand~~use the rental registry to ensure rent control laws are being followed, enabling better renter protections.*

Action 1.1.~~7~~8: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031; conduct Resident Mini Pulse Survey on biannual basis.*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.~~8: Create and maintain~~9: Implement a rental housing registry.

A rental housing registry is a database of ~~all~~ rental units within Oakland and ~~would~~will be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. ~~RAP staff have been studying~~In June 2022, the ~~effectiveness of~~Oakland City Council adopted Ordinance No. 13695 CMS to establish a rental ~~housing~~ registry in Oakland ~~and presented findings to the City Council in June 2022.~~. The City ~~could~~will use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies~~,~~ and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

~~**Responsible Party:** *Oakland Department of Housing and Community Development*~~

~~**Potential Funding Source:** *Annual Rent Adjustment Fee*~~

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Implement the rental registry by 2023, maintain it *ongoing, 2023-2031*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Objective: *By 2023, the City will design and implement a rental housing registry. This registry will cover housing units subject to rent stabilization and/or just cause protections under City law.*

Action 1.1.~~9: Continue and expand~~10: City Enforcement of the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) ~~is meant~~recognizes tenants' right to ~~deter~~live in safe, dignified, harassment-free homes. The TPO deters and makes unlawful harassment by property owners and ~~provide~~their agents, including property managers, recognizing that such harassment can frequently force tenants from their homes. The ordinance provides tenants strong legal recourse ~~if they are harassed by~~ in the ~~property owner. The TPO provides civil~~event of such prohibited harassment. On July 21, 2020, the City further amended the TPO to strengthen existing protections and include additional remedies. For example, the amendments established heightened penalties for violations ~~and implements tenant anti-harassment actions. The~~ against elderly, disabled, and/or catastrophically ill tenants. The amendments further expanded the ordinance's application to non-profit-owned rental housing and rental units in newly constructed residential properties. City enforcement of the TPO can prevent and remedy violations against tenants, for example by deterring unscrupulous landlords from undertaking "self-help" evictions and securing building and/or citywide relief for tenants. City enforcement therefore is critical to ensuring that Oakland's most marginalized tenants also receive the protections of the TPO.

In October 2020, the Oakland City Attorney launched the Housing Justice Initiative, a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through the enforcement of the TPO and other similar or related local and State laws.

Through the Housing Justice Initiative and the work of the City Attorney's existing Neighborhood Law Corps, the City will continue to ~~enforce the TPO and look to~~ expand ~~anti-harassment protections, including tenant protections in ADUs.~~its enforcement of the TPO.

Responsible Party: *Oakland ~~Department of Housing and Community Development~~City Attorney*

Potential Funding Source: ~~*Annual Rent Adjustment Fee*~~*Additional grant sources will be pursued.*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Ongoing, 2023-2031*

Objective: ~~*All tenant*~~*Tenants' rights and protections under applicable City and State law will be enforced more systematically and on a larger scale over time, with a focus on actions that protect the most marginalized tenants and hold large-scale bad actors to account*.

Action 1.1.~~10~~11: Enforce the tenant right to return~~.~~ and protections from coercive buyouts.

Currently, through the Tenant Move Out ~~Agreement~~ Ordinance~~,~~ (Chapter 8.22.700, Article VI of the Oakland Municipal Code), Oakland renters have ~~the right to return to their rental unit after certain no-fault evictions, such as code compliance evictions after the repairs are completed or Ellis Act evictions if the units are re-rented.~~protections from unfair or coercive buyout agreements. Further, State law (SB 330) requires that property developers provide the right to return ~~for~~to low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will ~~increase~~continue providing awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5, the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: ~~*Annual Rent Adjustment Fee*~~*Legal fees associated with case parties involved*

Timeframe: ~~*Ongoing, 2023-2031*~~*SB 330 rights will be extended by the end of 2024.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.~~11~~12: Provide a local preference in affordable housing projects.

~~The City will continue to implement a preference for Oaklanders who have been displaced, neighborhood residents, Oakland residents and Oakland workers in the selection of tenants or homebuyers for affordable housing projects and programs assisted by City housing Notice of Funding Availability (NOFA) funds.~~

Oakland Municipal Code [Chapter 15.63] grants preference in City-assisted affordable housing projects to (1) Oakland residents displaced due to City actions or no-fault evictions, (2) neighborhood residents, and (3) Oakland residents and workers. All three preferences are applied at initial occupancy, to the extent

permitted by other funding sources. After initial occupancy, displaced households and Oakland residents and workers continue to receive priority preference for available units. Oakland's Housing and Community Development Department recently updated its findings to support its preferences and ensure that its preferences may be permitted in County-assisted projects. The City will continue its efforts to streamline the process by which these preferences are applied, including through a regional housing portal and a more robust tracking system for displaced households.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *n/a*

Timeframe: *Ongoing, 2023-2031. While the ability of the City to require its projects to participate in a regional application portal depends in part on the readiness of such portals, the City currently attends regular meetings around the design of a regional portal. The City intends to identify a suitable application portal to partner with by the end of 2024.*

Objective: *The City will continue to ~~provide Oakland residents and workers a preference for City-funded~~apply local preferences in City-assisted affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will ~~secure~~continue to identify ways to streamline the ~~necessary approvals from Alameda County to ensure that County-funded projects can apply Oakland's local preferences instead~~administration of ~~the County's~~its preferences, including through a regional housing portal and a more robust tracking system for displaced households.*

Action 1.1.~~12~~13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for establishing an appropriate set of standardized community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development; Economic and Workforce Development Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.~~13: Prevent~~14: Protect Oakland residents from displacement and becoming homeless.

Keep Oakland Housed ~~and~~, the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently

help ~~preventrenters~~prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will ~~continue to~~ support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis~~, as well as expanding~~. The City will also expand these types of programs and ~~designing~~design new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

> **Responsible Party:** ~~*Oakland Human Services Department;*~~ *Oakland Housing and Community Development Department*
>
> **Potential Funding Source:** *Federal ERAP funds, private contributions, other local, State, and federal resources as available*
>
> **Timeframe:** ~~*Ongoing.*~~ Continue implementation of the ERAP program 2022-2023~~*2031*~~
>
> ~~**Objective:** *100% of available rent relief*~~, and ~~*eviction*~~*The City of Oakland to issue a Request for Proposals and award a contract to a homeless prevention ~~funds are spent according to funder guidelines~~program provider(s) by mid-2023*.
>
> **Objective:** *The City of Oakland will continue to implement a homeless prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable housing units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle. In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program

for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland~~. Actions~~ though actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will ~~continue to provide~~expand housing rehabilitation assistance to very low- and low-income homeowners to address code violations, ~~repairs to~~repair major building systems in danger of failure, ~~abatement of~~abate lead-based paint hazards, conduct minor home repairs for seniors, and perform or fund emergency repairs. Per the Council-adopted target of 100~~%~~ percent building electrification by 2040 (Equitable Climate Action Plan (ECAP) Action B-2) and energy resilience for all (ECAP Action A-2), the City will ~~explore strategies for integrating~~pursue resources to integrate holistic building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Per the ECAP, electrification refers to the replacement of methane (aka "natural") gas systems and appliances with efficient, effective, all-electric alternatives, such as heat pumps or induction cooking. Electrification is intended to be permanent: to meet the Council's 2040 target, buildings switching away from gas to efficient electric systems and appliances should not later add gas infrastructure or appliances. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- ~~Weatherization and Energy Retrofit Loan Program~~
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program

- ~~Neighborhood Housing Rehabilitation Program~~
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program
- Bay Area Regional Energy Network's HomePlus Program and Home Energy Advisor
- TECH Clean California
- California Energy Smart Homes
- Low Income Weatherization Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's homeowner rehabilitation programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

~~**Timeline:** *Ongoing throughout the 2023-2031 period and beyond*~~

Timeline: *The City of Oakland Department of Housing and Community Development will continue to accept applications for and serve residents through its established low-income homeowner rehab programs and facilitate access to other resources on an annual basis. The City will also pursue additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs. The timing on pursuit of these additional funding sources depends on when such opportunities are available, as State funding streams for home rehabilitation/electrification are unpredictable or trade off with other Housing Element priorities (for example, the CalHome program could fund rehabilitation, but that would potentially mean applying for less money for down payment homebuyer assistance which has no other dedicated funding).*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue, and seek resources to expand, implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with

Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions. The City will seek resources to integrate electrification, lead abatement, and home rehabilitation activities in order to maximize public health and housing security benefits for frontline Oaklanders. The City will also seek resources and inter-agency partnerships to monitor public health impacts of new programing and requirements.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City ~~will develop~~is adopting a proactive, data-driven housing inspection program ~~to track code compliance, with focus on safety, and~~ for City Council's approval in early 2023 to improve housing ~~quality~~habitability conditions among the City's rental stock. Covered rental units will be inspected on a regular basis at designated intervals thereby reducing the likelihood of deterioration and escalation to substandard housing conditions by identifying and targeting exterior and interior code violation early on. The City will continue to monitor and inspect properties in response to a complaint driven process from the public on habitability and blight condition. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection. Guidelines are being developed to identify issues that may qualify as delay of enforcement actions to provide property-owners with sufficient time to complete the needed repairs, thereby mitigating displacement of existing tenants and preserving affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: ~~*General Plan Surcharge, permit*~~*Permit fees*

Timeline: *2023*~~*–2025*~~

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.~~4~~43, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of ~~ADA~~Americans with Disability Act provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: ~~Explore~~Increase funding for improved indoor air quality.

The City will ~~explore~~seek State, Federal, and ~~federal~~other funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation ~~and~~, air filtration systems (e.g., MERV filter systems~~)~~), and efficient electrification to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways. The City will adopt and implement an Existing Building Electrification Roadmap, using an equity-centered approach to transition all homes away from methane (aka "natural") gas systems by 2040. The Roadmap will specify policy strategies, necessary incentives and safety nets, and other steps to avoid increasing housing displacement or energy insecurity in the electrification transition.

Responsible Party: ~~*Oakland Public Works Department, Environmental Services*~~Sustainability and Resilience Division, City Administrator's Office

~~**Potential Funding Source:** *State and Federal Environmental Health Agencies*~~

~~**Timeline:** *Ongoing, 2023-2031*~~

Potential Funding Source: *State funding such as Technology and Equipment for Clean Heating Initiative, Building Initiative for Low-Emissions Development, and California utility repayment funding. Federal funding is available through the Inflation Reduction Act. Additional sources of funding could include CEQA mitigation funds, philanthropic sources, and other public-private partnerships.*

Timeline: *Identify funding by 2026; bring Existing Building Electrification Roadmap to Council for adoption by end of July 2023*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100~~%~~ percent of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants~~,~~ and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants. Pursuant to law, the City will also engage in required noticing, tenant education, and coordinating with qualified entities.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Program monitoring and enforcement of this program is ongoing, 2023-2031. Furthermore, the City has issued Preservation and Rehabilitation NOFAs on a periodic basis, per funding availability to capture existing affordable units at-risk of conversion to market-rate, and perform rehabilitation work on properties in exchange for extending the term of affordability restrictions. Recent NOFA under this program were released in 2017 ($9.5M) and 2019 ($11M), and the next NOFA release is anticipated in 2023. The City is aiming for approximately $10M in this round, but will likely bolster that amount with the 2022 Bond Measure funding for affordable housing and infrastructure approved by voters.).

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible. Currently the City's policy is to allocate approximately 25 percent of available local funding towards Preservation and Rehabilitation NOFA, and future funds will be allocated contingent upon availability.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

~~Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.~~

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally -occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing ~~need~~needs.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *~~General Plan Surcharge and permit~~Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. The City will require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice. The City will require developers to comply with applicable tenant right to refusal provisions. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions~~.~~, and the maintenance of a displaced tenant database. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Enforcement of SB 330 requirements: Ongoing, 2023-2031. Adoption of Requirements above SB 330: 2024.*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping~~").~~") to ensure affordability and prevent displacement.

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan ~~Fund~~Surcharge for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study the root causes of unaffordability and displacement and consider ~~implementing an anti-speculation tax~~ possible taxes to prevent displacement and maintain affordability. Looking specifically at the cost to rehabilitate a home and incentivizing the market to maintain neighborhood level affordability through tax incentive or disincentive.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland ~~and,~~ the neighboring City of Berkeley~~.~~, East Palo Alto, and San Jose. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include ~~targeted TOPA/COPA in certain neighborhoods,~~ equity-building mechanisms, funding needs and sources, racial equity impact considerations, or other approaches that may be appropriate to Oakland. Enactment of a TOPA/COPA policy would require City Council review and approval.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate a TOPA/COPA policy and~~, if applicable, implement a TOPA/COPA policy (if appropriate)~~ present findings to Oakland City Council for discussion by ~~2024~~ Fiscal Year 2025. If adopted, implementation will occur at maximum two years after the date of adoption.*

Objective: *Oakland will study by FY2025, and if appropriate, implement~~,~~ a TOPA/COPA policy by ~~2025~~2027 at the latest.*

Goal 3. ~~Expand~~Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

~~General production of housing is one of the most important strategies in addressing Oakland's housing crisis. Thoughtfully~~To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness~~. What the community needs most, however, is a concerted effort to increase production of homes that are affordable to very-low-, low-, and moderate-income households. In particular~~, Oakland also needs more deeply affordable housing~~, particularly~~. Oakland especially needs housing affordable to extremely-low-income residents~~,~~ and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

~~During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA. However, it~~As stated above, the City fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve ~~its~~Oakland's targets for low- and moderate-income households. Public funds for affordable housing would need to be expanded *tenfold* in order to meet these 6th Cycle RHNA targets~~.~~. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs, and introduce new strategies to close the gap between market-rate and affordable housing production, and further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs~~,~~; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area~~),~~); micro units (units usually less than ~250 square feet~~))~~; and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland ~~also~~ has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake

range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the residential permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential ~~development~~permitting process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like its permitting ~~processes~~procedures and ~~the~~ zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear ~~the burden of~~infrastructure burdens from the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the ~~exclusion~~absence of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices~~, such as~~. Community members sought more duplexes, fourplexes, cottage courts, and garden apartments throughout the city.

These smaller, "missing middle" housing types[29] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of housing that is more affordable ~~housing~~by design. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other ~~smaller affordable~~ rental options that are affordable. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

~~In~~On March 16, 2021[30], the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[31] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges ~~when~~to finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging~~:~~; in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods.

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[29] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[30] March 16, 2021, City Council Resolution to study and consider criteria for allowing four-plexes in areas designated for single family residences: https://oakland.legistar.com/LegislationDetail.aspx?ID=4815334&GUID=C981D0A8-C841-43F1-A33F-12CA0DA76B07&Options=&Search=

[31] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[32]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2~~.~~ : Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.*

Objective: *As vouchers or funds are available, at least 20~~%~~ percent of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and

[32] Deeply Affordable housing for persons at 30~~%~~ percent area median income or below.

fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) Zones and additional multi-unit housing types in Mixed Housing Type Residential (RM) ~~zones~~Zones. The City will also reduce the minimum lot size in ~~most~~ Detached Unit Residential and Mixed Housing Type Residential lots to ~~3~~2,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy ~~5.1. The~~3.4 and Policy 5.1. See Appendix J for a summary of missing middle zoning amendments.

Under Action 3.4.1, the City will revise development standards, including allowable building heights, densities, open space and setbacks requirements.

Under Action 3.4.8, the City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, ~~2415 fund of the City,~~ SB2 Grant for Objective Design Standards*

Timeframe: *June – July 2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes, along with other multi-unit housing types) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote and protect live/work housing and housing for artists.

The City will update development standards, building codes, and land use regulations to promote artist ~~and live/work units~~housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to ~~joint live/work units~~JLWQs in specific commercial/industrial locations while considering the impacts on nearby viable businesses. The City will support bringing existing, unpermitted JLWQ units in commercial and industrial buildings into compliance with Building Codes and the Planning Code in a way that mitigates displacement of existing tenants and preserves affordability.

~~**Responsible Party:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*~~

~~**Timeframe:** *2025*~~

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production and protection of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use~~.~~, and help make clear how the Historic Building Code and Alternate Materials and Methods Request (AMMRs) can be used to facilitate the adaptive reuse of older commercial buildings. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

~~**Responsible Party:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*~~

~~**Timeframe:** *2025*~~

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for lower-income homeowners to ~~create or~~ legalize ADUs.

The City will ~~identify potential funding sources and community partners to develop and~~ implement ~~a financial assistance program that would~~ its "ADU Loan Program" to provide deferred loans ~~and/or grants~~ to ~~support~~ low-income ~~and older~~ homeowners who want to ~~construct or~~ legalize an ADU.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.*

~~**Timeframe:** *Ongoing as funding becomes available starting in 2022*~~

Timeframe: *The City's ADU Loan Program opened in Fall 2022 and will offer loans into 2023. As additional funding becomes available, the City will provide additional funding opportunities. For more information on the City's Accessory Dwelling Unit Loan Program (ADULP), see https://www.oaklandca.gov/adulp.*

Objective: *Using the ADU CalHome grant, the City anticipates supporting at least ~~30~~25 low-income and/or senior households with the cost of ~~constructing on~~legalizing at least 25 Accessory Dwelling ~~Unit~~Units. This is based on the ~~30~~25 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that ~~go~~ went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City's current Planning Code already meets the requirements for recently passed ADU state laws under SB 897 and AB 2221. City Staff will work to implement the new requirements for these laws through the City's administrative approval process.

The City will continue to ~~host~~provide pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity ~~to create a~~for the "one-stop shop" ~~for~~to distribute information to property owners, contractors, and tenants. The City will ~~invest in~~budget a new staff position for an ADU Specialist whose assignments would include community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will comply with State law (including recently passed SB 897 and AB 2221) and Building Code requirements for ADUs, and also study how ~~its~~the implementation of the ~~building code~~Building Code may constrain the legalization of unpermitted ADUs. Oakland's Planning & Building Department will take the lead in implementing these efforts, with support as needed from Oakland's Department of Housing and Community Development.

> **Responsible Party:** *Oakland Planning & Building Department~~; Oakland Department of Housing and Community Development~~*
>
> **Potential Funding Source:** *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*
>
> ~~**Timeframe:** *Ongoing, 2023-2031*~~
>
> **Timeframe:** *January 2023 (Comply with 2022 State ADU law requirements); 2023-2024 (One-Stop Shop); by 2025 (Budget a new ADU Specialist position)*
>
> **Objective:** *Significantly increase production of ADUs to match housing need.*

Action 3.2.6: Monitor Affordability of Permitted ADUs.

Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels: 35 percent affordable to very-low-income households, 35 percent affordable to low-income households, and 30 percent affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units.

To ensure that Oakland's ADU production aligns with these projections, the City will send a survey to the property owners of ADUs that received a certificate of occupancy within the prior two-year period requesting information on household size and rents charged for these recently constructed ADUs. If the survey identifies a shortfall in the numerical affordability production projections, within six months of the survey report being published the City will provide to the Planning Commission a report summarizing the survey report and identifying additional actions that can be taken to either increase the production of affordable ADUs, and/or proposing other rezoning programs that will enable additional affordable housing production to fill any identified affordable housing production shortfall.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *First survey to be conducted first quarter of 2024. Results to be presented to Planning Commission by end of 2024. Any necessary reforms to ADU regulations and/or rezoning programs to be adopted in 2025. Second survey to be conducted in first quarter 2026.*

Objective: *To match affordability projection included in Table C-8 of Appendix C, produce on average 86.5 very-low-income ADUs, 86.5 low-income ADUs, and 74 moderate-income ADUs per year.*

Action 3.2.7: Proactive Short-Term Rental Enforcement.

With limited exceptions in single-family homes with a CUP for a traditional owner-run bed and breakfast, Oakland's current planning regulations prohibit any rental of an accessory dwelling unit (ADU), single-family home, duplex, apartment/condo, live/work unit, or other dwelling unit for less than 30 consecutive days. In addition, State laws that govern ADUs do not allow for any ADU to be rented as a short-term rental of less than 30 consecutive days. The City's code compliance division reviews zoning code violations on a complaint-driven basis, which has not sufficiently deterred property owners from operating short-term rentals that do not comply with planning regulations. Additionally, code compliance often lacks sufficient evidence to clearly document that an ADU or other dwelling unit is operating as a short-term rental.

In response, the City will pursue additional data collection tools that will allow the City to access information showing addresses of units listed on short-term rental platforms. Upon securing this data, the City will engage in proactive enforcement against property owners who are operating short term rentals in ADUs and in other dwelling units throughout the City.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Violation Fees, permit fees, transient occupancy tax collection*

Timeframe: *Secure additional data collection tools and begin proactive enforcement in 2023. Complaint-based enforcement is ongoing and would continue, supplemented by the additional data collection tools.*

Objective: *Reduce the number of unauthorized short-term rentals in Oakland by having bi-yearly data scrapes of short-term rental platforms and automatic mailing notifications to owners in violation.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

~~The City will solicit proposals from interested developers to construct housing on City-owned sites with first consideration given for affordable housing projects, pursuant to the California Surplus Lands Act. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to~~Consistent with the California Surplus Lands Act (SLA) and the Oakland Municipal Code, the City will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year for permanent affordable housing development projects, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors, consistent with the SLA. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units. If the SLA process does not conclude in an affordable housing development for a particular site, the City will issue Request for Proposals (RFP) for its designated surplus properties. If the RFP process results in an agreement with an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233 of the SLA. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. ~~Along with maintenance of surplus sites on the City's website, requests for proposals will be posted on and distributed directly to developers, including nonprofit housing providers~~The Planning Bureau provides priority processing for affordable projects that are located on surplus sites. The City will also continue to seek to utilize surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs (e.g., safe RV parking and community cabins) and other community-serving uses prior to disposition under the SLA.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: ~~*Donation of land value*~~*City subsidy*

Timeline: ~~*Ongoing, 2023-2031*~~

~~**Objective:**~~*The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete EIR for rezoning by July 2023.*

- ~~Action 3.3.2: Expansion of Section 8 vouchers.~~

Objective: *Issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. Notices will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to ~~work~~coordinate with the Oakland Housing Authority to ~~obtain~~advocate for

additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding at the federal level as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.~~7).~~ 8). In 2022, Oakland secured 515 emergency housing vouchers as part of its advocacy to expand the number of housing vouchers for Oakland residents.

Responsible Agency: *Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031. As part of its landlord education efforts, the Oakland Department of Housing and Community Development will promote voucher acceptance. The Oakland Department of Housing and Community Development hosts multiple landlord education workshops each year that can serve as an opportunity for this promotion. The Mayor's Office will lead federal advocacy during budget discussions with the federal government on an annual basis.*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Emergency Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program~~,~~ (a public-private partnership~~,~~) and the Federal Emergency Rental Assistance ~~program~~Program (ERAP) to offer homeless prevention services to those most at risk of experiencing housing instability or homelessness including rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling~~.~~ and other services to increase housing stability and prevention of homelessness. The City will work with community partners to provide these direct services and to ~~expand public awareness of and timely access to the rental assistance program and tenant rights .~~ advance racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness.

Responsible ~~Agency~~Party: *Oakland ~~Department of~~ Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *The City of Oakland allocated over $42 million of Federal and State ERAP funding for emergency rental assistance ~~funding, private donations, and other local funds as available~~ between 2020-2022 and, if resources are available, will allocate additional ERAP funds to an existing waitlist in 2023. Of the approximately 3,500 Oakland households served by the ERAP program, over 85 percent earned less than 30 percent AMI. The City of Oakland will also issue a Request for Proposals and award a contract of approximately $2.3 million to a collaborative of homelessness prevention program providers by mid-2023.*

~~**Timeline:** *Ongoing, 2023-2031*~~

~~**Objective:** Staff should evaluate the feasibility of providing 100% of tenants facing eviction with access to counsel by the end of the Housing Element cycle. At least 250 households will be provided financial assistance to stay in their housing each year, or more if additional funding becomes available.~~

Objective: *The City of Oakland will continue to implement a homelessness prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program with a focus on advancing racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness*

Action 3.3.4: ~~Develop~~Development of permanent housing affordable to extremely-low-income (ELI) households on public land.

~~Building off of Action 3.3.1, determine the feasibility of developing permanently affordable housing in partnerships with community land trusts~~The City will continue to work with development partners including Community Land Trusts, co-ops and emerging developers for possible partnerships involving City land as mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. ~~Assist~~To support Action 3.3.1, the City will assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units~~, with particular focus on creating units~~ that are designated for extremely-low-income households ~~and people experiencing homelessness. Seek public funding resources to advance~~. In addition, the ~~development of permanently affordable rental and ownership housing for extremely low-income households. Ensure~~City will ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. ~~For projects seeking City funding, continue to incorporate preference for new construction projects to set-aside at least 20 percent of housing for ELI or below with a homeless household preference.~~ The City will prioritize affordable housing developments that dedicate at least 20 percent of units for extremely-low-income (ELI) or homeless households in accordance with current policies. The Planning Bureau provides priority processing for affordable projects located on surplus sites. The City will review City-owned sites to identify, and, where appropriate, address land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development; Oakland ~~Economic & Workforce Development Department; Oakland~~ Human Services Department*

Potential Funding Source: ~~*Donation of land value,*~~ *City subsidy*

Timeline~~:~~ ~~*Ongoing, 2023-2031*~~

~~**Objective:** :~~. *The City will continue to release future NOFAs contingent upon funding and staff availability. The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year~~.~~ for permanent affordable housing with preference for ELI or homeless households. Complete rezoning by July 2023.*

Objective: *The City will continue to release future NOFAs contingent upon funding and staff availability. City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. NOFAs, Notices of Availability and/or Requests for Proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers and community partners.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an ~~affordable housing overlay~~Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. ~~Potential~~Proposed features of this overlay ~~could~~ include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will ~~study the feasibility of~~ broadly ~~applying~~apply this overlay, except for limitations on designated historic resources as well as areas in the ~~very high fire severity zone and protected historical sites/districts.~~Very High Fire Hazard Severity Zone (VHFHSZ). The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program~~.~~, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. See Appendix J for a summary of the AHO.

100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023~~ 2024~~*

Objective: ~~*Study and consider adopting an*~~*Enable development of additional affordable* ~~*and/or moderate income*~~ *housing* ~~*overlay to meet housing need*~~*throughout the City, including in higher resource areas*.

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further,

the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

~~While the~~The City ~~generally~~currently relies on development impact fees to provide local funding for affordable housing~~ developers,~~. A study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced through impact fees versus inclusionary affordable housing requirements and their likely affordability levels; and whether targeted inclusionary housing requirements may increase the provision of affordable housing units in higher~~ resource neighborhoods, as well as provide a floor for negotiating community benefits for larger development projects. A study is underway as part of the five year update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced and likely affordability levels, and implement such requirements, if appropriate.~~ resource neighborhoods.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: ~~*2023 – 2025*~~

~~**Objective:** *Study and consider adopting*~~*By mid-2024, complete a study on targeted inclusionary housing requirements and present to* ~~*meet*~~*Council.*

Objective: *Ensure implementation of affordable housing* ~~*need.*~~*impact fees and/or inclusionary housing requirements maximizes production of affordable housing in all areas of the city.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including for affordable housing~~ impact fees, on market-rate projects,~~ to ensure that new market-rate development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its

impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in ~~2027~~2026*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The City currently requires for Affordable Housing Impact Fees only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of Certificate Of Occupancy (COO), while the Transportation and Capital Improvement Impact Fees are paid in full before building permit issuance. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or ~~waiversto~~waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance; City Attorney's Office*

Potential Funding Source: ~~*General Plan Surcharge, permit*~~*Permit fees, and General Fund for any reduction of fees*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: ~~Consider a citywide~~Citywide Enhanced Infrastructure Financing District (EIFD).

On ~~December 16, 2021~~November 1, 2022, the ~~Rules and Legislation Committee of the~~ Oakland City Council ~~recommended that the City Administrator study the implementation of a citywide~~ enacted a resolution expressing the City's interest in establishing one or more Enhanced Infrastructure Financing Districts (EIFD) to fund affordable housing that affirms the City's commitment to furthering fair housing and infrastructure improvements. The resolution directed the City Administrator to study proposals for the creation and implementation of an EIFD exclusively for East Oakland, exclusively for West Oakland, and a combined East and West Oakland EIFD. Upon completion of this study, the City Administrator is to return

to Council with reports and recommendations. The City will consider implementing the EIFD to increase available local funding for affordable housing.

An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing. The ~~City may~~Draft Downtown Oakland Specific Plan is also ~~use~~ recommending the creation of an EIFD in the downtown area to support the construction of onsite and offsite affordable housing ~~in a~~as part of future development ~~of~~in the ~~Howard Terminal area.~~downtown.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By ~~2028~~end of 2024, complete studying the ~~possible~~ implementation of ~~an~~one or more EIFDs and determine proposed EIFD boundaries.*

Objective: ~~*Study and consider implementing an EIFD*~~*Implement one or more EIFDs to significantly increase affordable housing development and fund infrastructure improvements to match need~~.~~ , if feasible and financially appropriate.*

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods). The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH ~~program~~Program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH ~~program~~Program, formerly known as the Site Acquisition Program, was formalized through the passing and issuance of local Measure KK bond funds~~,~~ but ~~will continue in future years~~continues under other funding sources even as ~~those~~Measure KK funds have all been allocated. ~~As such, the~~With the passage of Bond Measure U, it is expected that funds from this new funding source will continue to support the acquisition and conversion to affordable housing of existing units. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The ACAH Program has issued 3 Notices of Funding Availability (NOFA) since the program's inception: in 2017, 2019, and 2020, issuing approximately $45 million to affordable housing developers through the 3 NOFAs. The Oakland Department of Housing and Community Development will continue to release future NOFAs contingent upon funding and staff availability. The next ACAH NOFA release is anticipated in December 2022, and pending City Council approval, staff expect to begin reviewing the next round of ACAH NOFA applications in 2023.*

Objective: ~~*Allocate*~~*Provide loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing throughout the City of Oakland. Currently the City's policy is to allocate approximately 25~~% *percent of available local funding towards continuing the ACAH program, and future funds will be allocated contingent upon availability.*

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The City applied to HUD for Section 108 authority in 2022 and will seek to use these funds starting in 2023, pending HUD approval.*

Objective: *As suitable funding and projects become available, predevelopment funding and low-cost debt products will be made available for affordable housing development.*

~~**Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.**~~**Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.**

Affordable housing developers indicated during outreach that competing with market-rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds. The City will also assess the feasibility of raising the Council authorization threshold for site acquisition to enable the faster purchase of sites.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Conversations with Community Development Financial Institutions (CDFIs) and other funders have been ongoing since 2021, but any fund will require a significant stream of new City subsidy to support takeout of acquisition loans. The City will further explore this item in 2023, pending the passage of Measure U.*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the* feasibility and appropriateness of a small sites fund.

Action 3.3.15: Continue and expand density bonus incentives.

~~Continue~~The City will continue to implement ~~the City's density bonus ordinance~~ Chapter 17.107, Density Bonus and ~~seek opportunities to expand the program, which~~Incentive Procedure, which was updated and adopted by the City Council on April 19, 2022. The Density Bonus Ordinance offers developers density bonuses in exchange for the provision of affordable housing~~. Consider communicating through bulletins, applications, or clarifying legislation that Oakland supports mixing and matching of low-income category percentages to combine bonuses up to fifty percent. Consider evaluating the density bonus ordinance~~ and ~~deed restrictions needed~~provides:

- Greater certainty to project applicants about the City's implementation of the State Density Bonus Law, density bonuses, and incentives for ~~the program to make the language more~~ affordable housing;
- Clarifying and accessible ~~and identify any unnecessary barriers~~language that aligns the ordinance with the City's existing density bonus application intake and regulatory agreement requirements, including clear timelines and a list of all required information;
- Offers an opportunity to streamline the production of affordable housing; and

- Ensures affordability of both rental and homeownership units and prevents potential displacement of existing tenants.

To ensure that ~~make it difficult~~the Chapter 17.107 remains compliant with state law, and to solicit additional ideas for ~~grassroots organizations and nonprofit developers~~incentives and expansion of the density bonus program, the City will review the density bonus program mid-cycle, bring necessary amendments to conform to ~~navigate this~~ state law, and solicit feedback from Planning Commission and City Council on additional incentives that could be included in the local density bonus program.

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023-2025, Ongoing*~~

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *In 2025, bring forward informational report to Planning Commission and City Council on effectiveness of City's density bonus program and in 2026 return with proposed amendments to ensure conformity with state law and incorporated any recommended policy changes.*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: ~~Consider revising~~Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will ~~consider~~study the ~~following~~impact that the RPTT has on the affordable housing subsidy and the effect on the General Purpose Fund. In the study, the City will explore revisions to the RPTT including:

- ~~Make~~Expanding the ~~tax more~~current progressive ~~at higher rates~~tax;
- ~~Reduce~~The impact of reducing or ~~waive~~waiving the tax for affordable housing; and/or
- ~~Use of~~Using a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Fund Surcharge for any applicable studies*

Timeline: *Conduct the analysis and provide a recommendation to the City Council and City Administration by ~~2026~~Fiscal Year 2023-2024*

Objective: *Complete an analysis by ~~2026.~~Fiscal Year 2023-2024.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will continue to work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will ~~then~~continue to develop solutions to ensure that the ~~development~~permitting process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *The City's Breakthrough Grant Fellow is currently researching and implementing strategies to address this action item from 2022 to 2024.*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: ~~Reauthorize~~Implement affordable housing investments contained in Measure ~~KK.~~ U

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects ~~and will seek to reauthorize bond authority to increase the funding available for affordable housing.~~ .

The City successfully sought voter approval in November 2022 to authorize issuance of $850 million in General Obligation Bonds to fund and prioritize affordable housing preservation projects among other purposes. This Affordable Housing and Infrastructure Bond Measure (Measure U) will allocate $350 million towards affordable housing preservation projects.

Responsible Party: *Oakland ~~City Council and Oakland~~ Department of Housing and Community Development;*

Potential Funding Source: ~~*General Fund and Local Infrastructure*~~*Measure U Bond Funds* ~~*post-Measure KK*~~

Timeframe: ~~*Authorize local infrastructure*~~*As described in Action 3.3.12 and other actions related to the expenditure of affordable housing bond* ~~*by 2025, spend*~~ *funds* ~~*as available on an ongoing basis,*~~ *expend the proceeds of Measure U*

Objectives: ~~*The size of the new infrastructure bond and the amount*~~*Measure U requested authorization for $850 million in General Obligation Bonds with $350 million set-aside for* ~~*Affordable Housing is still being determined.*~~*affordable housing. For reference, for the 2016 Infrastructure Bond*

(Measure KK ~~infrastructure bond~~) where $600 million of General Obligation Bonds were authorized, $100 million was set-aside specifically for affordable housing and anti-displacement projects and supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside ~~at least~~more than the program minimum (currently 20~~%~~ percent) of units for extremely-low-income residents will be prioritized, per the City's process for awarding funds to affordable housing developers, through their New Construction Notice of Funding Availability (NOFA ~~discussed above.~~). The City will also be able to make substantial funding allocations to the Acquisition and Conversion to Affordable Housing (ACAH) and Preservation NOFAs to acquire and convert additional market rate units to affordable housing, and also preserve the City's existing affordable housing portfolio, extending affordability restrictions, and investing in the rehabilitation of older properties where needed.

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff~~,~~ who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess the effectiveness of its AFFH programs (including Action 3.3.~~7~~6), including sites that develop in higher resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Mid-cycle (2027)*

Objective~~:~~ : *Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and ~~setbacks requirement~~setback requirements.

The City will allow additional building heights and~~/or housing~~ densities in certain corridors and districts. These changes include:

- **Zoning ~~Districts such as the Detached Unit and Mixed Housing Type Residential Zones.~~ for diverse housing types:** As discussed in Action 3.2.1, the City will develop revised zoning standards for a diversity of housing types in ~~single family~~lower density neighborhoods, including but not limited to duplexes, triplexes, and fourplexes~~.~~ in zoning districts such as the RD Detached Unit Residential, RM Mixed Housing Type Residential, and RU-1 and RU-2 Urban Residential Zones. Zoning changes will include revised standards for building heights, ~~densitie,s~~densities, open space, lot coverage, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow

courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums). ~~The~~

- Elimination of Conditional Use Permits for Density: Under Action 3.4.3, the City will also eliminate all conditionally permitted densities throughout Planning Code to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs.
- Objective Design Standards: Under Action 3.4.8, the City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.
- **Increased Heights and Densities along Corridors** ~~such as International, Foothill, and MacArthur Boulevards.~~**:** The current building height map and permitted densities along key corridors such as International, Foothill, College, Claremont, and MacArthur Boulevards does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake zoning map revisions to allow increased heights and densities. The City will also ~~study opportunities to~~ increase heights and densities on interior residential streets within close walking distance of key corridors.
- **Increased Heights and Densities in Transit-proximate areas**~~.~~**:** Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near Rockridge BART and International Boulevard BRT Stations.
- **Increased Heights and Densities in Resource-rich areas**~~.~~**:** Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes ~~may~~will include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects~~.~~ and height increases along College and Claremont Avenue. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.
- **Utilizing Senate Bill 10 Provisions:** Under Senate Bill 10 (Weiner) provisions, the City will identify parcels located in transit-rich areas and/or in Racially Concentrated Areas of Affluence (RCAAs) to allow up to ten units of residential density and increased heights, and provide additional opportunity for infill housing within high-resource areas.
- See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023* ~~*– 2025*~~

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.* ~~**Objective:** *Reduce constraints to*~~*Create additional opportunities for development along transit-rich areas and in urban infill sites to significantly increase production of housing to match housing need*~~.~~ *and to affirmatively further fair housing.*

Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update.

The City is updating the 2023-2031 Housing Element as part of a comprehensive update to the General Plan. The General Plan Update (GPU) is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, as well as preparation of a Racial Equity Impact Analysis, Zoning Code and Map update, and creation of a new Environmental Justice (EJ) Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by the end of 2025.

As part of the LUTE update, the City will study the impact of historic and contemporary zoning restrictions, especially single-family zoning, on ongoing patterns of racial segregation. Existing data on historic zoning patterns highlights the racial disparities in homeownership and rental patterns. The City will utilize this study to direct zoning changes in the LUTE as part of Phase 2 of the GPU.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Study complete by mid-2025*

Objective: *Through this study, inform zoning and land use designation changes to promote inclusive, equitable and diverse housing patterns.*

Action 3.4.3: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits (CUPs) are currently required for ~~multifamily~~multi-unit buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit ~~building~~buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.~~7~~8, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined ~~review and, where appropriate~~, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~3~~4: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards, such as elimination of parking minimums within ½ mile of major transit stop and reduction of minimum parking standards in other areas as well as lower parking maximums in downtown and new parking maximums near BART stations will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will ~~explore flexibility in~~revise parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations. (See Appendix J for a summary of Zoning changes as well as strategies regarding parking included in Oakland Equitable Climate Action Plan: Transportation and Land Use Action 1.)

Responsible Agency: *Oakland Planning & Building Department*

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023~~ 2026~~*

~~*Phase I (by*~~*July 2023~~):~~*

Revise ~~parking standards for housing sites opportunity areas, including corridors~~

~~*Adopt DOSP, and included parking standards.*~~

~~*Phase 2 (by 2025): Revise*~~*citywide parking standards for all ~~other~~ housing types and zones, including ~~single family zones.~~ but not limited to housing inventory sites, downtown and corridors.*

Implement January 1, 2023 the elimination of minimum parking requirements for residential developments within ½ mile of major transit stop to conform with state law and update Planning code by July 2023.

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.~~4~~5: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. ~~The City will revise common and private open space standards for multi family developments to increase the feasibility of residential projects~~In this context, "open space standard" refers to the city requirement for new housing to feature courtyards, patios, balconies, and other open areas in the development. As noted in Appendix F, Housing Constraints, Oakland's open space requirements vary substantially across zoning districts, but in some cases are more than double the open space requirements seen in comparator jurisdictions. To meet these

requirements, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted.

To reduce this development constraint, the City will review the open space requirements in zoning designations where minimum usable open space requirements currently exceed 60 square feet of private open space/120 square feet of common open space per unit and revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023* ~~*2025*~~

~~**Objective:** *Reduce constraints to development to significantly increase production of housing to match housing need.*~~ *Revise common and private open space standards for residential developments, and allow flexibility on its onsite location and configuration*

Objective: *Significantly reduce existing open space requirements to remove constraints on development and increase production of housing to match housing need.*

Action 3.4.~~5~~6: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~6~~7: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to ~~allow~~facilitate the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints ~~to~~on development to significantly increase production of housing to match housing need.*

Action 3.4.~~7~~8: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and will result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community. Housing development projects will have the ability to utilize the objective design standards that will not require evaluation under the regular design review criteria provided under Planning Code Section 17.136.050, including the existing criteria that the project will "enhance desirable neighborhood characteristics." Project applicants may also choose to instead utilize the regular design review criteria and process in order to have greater flexibility and creativity in design criteria.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

~~**Timeline:** *2023 – 2024*~~

Timeline: *The City will adopt objective design standards that will be available to all housing development projects by 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.~~8~~9: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of ADUs to help address housing need.*

Action 3.4.10: ~~Permit~~Implement a Housing Sites Overlay Zone to permit sites included in ~~prior RHNA cycles~~the Housing Sites Inventory to develop with affordable housing by right .

Pursuant to State law, the City ~~will~~is required to permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. ~~These sites are identified in Appendix C, Table C-26.~~

The City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to build 20 percent or more of the units are affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle)if redeveloped will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay. This action is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to State requirements.

This means that the City cannot require any form of discretionary review or approval for such projects. A proposed project would also not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Sites Overlay Zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. See Appendix J for a summary of the Housing Sites Overlay Zone.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

Timeline: ~~*Ongoing,*~~*June - July 2023* ~~*2031*~~

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing.

Several school districts and community college districts in California have successfully built affordable housing for educators and/or students on their property. In some cases, this housing was built on district

offices and other non-instructional sites. In other cases, housing was carefully co-located with an active school campus. The State has also recently invested hundreds of millions towards student housing on community college property. The City will review OUSD- and Peralta-owned sites to identify, and when practical correct, land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2025 with the adoption of the Land Use and Transportation Element*

Objective: *Reduce constraints to development to allow for at least one educator and/or student housing project during the sixth cycle RHNA period.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing (ACAH) Program, which ~~provides~~has provided funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units~~. The City will continue to offer this program and support community land trusts.~~ (see Action 3.3.10). Starting in 2019, the ACAH Program was bifurcated into two subprograms to establish a set-aside for community land trusts and limited equity housing cooperatives after Council passed the 2019-21 Budget, which allocated $12 million to the Preservation of Affordable Housing Fund (PAHF). The City will continue to offer the ACAH Program and support community land trusts and limited equity housing cooperatives using additional funding sources. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund Surcharge, infrastructure bond funds, HOME, Measure U Bond Funds, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing ~~NOFA's~~NOFAs on an annual or bi-annual basis (2023-2031~~).~~). The next ACAH NOFA release is anticipated in December 2022.*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community

partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how ~~planning~~the Planning Code and building occupancy standards ~~affects~~affect the viability of these models. The Oakland Department of Housing and Community Development will also continue to support cooperatives and community land trusts through its Acquisition and Conversion to Affordable Housing program.

Responsible Agency: *Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *Impact fees, General Fund~~, infrastructure~~ Surcharge, Measure U bond funds, HOME, CDBG, and other local, State, and federal funding as available*

~~**Timeline:** 2031; Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle~~

Timeline: *Since 2019, the Acquisition and Conversion to Affordable Housing (ACAH) program has included set-asides for coops and community land trusts, based on input received from community stakeholders. $12 million was allocated through the 2019-2021 budget, and the City will continue to implement a significant set-aside in future ACAH NOFAs, which are expected to be issued at least every other year through the 2023-2031 Housing Element cycle depending on staffing capacity and funding availability. The next ACAH NOFA is anticipated to be released in December 2022 (see Action 3.3.10). In 2024-2025 the City will study the Planning Code and building occupancy standards as well.*

Objective: *Oakland Department of Housing and Community Development will ~~be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle~~continue to make funds available to housing cooperatives as per current practice. The City will also include cooperatives, co-living and cohousing models in its study of the Planning Code and building occupancy standards.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.*

Objective: *The State of California will successfully adopt social housing legislation and repeal Article 34.*

Action: 3.5.4: ~~Evaluate acquisition~~Monitor and ~~development opportunities~~consider adopting shallow subsidy programs for ~~moderate- and middle~~lower-income households.

The City will continue to evaluate the merits of shallow-subsidy acquisition and development models to assist in the construction or preservation of ~~middle~~housing for lower-income ~~housing~~households, potentially in partnership with other regional agencies including Alameda County and the Bay Area Housing Finance Authority. However, such a program typically involves acquisition of rent-stabilized housing stock, which often enjoy strong protections under Oakland's Rent Adjustment Program. Recent changes to the Rent Adjustment Program Ordinance may provide equal or greater benefit to target households as a shallow subsidy affordable housing program. For this reason, it would make sense to evaluate the impact of these changes before further considering the adoption of a program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by ~~bond financing underwritten by rental~~de minimis appropriations of general fund revenue, with ~~relatively shallow~~additional ongoing subsidies in the form of property tax abatements.*

~~**Timeline:** *Evaluation will be ongoing as opportunities evolve*~~

Timeline: *By December 2025, the Oakland Department of Housing and Community Development will conduct an analysis of the added benefits a project-based shallow subsidy program may bring, compared to the benefits associated with existing rent stabilization measures.*

Objective: ~~*If a suitable opportunity exists to efficiently produce or*~~ *Use property tax abatements to preserve~~ middle~~, improve, or increase the supply of housing available to lower-income ~~housing~~households*

Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings.

Building regulations serve to establish minimum safety standards in construction. Historically, fire and life safety strategies have focused on standards that ensure building occupants are able to safely evacuate a building during an emergency. Modern strategies focus more on containing fires where they occur through sprinkler systems, fire alarms, pressurized stairwells, fire-treated lumber, and similar strategies.

The California Building Code Section 1629 currently requires buildings to provide a minimum of two stairways in buildings exceeding 3 stories or 36 feet, and California Building Code Section 1006.2.1 generally requires two means of egress where the design occupant load exceeds values specified in an accompanying table. In contrast, the City of Seattle allows for building up to six stories to include only one stairway for egress, and many European residential buildings are constructed as tall as ten stories with single-stair access. A single-stair, or vertical shared access, building construction allows for greater flexibility in design, more efficient layouts, and potentially reduced costs. Currently, there are gaps in available data regarding the

impact of these building code requirements on increasing construction cost and the safety benefits of requiring a second egress in combination with fire containment strategies.

The City of Oakland cannot unilaterally relax these California Building Code stairway and egress code requirements; change would be required at the state level. Nonetheless, to catalyze discussion on the issue and prepare for implementing future reforms, the City will ~~*design a program or participate in a program developed*~~study current stairway and egress requirements, including consideration of what cost savings could be incurred through revision of the second egress requirement and review of any potential fire safety concerns.

Responsible Agency: *Oakland Planning & Building Department; Oakland Fire Department*

Potential Funding Source: *General Plan Surcharge and permit fees.*

Timeline: *The City will present a report on the topic of existing second egress requirements and the impact of potential reforms to the Oakland Community and Economic Development Committee of City Council by ~~other public agencies.~~ the end of 2024.*

Objective: *Create additional information on single-stair reform that could assist in promoting statewide changes to the California Building Code second egress requirements.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.~~7~~8, and/or increasing staffing at the Planning and~~/or~~ Building ~~Bureau~~Bureaus to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions without the need for a variance, which can also reduce project timelines and costs. Alongside the efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 –* ~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023 –*~~ *2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.~~7~~8, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects~~.~~ (see Action 3.3.9). The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted. Special needs populations may include, but are not limited to, formerly incarcerated individuals, former foster youth, and persons with developmental disabilities.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland ~~Economic & Workforce Development Department; Oakland~~ Planning & Building Department*

~~**Potential Funding Source:** *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*~~

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Ongoing 2023-2031; By December 2023, the City will complete an analysis of how the clients served by its funded affordable housing compare to the demographics of Oakland residents, including an analysis of age.*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

- ~~Action 3.7.3: Accessible units in new housing developments.~~

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes~~.~~ .

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority (OHA) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

OHA has its own community and social services arm, the Family and Community Partnerships Department (FCP). FCP educates and assists residents including search assistance and also works closely with owners during the leasing process to remove barriers and identify needed resources. OHA offers an array of Owner Benefits such as vacancy loss, an owner leasing bonus, and repair cost assistance. OHA's operations include two dedicated Owner Services teams and ongoing owner focused activities such as our Owner online Portal, educational webinars and emails, electronic forms options and outreach events such as our Owner Appreciation Day.

Responsible Agency: *Oakland Human Services Department ~~of~~; Oakland Housing ~~and Community Development~~Authority*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

~~**Timeline:** *Ongoing, 2023-2031*~~

Timeline: *Between 2023-2031, the City and OHA will promote and encourage OHA landlords to participate in this program through ongoing activities and annual events.*

Objective: *The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.*

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups~~...~~.

Responsible Agency: *Oakland Department of Housing and Community Development; Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *The City will monitor available data from affordable housing application portals to comprehensively evaluate the unit size needs of Oakland residents and adjust NOFA scoring accordingly, to prioritize allocating City funds to projects by 2024. Furthermore, the City will aim to regularly evaluate local household needs prior to NOFA releases. This will be prioritized, but not limited to, the new construction NOFA released approximately every other year to ensure affordable housing production is aligned with community needs.*

~~**Potential Funding Source:** *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*~~

~~**Timeline:** *Ongoing, 2023-2031*~~

Objective: *The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.*

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

~~The City will consider expanding zoning districts where rooming units and efficiency units are permitted by right, including in medium-density RU and RM zones.~~The Oakland Planning Code currently provides for rooming units to be developed at twice the residential density otherwise allowed for regular dwelling units in Neighborhood Center, Community Commercial, Central Business District, Housing and Business Mix, and Transit-Oriented Development Commercial Zones, as well as within the special districts for implementation of the Broadway Valdez, Lake Merritt, and Coliseum Specific Plans. Recent Planning Code amendments similarly allow for efficiency units to be built at twice the density of more typically sized residential dwelling units. The City will expand these provisions to additional zoning districts, including in zones covered by the proposed affordable housing overlay. The City will also revise the Planning Code to permit rooming house facility types more similarly to multifamily residential facilities. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

~~**Responsible Agency:** *Oakland Planning & Building Department*~~

~~**Potential Funding Source:** *General Plan Surcharge and permit fees*~~

~~**Timeline:** *2023 –*~~ **Responsible Agency:** *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Enable increased production of rooming units and efficiency units.*

Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Section 17021.6 of the Employee Housing Act requires employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use. The City will amend the Oakland Planning Code to modify the definitions of Limited Agricultural Activities, Extensive Agricultural Activities, and One-Family Dwelling Residential Facilities to comply with the Employee Housing Act.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Ensure compliance with the Employee Housing Act.*

Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.

The Oakland Planning Code currently permits residential care facilities in residential and nonresidential zones if located in single family dwellings. Conditional Use Permits are required for residential care facilities if they are located in any other residential facility type and/or when located on the ground floor of a street fronting building in certain commercial zones. The City will amend the Planning Code to expand where residential care facilities are permitted by right. The amendments will include all residential facility types and those located on the ground floor of a street fronting building. In addition, the City will amend the Planning Code to allow residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility, since the State calls out this exemption in the overconcentration restriction in California Health and Safety Code Section 1520.5.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Enable expansion of residential care facilities by right and allow the exemption of facilities for foster family homes and the elderly in the overconcentration restriction provided in California Health and Safety Code Section 1520.5.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will ~~also consider expanding~~analyze expansion of exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers~~.~~, discussed under Action 3.8.3. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: *Oakland Department of Finance; Department of Human Services; Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: ~~*Ongoing,*~~ *End of 2023* ~~*2031*~~ *(Analysis of exemptions will be complete)*

Objective: *Through the vacant parcel tax, seek a 10~~%~~ percent reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live-~~/~~work ~~and~~or other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing, in alignment with the recently passed AB 2011 and SB 6.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: ~~*Significantly increase conversion of vacant*~~*Expand the areas where residential space is an allowable ground-floor* ~~*commercial space to residential uses, where appropriate, to match housing need.*~~*use.*

Action 3.8.3: ~~Consider a tax on all~~Tax vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: ~~*By*~~*Increase the* ~~*end of 2026, consider and if appropriate adopt a revision*~~*housing stock by ensuring existing units are made available to rent.*

Action 3.8.4: Continue the ~~*vacant parcel tax.*~~Oakland Community Buying Program and support scattered site acquisition efforts.

- ~~Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.~~

The City ~~currently provides~~continues to administer the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of* ~~*Finance; Oakland Department of*~~ *Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program. Oakland Housing & Community Development has secured a full-time fellow through the Breakthrough Grant Program to focus on creating an emerging developer program (Action 3.3.17), and exploring how tax-defaulted properties, among other development and funding opportunities, could be leveraged as an entry point for emerging developers.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031. Breakthrough Grant fellow completes BIPOC and emerging developer program development in 2023, and will analyze tax-defaulted property program opportunities by end of his term in 2024.*

Objective: *As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." ~~Ultimately, permanent housing is the solution to homelessness (see Goal 3).~~ Goals, policies, and actions in this Housing Action Plan recognize housing as a human right. and ~~support~~that permanent housing is the solution to homelessness. Policies and actions proposed as part of Goal 3 seek to expand affordable housing options. Goal 4 seeks to address homelessness through strategies that enable coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent supportive and deeply affordable housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue~~,~~ and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain ~~crisis response beds~~emergency interim housing.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded ~~with~~by one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding

rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

~~**Timeframe:** *FY 2022-2023 – FY 2024-2025*~~

Timeframe: Expand on the availability of outreach and social services to increase connections to emergency, interim, and *long term* housing supports by 2031

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population. The Centering Racial Equity in Homeless Response System Design (Berkeley, Oakland, Alameda County Continuum of Care published in 2021) outlines suggested investment for scaling to solutions for unsheltered communities of color utilizing recent Point in Time count data.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: The City of Oakland will continue to develop a data informed strategy for increasing equitable investments in homelessness systems to serve people of color by 2031.

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District~~,~~ (OUSD), higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; ~~Homelessness Division,~~ Economic and Workforce Development Department~~,~~; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Potential Funding Source:** *Local, State, and federal funding, as available*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Increase and expand support for systems navigation, social services, and employment by 2031. Continue development and implementation of low barrier work opportunity programs in partnership with OUSD and other partners by end of 2026. Develop and implement programs to match small business owners with job seekers who are homeless or formerly homeless by end of 2026.

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

POLICY 4.2 ENCAMPMENT MANAGEMENT AND SHELTER OFFER POLICIES

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. ~~The City will implement the Encampment Management Policy during the next Housing Element period.~~The City will continue implementing the Encampment Management Policy during the 2023-2031 Housing Element period. The City of Oakland will also continue to scale the appropriate level of public works related services to address debris, garbage and illegal dumping associated with encampments. The City will continue to improve and expand on the development and implementation of Emergency Shelter and crisis response beds in an effort at address and abate conditions at homeless encampments in Oakland. The Encampment Policy will continue to being predicated by an offer of shelter as outlined in City of Oakland Resolution 88077.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *2023-2031*~~

Timeframe: The City of Oakland will continue improving the implementation of the Encampment Management Policy throughout the duration of this Housing Element Period, 2023-2031.

Objectives: *The Encampment Management Policy is ~~essential~~intended to ~~connecting~~connect unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to ~~close areas where encampments are not permitted,~~ provide regular and adequate trash collection from encampments, ~~to~~close areas where encampments are not permitted, and ensure that porta-potties and hand-washing stations are ~~services~~serviced regularly as needed~~,~~ and that encampments receive regular deep cleanings ~~that ensure~~so that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

> *Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;*
>
> *Designate low-sensitivity areas, where enforcement will not be prioritized;*

Make findings that will prompt Encampment Management Team intervention; and

Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects. The division serves to implement best practices, strategic planning in the City's Homeless System, and serve as a connection to local, state, and federal partners.

Responsible Party: *Homelessness Division, Office of the City Administrator*

~~**Potential Funding Source:** *Local, State, and federal funding, as available*~~

~~**Timeframe:** *2023—2031*~~

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Design, review, implement and evaluate a strategic planning process in response to homeless services and interventions during *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management*

Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with ~~the~~Commission on Homelessness ~~Advisory Commission~~.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless services~~t~~. The City of Oakland has formed a Commission on Homelessness that will provide robust opportunity for people with lived experience to inform and contribute to solutions related to individuals experiencing homelessness reaching maximum self-sufficiency. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally ~~-~~specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: Improve and develop mechanisms for individuals with lived experience to provide input to the Commission on Homelessness by 2024. Develop, implement and evaluate opportunities for individuals with lived experience to better interact with law enforcement by 2026. Identify and implement best practices that center race and equity in the strategic response to homelessness by 2031.

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and

security of the site. The City, in partnership with unsheltered residents, will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 30 percent of AMI with additional points awarded in the competitive funding process for projects with units targeting 20 percent of AMI~~, as well~~. In addition, the City will increase this homeless set-aside ~~in~~with the issuance of future ~~NOFAs~~City funds, awarded through its Notice of Funding Availability (NOFA) programs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing.

The City will also ~~pursue~~continue pursuing the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's ~~Affordable Housing~~ affordable housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

For example, in September 2022 the City issued a Request for Proposals in advance of for Round 3 State Homekey program funding, and has allocated a total of $35,285,154 from the previous two rounds in local contribution to capital and operating expenses to this program. Through Council approval and in the RFP, the City intends to allocate at least 25 percent of its Round 3 matching funds to projects serving Transition Aged Youth (TAY) clients, through a separate scoring pool for TAY-serving projects. The City is also making a city-owned site, the Clara/Edes parcel, available for Homekey applications. Through Homekey, the City of Oakland partners with experienced housing organizations and service providers to develop and expand

housing for people experiencing homelessness or at risk of homelessness. The City will continue to support six projects that have been awarded through past rounds of Homekey. These projects have added 285 units of affordable housing for people experiencing homelessness since 2020 to 2022.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: **Housing Trust Fund, HOME-ARP,** *State Homeless Housing Assistance and Prevention Funds, California Housing and Community Development Department Homekey Funds,*

~~**Timeframe:** *Ongoing, 2023-2031, as funding is available*~~

Timeframe: As funding is available the *City* will continue to apply for competitive state and federal funding throughout this Housing Element period. The *City* will continue to identify ways to expand and finance the ideal matrix deeply affordable housing, permanent supportive housing, below market-rate housing, and strategic acquisitions of hotel, motel and dorm facilities by 2031.

The City is planning to release a New Construction NOFA targeting the production of additional permanent supportive housing (PSH) units in 2023. For example, the 2021-22 New Construction NOFA funded 324 units, XXX121 of which are designated homeless units. .

The City released the Round 3 Homekey Request for Proposals in 2022 in order to identify projects prior to the State releasing the Homekey Notice of Funding Availability (NOFA) which is expected to be released in Spring 2023. The City will continue to participate in Homekey, if and when future rounds are funded through the State budget.

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

~~**Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing, and ensure that the authority and streamlining of the City's Emergency Homelessness Ordinance remains in place.**~~**Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.**

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted ~~equivalently~~equivalent to similar permanent residential uses in the appropriate zone.

The City will amend the Planning Code to remove minimum parking requirements for transitional housing. For supportive housing, minimum parking requirements will only apply to employee parking for onsite services, and no minimum parking requirements will apply to the residential units.

The City currently processes supportive housing streamlined projects utilizing Assembly Bill 2162 (2021)/Government Code Section 65651 using the City's multipurpose basic application but has received few applications utilizing this procedure. The first such application was received during the drafting of this Housing Element. To provide greater clarity and encourage the use of this streamlining provision, the City will codify the by right requirements of Government Code Section 65651 into the Oakland Planning Code, and will modify the basic application to identify streamlining under this provision.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing* ~~*and continue*~~ .

Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist.

California Government Code Section 8698.4 allows the City Council to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. Upon a declaration of a shelter crisis, the city may allow persons unable to obtain housing to occupy designated public facilities, including facilities leased by the city, during the duration of the crisis. Further, upon a declaration of a shelter crisis, the City may apply reasonable local standards and procedures for the design, site development, and operation of homeless shelters and emergency housing that the City adopts by an ordinance reviewed and approved by State HCD, and provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures or laws, as applied to public facilities, may be suspended.

On January 5, 2016, and subsequently on October 6, 2017 and September 30, 2021, the Oakland City Council adopted ordinances (No. 13348, 13456, and 13662 respectively) declaring a shelter crisis in the City of Oakland. These ordinances were adopted pursuant to the authority ~~*and streamlining of the City's*~~

provided under state law beginning at California Government Code Section 8698. As these conditions continue to persist, the City Council has regularly renewed its declaration of a local public health emergency about the homelessness crisis at each of its regular Council meetings. On May 21, 2019, after review and approval by State HCD, the City Council additional adopted an Ordinance for Emergency ~~*Homelessness Ordinance.*~~
Building Standards Amendments to the 2016 California Building Standards Code that incorporated emergency building standards for emergency housing buildings and facilities, including health and safety standards for recreational vehicles, emergency sleeping cabins, membrane structures, and other emergency housing on property owned or leased by the City of Oakland. Statewide building standards for emergency housing were incorporated into the 2019 California Building Code and the 2019 California Residential Code and on December 10, 2019 the City Council passed Ordinance No. 13576 adopting these emergencies housing provisions, including the local amendments previously approved by State HCD. Finally, on June 4, 2019, the City Council adopted an ordinance amending the Oakland Planning Code Section 17.07.060.A to allow Emergency Shelter Residential Activities and Emergency Housing Facilities on property designated by the City Administrator and owned or leased by the City.

The City will ensure that the authority provided under the City's Shelter Crisis Ordinance and declaration of a local emergency regarding homelessness remains in place until public health and safety concerns no longer persist. The City will review public health and safety conditions prior to the expiration of the emergency ordinance declaring a shelter crisis, a two-year ordinance, and will continue to review conditions every two years to ensure no gap in the authority provided through the emergency declaration of a shelter crisis. The City will also ensure that subsequent amendments of the building code, a process that occurs every three years as the state building code and residential code is revised, will retain these emergency provisions as authorized under State law.

Responsible Party: *Oakland City Council; Oakland City Administrator; Oakland Planning & Building Department.*

Potential Funding Source: *General Fund*

Timeframe: *Ongoing*

Objectives: *Provide additional options for temporary shelter for all persons without the ability to obtain shelter until public health and safety concerns no longer persist.*

Action 4.3.5: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Action 4.3.6: Expand opportunities for the permitting of Emergency Shelters.

The City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities. The City will remove any minimum automobile parking requirements for emergency shelters. In other zones where emergency shelters are currently permitted only upon issuance of a major conditional use permit, the City will revise the Oakland Planning Code to require only a minor conditional use permit, which is processed by Planning Department staff and appealable only to the Planning Commission.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. A key driver behind these disparities is the legacy of the foreclosure crisis during the Great Recession. During the foreclosure crisis, 1 in 14 Oakland homeowners lost their homes. These foreclosures were highly concentrated in East and West Oakland. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes. Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. ~~When the public health emergency subsides~~As we emerge from pandemic restrictions, the City will ~~continue to directly offer~~resume providing in-person workshops in 2023. Finally, the City maintains a list of city-assisted deed-restricted below market rate (BMR) homes for sale to assist potential ~~buyer and will continue to maintain this list throughout the planning period.~~buyers. The City ~~will collect~~collects data through public records and the first-time homebuyer programs to ~~understand the extent of homeownership need~~assess homebuyers' needs and to identify gaps in the programs~~.~~.. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing ~~Funds (CalHFA, Fund Grants (~~HCD), ~~Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate~~program income, city-sourced funds.*

~~**Timeframe:** *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*~~

Timeframe: *The City applied for the last several CalHome program NOFAs to secure funding for down payment assistance but was denied. The City will continue to review NOFAs and strategically*

apply for this assistance when substantiated. The City is already using repayments from previous CalHome and other loan programs to support mortgage assistance.

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the ~~next~~ Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and ~~provide access to homebuyer~~to refer homebuyers to resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State Housing ~~Funds (CalHFA,~~ Fund Grants (HCD~~), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate~~)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data ~~as available~~*

Objectives: *If the City of Oakland receives CalHome grants and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing ~~Funds (CalHFA,~~ Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: ~~*Oakland Public Works Department*~~*Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, ~~potentially~~ by reducing vehicular parking requirements and eliminating parking minimums for residential development within ½ mile of major transit stop (see Action 3.4.4) in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA process, which prioritizes City funding awards to affordable housing projects with better transit access, and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

~~**Responsible Party:**~~

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department; Economic and Workforce Development Department*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As ~~suitable~~grant and loan funding ~~is available~~sources are secured, Oakland will ~~study~~support through technical assistance and financing of characterization and/or ~~remediate~~remediation of environmentally contaminated sites ~~to the maximum feasible extent~~.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Timeframe:** *Ongoing, 2023 - 2031*~~

Timeframe: *The City of Oakland has historically had projects applied to each AHSC round, and expects to have 3-5 projects for the 2023 AHSC NOFA (Round 7). As a jobs and transit center of the region, the City will continue to submit highly qualified projects to this important state funding source each time the source is available in order to secure additional funding for affordable housing in transit-rich service and job centers.*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.~~X~~5: Encourage earthquake-resilient housing.

As funding becomes available, the City will continue to operate loan programs to help property owners afford the cost of seismic safety programs. In the past, these loan programs have particularly focused on soft

-story retrofit projects. The City will also continue to implement the City's soft story retrofit ordinance, which requires vulnerable apartment buildings to retrofit soft story areas at risk of collapse.

Responsible Party: *Oakland Department of Housing and Community Development; ~~,~~Oakland Planning & Building Department*

Potential Funding Source: FEMA Hazard Mitigation Grant ~~Progam~~Program, CalOES Prepare California Match program, other sources as available.

Timeframe: *Ongoing, 2023 - 2031*

Objectives: Successfully retrofit all vulnerable soft-story residential buildings at risk of collapse.

Action 5.2.~~5~~6: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing ~~natural~~methane gas, also referred to as natural gas, or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize exemplary net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, grey-water systems, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under ~~BuildItGreen.org's~~Build It Green's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process~~.~~ which determines which projects are awarded City funds. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage. Recognizing the likely increase over time in power outages due to the impacts of the climate crisis, the City will work across City departments and with relevant agencies such as East Bay Community Energy, to increase community energy resilience such as through deploying or incentivizing onsite energy storage, and supporting the development of neighborhood resilience resources that include clean backup power.

Responsible Party: ~~*Oakland Public Works Department*~~*Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.~~6~~7: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: ~~*Consider adopting a disaster reconstruction overlay zone*~~*Provide greater flexibility to meet housing need in response to potential disasters.*

Action 5.2.~~7~~8. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly ~~-~~assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability.

To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give ~~preference~~points in its competitive New Construction funding processes to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

As noted below, this is not intended to supplant affordable housing investment in lower resource/high poverty and segregation areas, because these are also areas where residents are often subject to displacement pressures, as well as areas with rich access to transit, service and job centers. However, affordable housing opportunities should be made available throughout the City.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods, assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort

will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally -specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs~~).~~) as outlined in Action 5.2.9. These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability (NOFA) scoring criteria has recently been modified to balance scoring ~~to between being in~~ for higher-resource areas and high performing schools (for family housing) with the goal of ~~seeking to increase~~increasing investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low-income residents are especially vulnerable to displacement pressures. Under the current scoring for the allocation of tax-exempt bonds, only high-opportunity areas of Oakland are competitive for funding.

Failing the success of efforts to refine the definition of "high resource" areas to include those rich in transit, job and service accessibility, the City may need to consider adjusting its priorities to focus more investments towards high-opportunity areas in order to continue to be competitive for state funding. However, the City remains concerned about the adverse impacts this would have on the City's anti-gentrification and anti-displacement work, and feels strongly that affordable housing resources are desperately needed in neighborhoods where low income residents are vulnerable to displacement. Lastly, the State relies on TCAC Opportunity Area Maps that designates much of Oakland as "low resource" or "high segregation and poverty." The City strenuously disagrees with these designations that do not recognize the critical role in housing production, jobs creation, and transit connection that Oakland plays for the region. Further, it lags behind the rapid market changes and displacement pressures experienced across the City's transit-, job-, and amenity-rich neighborhoods; this action pursues a more balanced and nuanced investment of resources to support housing across its neighborhoods.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General ~~fund, permit fees, other local, State, and federal funding sources as available~~*

~~**Timeframe:** *Ongoing, 2023-2031*~~

~~**Objectives:** *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*~~

~~Action 5.2.8~~*Plan Surcharge, permit fees, impact fees, other local, State, and federal funding sources as available*

Timeframe: *Geographic equity is currently incorporated as a scoring element in all NOFAs to prioritize awarding City funds towards projects that support this goal; and will continue to be a focus moving forward. New construction NOFAs will be released approximately every other year.*

Objectives: *The ratio of affordable housing units per acre shall increase by 10 percent more in neighborhoods categorized as "High" or "Highest" opportunity by the California Tax Credit Allocation Committee (TCAC) than the increase in the ratio of affordable housing units per acre in all other neighborhoods .*

Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

As part of Phase 1 of the GPU, the EJ Element will include policies and actions that will promote equitable access to public facilities, healthy food, safe and sanitary homes, and physical activity; reduce barriers to inclusive engagement and participation in the public decision-making process; and prioritize improvements and programs that address the needs of low-resourced and disproportionately burdened communities in Oakland. These investments will be focused in communities designated through the EJ screening process.

As part of Phase 2 of the GPU, the City will promote complete neighborhoods where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play. The LUTE, OSCAR and the Infrastructure and Capital Facilities elements will include targeted policies and actions for communities designated through the EJ screening process (i.e., low-resourced, traditionally underserved, and disproportionately burdened communities) that focus on:

- Equitable distribution of new beneficial public, civic, and cultural facilities and maintenance of existing facilities
- Appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access
- Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs
- Expand access to high-quality open space, pedestrian and bicycling amenities, and increase opportunities for physical activity and recreation spaces

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *July 2023 for adoption of EJ Element. End of 2025 for adoption of LUTE, OSCAR, and Infrastructure and Capital Facilities Element*

Objectives: Prioritize improvements in low resourced and traditionally underserved areas in the City to improve fair housing conditions and encourage community preservation, revitalization and, quality of life

Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program by incentivizing on-site affordable units along with the Density Bonus instead of paying affordable housing impact fees, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.~~9~~11: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community through surveys to understand the effectiveness of individual programs. In addition, the City will create a subcommittee of the Planning Commission to bring the progress report of the Housing Element to monitor its performance.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT; Homeless Division, City Administrator's Office; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *General Plan Surcharge and permit fees*

~~**Timeframe:** *Ongoing, 2023-2031*~~

Timeframe: *Ongoing, annual survey and monitoring during the 2023-2031 Housing Element Annual Progress Reporting cycle. By March 2024, create subcommittee of the Planning Commission to monitor the Housing Element.*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: ~~*Ongoing,*~~*End of 2023*~~ *2031*~~

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: ~~*Ongoing,*~~*End of 2023*~~ *2031*~~

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues~~.~~ in parallel with Actions 5.3.1 and 5.3.2. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

~~*Fund, permit fees, other local, State, and federal funding sources as available*~~

~~**Timeframe:** *Ongoing, 2023-2031*~~

Objectives: ~~*Oakland's residential dissimilarity index (which compares racial segregation across*~~*To determine what neighborhoods*~~*) will decrease by at least 10% by 2031*~~ *that fair housing service providers should target for outreach and programing to assist disproportionately burdened groups*.

4.2 ~~4.2~~ Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-1 provides Oakland's quantified objectives by income category for the 2023-2031 Housing Element planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity. The remaining RHNA capacity represents development that the City must support beyond pipeline projects and projected ADUs as identified in the Sites Inventory, Appendix C (including potential development projects, 5th cycle RHNA sites, and other new opportunity sites), and through the actions in this Housing Action Plan.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction*[1]			*Rehabilitation*[2]	*Conservation/ Preservation*[3]
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	~~1,213~~881	~~692~~346	~~4,646~~2,029	-	~~-~~84
Extremely-Low-Income[4]	~~607~~325	346	2,~~323~~584	-	~~-~~84
Low-Income	1,~~244~~499	692	1,~~814~~559	1,216	~~258~~502
Moderate-Income	~~166~~182	594	3,~~697~~681	-	-
Above-Moderate-Income	~~9,716~~10,174	-	1,~~817~~359	-	-
Total	~~12,339~~13,061	1,978	11,~~974~~212	-1,216	~~-~~670

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report ~~((~~152 rehabilitated units in 2020/2021, projected over 8-year period).
~~3. Conservation/preservation estimates are based on the estimated number of assisted units that are at risk of conversion to market rate, as discussed in Appendix B.~~
3. Conservation/preservation estimates include support of the construction, acquisition, and/or preservation of deed restricted affordable housing units each year (640 units total, as described in Action 3.3.6) and down payment assistance for Section 8 voucher holders (30 units total, as described in Action 5.1.3). Units are proportionally distributed based on RHNA allocation among Low-, Very Low-, and Extremely-Low-Income sites.
4. The extremely-low-income housing need is assumed to be 50~~%~~ percent of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

This appendix looks back on the City's 2015-2023 Housing Element to analyze how the City fared in meeting its housing needs over the eight-year period. It additionally evaluates what has worked, what has not, and whether adjustments and new programs may be needed. It also includes an evaluation of the Housing Element's cumulative impacts on special needs. The full plan of action for the current eight-year Housing Element cycle is outlined in Chapter 4, the Housing Action Plan.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. California Government Code Section 65588(a) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The City's Regional Housing Needs Allocation (RHNA) for the previous Housing Element planning period was 14,765 new housing units between 2014 and 2022. Of these housing units, 2,059 should be affordable to very low-income households, 2,075 should be affordable to low-income households, and 2,815 should be affordable to moderate income households. More information about the City's progress in meeting its RHNA over the past eight years is provided below, while additional information on the RHNA process generally and Oakland's allocation for the upcoming eight-year period is provided in Appendix C: the Housing Sites Inventory.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market-rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. Nonetheless, the distribution of unit production in Oakland indicates that current funding sources and land use incentives for affordable housing production remain insufficient to meet Oakland's affordable housing

production goals. In its strategic plan, the Oakland Department of Housing and Community Development estimated that annual investment in affordable housing is roughly $100 million/year less than required to keep pace with Oakland's affordable housing targets.

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. Some actions do not have discrete timelines and are better suited as higher-level policies. While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions, as well as to adequately meet the needs of special needs groups during the 2023-2031 period.

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A.1 Regional Housing Need Allocation Progress

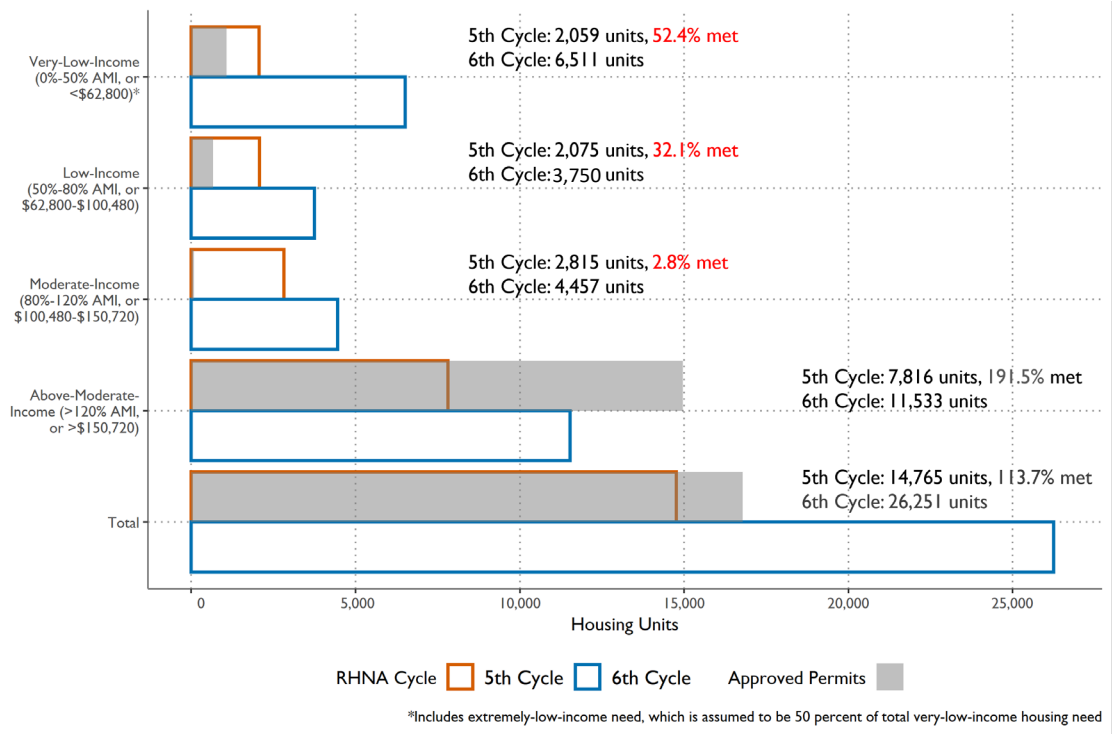
During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,765 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. During the planning period, approximately 21.1 percent of 5th cycle sites inventory parcels developed with about 3,511 residential units. Most of Oakland's progress toward meeting its 5th cycle RHNA occurred on sites not identified as opportunity sites in the previous Housing Element.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every affordable unit. These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, increased interest by developers to invest in Oakland, and Oakland's fairly permissive regulatory environment, which together enabled market-rate development. The imbalance in market and affordable housing construction also reflects the significant shortfall in funding sources and other incentives available for below market-rate housing. This disparity presents a serious equity issue in the number of homes available at different affordability levels. The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which must cover escalating land, construction, and labor costs.[1] Further, in line with State objectives, the City prioritizes deeper affordability when funding is available, hence the lack of moderate-income units during the previous planning period. Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction.

[1] Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/ (last accessed March 30, 2022).

Chart A-1: Progress Towards Meeting the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-income units, and 14,966 above-moderate-income units.[2] These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified income category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See **Chart A-1** for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or "crisis" since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and lower-income residents—the gap between existing

[2] State HCD counts new housing units issued a building permit for purposes of assessing progress towards meeting RHNA. Prior to 2017, annual progress reports did not include "certificate of occupancy" as a reporting category. Thus, accurate counts of housing built during the 5th Cycle RHNA are not available.

housing costs and affordable housing costs—is continuing to grow. This gap is partly exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing, including income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic, among other regional, State, and national factors. Other local factors, including City permitting processes and neighborhood sentiment have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in **Table A-1** below. This is a high-level analysis meant to inform broad changes in the City's goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—include several duplicative or overlapping actions. Some actions do not have discrete timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in **Table A-2** below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (Oakland HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including

persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[3]

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[4] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

[3] Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

[4] The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
Policy 1.1 – Priority Development Areas Housing Program. The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3.)	While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units. Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland's 6th Cycle RHNA. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly additional production strategies.
Policy 1.2 – Availability of Land. Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	
Policy 1.3 – Appropriate Locations and Densities for Housing. The City's Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland. The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.	
Policy 1.4 – Secondary Units. Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.	
Policy 1.5 – Manufactured Housing. Provide for the inclusion of manufactured housing in appropriate locations.	
Policy 1.6 – Adaptive Reuse.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
Policy 1.7 – Regional Housing Needs. The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
Policy 2.1 – Affordable Housing Development Programs. Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.	The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately $150 million in total expenditures on these efforts. However, despite these efforts, the amount of financial resources available for affordable housing has been inadequate to meet the need for low- and moderate-income households. Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community
Policy 2.2 – Affordable Homeownership Opportunities. Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.	
Policy 2.3 – Density Bonus Program. Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.	
Policy 2.4 – Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	
Policy 2.5 – Seniors and Other Special Needs. Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.	
Policy 2.6 – Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.	
Policy 2.7 – Expand Local Funding Sources.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Increase local resources to support affordable housing development and develop new sources of funding.	land trusts, resale controls, and providing rental assistance. The City also provides funding for special needs housing and implements the PATH strategy for homelessness. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly producing affordable housing for those living at 15 percent AMI and exploring additional funding sources, such as a regional housing bond and home preservation fund.
Policy 2.8 – Rental Assistance. Increase the availability of rental assistance for very-low-income households.	
Policy 2.9 – PATH Strategy for the Homeless. Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	
Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community. The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers. Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
Policy 3.1 – Expedite and Simplify Permit Processes. Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review.
Policy 3.2 – Flexible Zoning Standards. Allow flexibility in the application of zoning, building, and other regulations.	
Policy 3.3 – Development Fees and Site Improvement Requirements. Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
Policy 3.4 – Intergovernmental Coordination.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.	Although the City still implements a discretionary design review process, it is currently developing objective design standards. The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.
Policy 3.5 – Financing Costs. Reduce financing costs for affordable housing development.	
Policy 3.6 – Environmental Constraints. Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.	
Policy 3.7 – Community Outreach and Education. Increase public acceptance and understanding of affordable development and related issues through community outreach.	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
Policy 4.1 – Housing Rehabilitation Loan Programs. Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.	The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds to housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance. This priority area was also identified in the 2015 report, “A Roadmap Towards Equity: Housing
Policy 4.2 – Blight Abatement. To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.	
Policy 4.3 – Housing Preservation and Rehabilitation. Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly assisted and non-assisted housing that currently has affordable rents.	Solutions for Oakland, California," particularly to address and prevent displacement, passing a seismic retrofit requirement with anti-displacement terms, amendment of the condo conversion ordinance, improved habitability conditions, and incentivization of property owners to contribute to voluntary housing solutions.
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market-rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch (EBEW), and the
Policy 7.2 – Minimize Energy and Water Consumption. Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	promotion of mixed-use development, transit-oriented development, and development in PDAs. In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	Directing new development within Oakland's designated PDAs remains an effective method to bring transit, jobs, and housing together with the overarching goals of increasing housing options and reducing greenhouse gas emissions. This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element. In addition, in recognition of the need to affirmatively further fair housing by creating housing opportunities within formerly exclusionary neighborhoods, the Housing Action Plan (Chapter 4) proposes actions that also expand housing opportunities more broadly.
ACTION 1.1.2	*Expedited Review*. Continue to expedite the permit and entitlement	Bureau of Planning &	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning entitlement applications, including for	The policy is effective. Between 2018-2021 (the	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Bureau of Building		larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.	period during which State HCD has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in reporting requirements.	meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 1.1.3	*Streamline Environmental Review*. Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).	Bureau of Planning	Ongoing, 2015-23	1) ln July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans as well as the Land Use and Transportation Element of the General Plan when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts, and began to	The action is effective.	The action is appropriate to meet Housing Element goals. The Housing Action Plan (Chapter 4) proposes additional actions to streamline environmental review, including through the creation of ministerial permitting processes and adoption of objective design standards. See Action 3.3.5 (Affordable Housing Overlay), Action 3.4.2 (Revise CUP Requirements), Action 3.4.7 (Objective

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and 4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		Design Standards), Action 3.6.3 (Entitlement Reform), Action 3.6.4 (SB 35 Streamlining), Action 4.3.2 (Modular Development Streamlining)
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private industry and other partners to improve International Blvd. Corridor's housing, economic	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies that prevent the	The initiative is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			International Boulevard, completed construction in 2019. • Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California Department of Housing and Community Development. The developer also received a California Housing Accelerator award in 2022.	displacement of long-time residents and small businesses.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 3050 International, a 76-unit proposed affordable development, is applying for funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022. In 2020, the City of Oakland, in partnership with the East Oakland Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				housing development. TCC's 95th & International began construction in 2021. Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with stakeholders on projects, outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing. • Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire*	Bureau of Planning	2015-2020	Recent revision to the California Building Code has now allowed for the construction of smaller residential unit sizes. As such, the City of Oakland has focused on expanding incentives for	Efficiency units are an effective way of creating affordability by design. While the	With the changes to building code and expanded allowance for

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Downtown and Jack London Square PDA. Micro-living quarters are defined in the Oakland Planning Code as "a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, D-BV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.			the construction of efficiency dwelling units. In November 2021, City Council approved the Construction Innovation Ordinance, which allows for the provision of efficiency units in residential facilities at twice the otherwise maximum allowable density, similar to the existing standards for rooming units. In the Downtown area, rooming house facilities also remain a permitted facility type. Rooming units are similar to micro-living quarters in that units have shared kitchens instead of individual ones.	program is new, the City has heard expressed interest in the model from applicants. The micro-living program was ultimately not included in the proposed Downtown Oakland Specific Plan.	efficiency and rooming units, the micro-living quarter building type is no longer needed to meet the goal of permitting "affordable by design" small, high-density units.
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).*	Bureau of Planning	Post to City's	The City's Detailed Land Inventory can be found on Section 4 and Appendix C	This action is an effective method	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.		website within 90 days of adoption and final certification (by HCD) of Housing Element	of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element.	of maintaining an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	the Housing Element.
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan (BVSP) has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of June 2022, , there are a total of 4,091 housing units in various stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units	The Broadway Valdez Specific Plan was very effective in incentivizing housing with an EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the BVSP. No further related actions are proposed

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not yet approved = 397 housing units The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	development program that was created for the plan allowed for flexibility with the EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 units have already been built so far. With the additional units under construction, filed for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market-rate units, 44 moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of development and is anticipated to be constructed in the 6th cycle.	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the LMSAP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing	The action is appropriate to the Housing Element. The City will continue to track progress on the

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Oakland Specific Plan (WOSP).			low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	units included in the development program for the West Oakland Specific Plan (WOSP).	approval and completion of housing units within the WOSP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at: https://www.oaklandca.gov/resources/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	The action is an effective method of tracking progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	The action is appropriate to the Housing Element.
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments that have at least 25 units or have at least 10,000	Permitting housing in the non-industrial areas of the Central Estuary is an important	Build out of housing in the non-industrial areas of the Central Estuary

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	included in the development program for the Central Estuary Area Plan (CEAP).			sq. ft. total Residential Floor Area, which includes projects in the Central Estuary area. The interactive map is available at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	mechanism to deliver much-needed housing.	is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.* With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land with the City. The master developer has proposed adding another 600 units of market-rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission.	The City's efforts to promote housing opportunities in the Central Estuary Area have borne fruit in the 2015-2023 cycle. 3,100 units of housing, including 465 units of affordable housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and	The objective dovetailed appropriately with the City's Central Estuary Area Plan. As the Brooklyn Basin development nears completion, this goal should be revised in future housing element cycles.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen has assembled its financing for Project 4's (Foon Lok East) remaining 124 units of family housing, and commenced construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).	direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.*	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional	The ADU program has been very	The goals of this portion of the

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a separate non-tandem parking space.			parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any additional cars that ADUs bring are forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.	effective in creating additional units of housing without adding additional off-street parking spaces. The number of ADUs permitted annually can be found in the City's Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A and A2 for APRs 2018-2021), which are posted to the City's webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in transit-rich areas where car ownership can be optional. This preserves valuable lot space for housing or as valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						required in some areas, consistent with State law.
ACTION 1.4.2	*Secondary Unit – Setback Solutions.* Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A recent ordinance amendment further reduces this setback to 3 feet in some cases.	The ADU program has been very effective in creating additional units by converting existing structures on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	The ADU policy regarding the setbacks is appropriate in creating additional housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts. In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning districts where residential uses are permitted.	Factory-built manufactured housing becomes more common with the ease of construction and the improved appearance and variety of designs.	With the code changes, it is appropriate to allow for construction in any zone where single-family residences are permitted.
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit live/work conversions, thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate. The Housing Action Plan

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						(Chapter 4) proposes an action (Action 3.2.2) to update and promote live/work and work/live units in Oakland.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.* Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-,	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the 2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	The City has effectively met its RHNA housing allocation for total number of units to be built, but it has not met the goal of the percentage of affordable units and exceeded the number of market-rate units built.	While the goals of this action are appropriate to the Housing Element, the proposed action is too broad and is not carried forward as a listed action in the 2023-2031 Housing Element. Chapter 3 and Appendix C provide information on the adequacy of

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	low-, and moderate-income households.					existing zoning in Oakland to accommodate its current Regional Housing Needs, while the Housing Action Plan (Chapter 4) includes a number of actions that the City will implement to ensure additional housing can be constructed during the eight-year planning period, with a focus on missing middle and affordable housing.
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation*	DHCD – Housing	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds	The City's NOFAs are effective as the	This program is highly

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Housing Development Program. Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	Development Services		pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here: https://www.oaklandca.gov/resources/nofa-opportunities	primary method of delivering affordable housing.	appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis than annually, to the extent that funding is available.
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.*	DHCD – Housing	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment	The City's predevelopment	The program is fully appropriate

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	Development Services		loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to increase its effectiveness.	for the development of affordable housing.
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new affordable housing for extremely-low-, very-low-, low-, and moderate-income households.	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. In addition, in 2015 OHA completed construction on Lakeside Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities.	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers. OHA's affordable housing development activity over the past ten years has been strategic,	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and not a specific "public housing" program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. • Brooklyn Basin - OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was	significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing since 2008 with a combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to	

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				completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021. • 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also,	leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost for fifteen major projects. OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has	

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				during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits. • 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to facilitate future building and redevelopment of new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421 low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA	

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					projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations, also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						
ACTION 2.2.1	*First-Time Homebuyer Programs.* Continue to operate a First-Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). The City has unsuccessfully applied for the last three rounds of competitive CalHOME funding for the City's Mortgage Assistance Program (MAP) program, but the scoring system does not favor high cost housing markets like Oakland. As such, in 2021 the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first-time	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers

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					homebuyer loans as funds are available.	with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).			2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.		the feasibility was reduced due to steep development cost increases; a boost of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October 2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other	The demand for this service, particularly emergency mortgage assistance, far exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through:	The scope of Oakland Housing Secure (OHS) to support homeowners is important work, though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.			services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	avoiding an eviction, avoiding homelessness, or securing time and/or money to maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping renters housed using Federal Relief funds.	and renters, and rental assistance work continues under the City's Keep Oakland Housed (KOH) program.
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development

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	investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National			single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.		costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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	Community Stabilization Trust's First Look program.					
ACTION 2.2.5	*Home Preservation Loan Program.* The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	This program provided financial assistance to 20 households between 2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA). Funding for this program has been variable – no funding was available in 2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019. Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.	Effective with sufficient funding – no funds provided in 2021.	Appropriate if and when furnished with appropriate resources to deliver on expected outcome. In the future, this action should be combined with Action 2.2.3 and renamed as Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's	The City has effectively updated its procedures and ordinances to ensure the orderly	The Density Bonus is a is a provision of State law and does not require a local enabling

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	projects that provide at least: • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all			Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were approved, 10 were permitted, and 8 were completed as the result of a density bonus.	application of the Density Bonus law.	ordinance. The City has regularly updated its local ordinance to be consistent with State law.

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	units in the development are offered to the public for purchase.					
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.	DHCD	Ongoing support and expansion of Land Trust as funds are available.	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	This program is effective in promoting homeownership opportunities for very-low-income and low-income homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	DHCD will continue to support the efforts and capacity of the land trusts as resources are available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable	Resale controls are a critical and effective tool for ensuring that	Resale controls are a fundamental component of

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	projects to ensure that units remain permanently affordable through covenants running with the land.			development projects, both rental and ownership.	affordable homeownership units remain affordable.	the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for seniors and persons with special needs.	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction, acquisition and conversion to affordable housing, and rehabilitation/preservation of existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	The City's NOFAs are an effective means of providing financial assistance to properties housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	The policy is appropriate to the housing element.
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.* Provide housing and associated supportive	DHCD; Community Housing	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to provide housing assistance. In FY 2020-	The HOPWA Program is an effective program providing housing	The Human Services Department will continue to

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	services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.	Services (DHS)		2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 290 units, with 116 in stewardship.	assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	serve persons living with HIV and AIDS through HOPWA funding.
ACTION 2.5.3	*Accessible Units in New Federally Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services database system and will continue to do so moving forward.	This program is effective.	This program is appropriate for the Housing Element.

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	ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.					
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.* Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	DHCD – Housing Development Services	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	The policy is an effective means of ensuring that City-assisted affordable units are constructed for large families.	The goal is appropriate to the housing element. Goal may need revision to include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.* Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual Report. Impact fee reports are available here: https://www.oaklandca.gov/document	The policy is an effective means of generating funds for affordable housing.	The action is appropriate to the Housing Element.

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	warehouse/distribution facilities.			s/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed. Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.		
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by*	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1,	This program has been effective in collecting $17,584,503 in affordable Housing	This program to find additional sources of funding for affordable

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	Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing. The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new			2016, are subject to the fees. On December 24, 2021 the City completed the Annual Report for Fiscal Year Ending June 30, 2021. See this link for the report: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: https://www.oaklandca.gov/document	Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	housing is appropriate for the Housing Element.

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	developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.			s/city-of-oakland-annual-impact-fee-reports As stated in Action 3.3.9, the City will review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.		
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites*. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements:	The City followed-through on commitments to issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers,	The policy is consistent with the Surplus Land Act and appropriate to the Housing Element. The policy may need revision to include an option for

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	In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			• Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market-rate units • 1150 Clay St, 288 market-rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units • 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately 1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County.	including nonprofit housing providers; and prioritized affordable housing production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that expects to release in coming years.	ground lease rather than sale. City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

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				• 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD		
ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").* The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund. These funds are combined with other affordable housing funding and issued through competitive NOFAs.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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	that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing					

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	Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution,	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, which will be effective March 2022.		
ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources. Note that Oakland Housing Secure, Keep Oakland Housed, and Emergency Rental Assistance Program superseded this program, as discussed in Action 2.2.3 and 2.2.5.	When operated with sufficient staff and fund resources, the program served close to 90 Oakland residents per year.	Households earning 50% or less of median income, especially those earning 40% or less are most likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.
POLICY 2.9: PATH Strategy for the Homeless						

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master's	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and provides in-depth services and continuity of care to the unsheltered homeless individuals in each zone. • Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team responds to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and welfare of encampments and the surrounding community.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.* The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland.	DHS staff believe that this program is effective given its accomplishments during this planning period.	~~.~~ DHS continues to provide this service as resources are available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.			OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519 households were served by OPRI and 431 clients were served between FY 2018-2021. In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.		
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters includes the following:	DHS staff believe that this program is effective given its accomplishments	DHS staff will continue to provide this service as

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.			<u>Crossroads Shelter</u> Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression. The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals:	during this planning period.	resources are available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No. *Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
			Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59% <u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96% <u>Family Matters Shelter</u> Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families.	DHS staff believe that this program is effective given its accomplishments	Department of Human Services will continue to support transitional housing

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.			Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites	during this planning period.	programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy in leads to approximately 182 beds total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections, shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental projects, and up to 12 points for ownership projects). Rental projects can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points). The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map	The policy is effective.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income population of Alameda County.* The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need	DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement and support of regional efforts.	DHS and DHCD will continue to support collaboration among City Departments and other regional, State and federal efforts.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the County-Wide system redesign process.			assistance the most receive it in a timely manner.		
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the	The action is fully effective.	The action is consistent with the objective of providing

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.			Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients. However, overtime participants have been able to secure housing, find full time employment, enroll back in school and obtain support needed to address mental and emotional needs.		housing for Oakland residents.
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	*Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.* In its annual competitions for the award of housing development funds, the City will give preference to	DHCD – Housing Development Services	Ongoing, 2015-23	The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).	The action is a necessary but not sufficient tool for advancing geographic equity.	The action is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	projects in areas with low concentrations of poverty.					
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	*Oakland Resident and Worker Housing Preference Policy Resolution.* Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length of residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding	DHCD	Ongoing enforcement, 2015-23	The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given preference. The City also continues to ensure that this standard was met for the First-Time Homebuyer Mortgage Assistance Program. In 2016 the City updated a displaced person preference and a neighborhood preference. The City is pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.	The policy is fully effective.	The policy is consistent with the objective of providing housing for Oakland residents.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	sources for the housing project permit such a policy.					
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been numerous multifamily developments built in Oakland.	Multifamily housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						permitting additional densities in single-family zones.
ACTION 3.1.2	*Special Needs Housing.* Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the	Bureau of Planning	Transitional and Supportive Housing review and update: By December 2015 Allowing Emergency Shelters By-Right: Ongoing, 2015-23	The City's Planning Code continued to permit transitional housing in compliance with State law and allows emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial zones as codified by Ordinance No. 13248 (adopted July 15, 2014). Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.	The zoning text amendments to the definitions for transitional and supportive housing will facilitate clarity during the development review process for these types of activities. Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.	The legislation was prepared in response to State law, and is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Oakland Planning Code Section 17.103.015.					
ACTION 3.1.3	*Discretionary Permits.* Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units (ADU's) which are issued ministerially over the counter. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability. While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines	Planning staff routinely use the design review and other checklists when approving projects, and will continue to do so. These checklists are given to the public in advance of a project application, so they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for	To ensure a consistent set of design principles which apply to new residential development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code. The City is looking to make

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				and adequate staffing to process applications efficiently and effectively.	transitional and supportive housing would not be required to obtain a conditional use permit, if their facility houses less than six people. While the Bureau prioritizes processing of residential development application, lack of objective design guidelines and lack of adequate staffing limit the ability to further achieve this goal.	further types of housing subject to ministerial approval upon adoption of Objective Design Standards in late 2022/early 2023.
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.

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	different permits associated with projects, and provide project coordinator services to expedite project review when needed.			Transportation, and Oakland Public Works. This effort was implemented in early 2022.		
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria, and has continued to process cases under SB35. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.	Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.	Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.1.6	*Expedite Environmental Review.* Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3. In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.	The City is continually evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable housing, within the restrictions of CEQA.	City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs.	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet,	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups. In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are Black, Indigenous, and people of color (BIPOC) residents—to build ADUs to either provide a rental income or provide for multi-generational	it is not yet possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create ADUs in general, so additional support for lower-income residents is necessary for equitable distribution of the benefits this new ADU policy will create.	assistance initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and public programs to support the ADU applicants would further enhance access to ADUs for applicants of all income groups.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				households and remain in the community.		
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed strawbale construction as alternative construction.	This action is effective.	This action is appropriate; the City will continue to review processes and procedures to allow for alternative construction methods.
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	requirement for residential planned unit developments (PUD).			permit has been used to maximize residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.		
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.	The action is effective.	The action is appropriate

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP area's open space development requirements will be completed as a near-term implementation step.	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	This is an appropriate step to remove constraints to the development of housing. As described under "Status of Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There have been no newly adopted DAs since before 2015. There	This policy has the potential to be very effective, depending on policy maker discretion. Staff is currently seeking	This action is still appropriate for the 2023-2031 Housing Element period.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	on- and off-site environmental impacts.			are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	to boost residential affordability through DA applications.	
ACTION 3.3.2	*Development Impact Fees.* Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. On December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element
POLICY 3.4: Intergovernmental Coordination						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.4.1	*Multiple Agency Reviews.* Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review. When possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	HDS has generally been effective at coordinating among different governmental agencies in reviewing residential developments.	This policy is appropriate.
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.*	DHCD – Housing	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on	The policy is a core component of the	The policy is appropriate to

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	Development Services		favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources. For more information about NOFA funds committed recently, please see Action 2.1.1.	City's strategy to provide housing to low-income households.	Housing Element goals.
ACTION 3.5.2	*Access to Low-Cost Financing for Home Purchase.* Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021, the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021, the programs issued 121 loans totaling $6,782,346.	The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for	The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				See also Action 2.2.1.	ownership and wealth-building among disadvantaged communities.	long term affordable housing through ownership, the greater community benefits by retaining a diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	*Remediation of Soil Contamination.* Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	Housing & Community Development	Investigate potential funding sources	There has been no new action since 2015. The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.		
POLICY 3.7: Community Outreach and Education						
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.*	DHCD – Residential	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent	The action is an effective means of repairing housing	The action is appropriate; it is aligned with the

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program	Lending Services		on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for disabled homeowners, though existing Rehabilitation Programs.	in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	Housing Element and preserving and protecting the City's existing housing stock.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, though existing Rehabilitation Programs.	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.	The policy is appropriate for repairing housing in danger of major code violations/deficiencies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program	The Building Services Department will

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	sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.				execution, at the moment only the most egregious cases need enforcement efforts. The Bureau is moving toward a proactive rental program to conserve/improve the older housing stocks.	continue this program and continue to look for more effective and efficient methods of addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.*	DHCD – Housing Assistance	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was	The program is effective with the proper resources.	The City's Building Services department will continue the

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	The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement proactively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.	Center/Strategic Initiatives		strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues to operate this program, although the number of registered properties decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.		programs and look for improvement to the program.
ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a	Acquisition and rehabilitation of distressed properties benefits when driven by small,

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	both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.			possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	non-profit partner beginning in 2012. Since that time, however, the City has continued to pull properties from auction but has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	nimble and focused actors. It is more appropriate at this time that the City defer to, encourage and, where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.
ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for

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	Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the			these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. In 2021, about 19 investor-owned properties were registered.		improvement to the program.

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	new owner on an abatement plan.					
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.* Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.	In 2015 three houses were moved to new sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area,	Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment' s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large

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					but development pressure seems too great to find available move-on sites or get the older buildings incorporated into new high-density development projects.	amounts of land somehow become available. Regardless, the City will continue to keep this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. Citywide services are contingent upon award of funding.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding	This program has been effective.	The policy is appropriate to Housing Element goals in

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	housing to make accessibility modifications to accommodate persons with disabilities.			availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.		supporting seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed. In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boost of subsidy may be needed to maintain feasibility of future projects using this model.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household. See also Actions 2.2.2 and 2.2.4.		
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual caps on tax	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work under the Mills

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of historically designated properties to use the performance-based California Historical Building Code.	Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.
ACTION 4.3.6	*Rehabilitating Public Housing.* Focus investment of Oakland Housing Authority's Making Transitions Work funds into	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority (OHA) also plans on converting some mixed-finance properties with public	This policy action is effective. During the State's economic and foreclosure crisis,	This policy action is appropriate to the housing element. With

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.			housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers. OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock. In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit	OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY 2019 to dispose of 253 units of public housing across	HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially viable programs with more flexible financing options.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late 2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on threatened funding streams and to generate revenue to sustain	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings. In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.* Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."	DHCD; Bureau of Planning	Program implementation beginning 2015	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished.	This action has been effective in preventing demolition of Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by alerting Staff of existing conditions and the applicants of requirements for the	This action is appropriate for the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and whether any tenants will be displaced due to the project. See also Action 5.4.1.	replacement of affordable and rent controlled units.	
ACTION 4.3.9	*Seismic Safety Retrofit Policy.* Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond,	DHCD; Bureau of Planning	Program implementation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and $4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to 75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP was submitted in Spring of 2022, to re-	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to retrofit without assistance, especially if foundation work is required.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	which would require voter approval.			fund the program for an additional 3 years.	buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild, and recover financially in the event of earthquake damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as homeowners. Apartment building owners may struggle to finance what is now a

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to financial hardship. Without financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in future cycles to focus on maintenance or identify new goals.
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market-rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that could convert within the next 24 months)	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the conversion of such units.	The policy is appropriate to Housing Element goals.
ACTION 5.1.2	*Contact With Owners of At-Risk Buildings.* Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest risk each	See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element:	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.		year (that could convert within the next 24 months)	• Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St) Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels. Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067.		

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				Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.		
ACTION 5.1.3	*Financial Assistance for Preservation Projects.* Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing.	The policy is effective.	The policy is appropriate to Housing Element goals.
ACTION 5.1.4	*Project Based Section 8 Assistance.* Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	DHCD – Housing Development Services; Oakland Housing Authority	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice, OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to	The policy is effective. The strategy to allocate PBV subsidies through various methodologies has proved important and strategic to preserve affordable units for households served through the	As the decline of HCV utilization and increasingly competitive and expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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				3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room occupancy (SRO) apartments to serve specialized populations. The RFQs received a huge response from existing owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA's new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units and has many in the pipeline to allow us to continue to serve the maximum number of families possible. Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition	program as the housing market continues to remain expensive.	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868. During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which included completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.		
ACTION 5.1.5	*Local Non-traditional Housing.* Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and 3) emancipated foster youth exiting the juvenile justice system. The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County	This policy action is effective. Throughout the previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.	The policy is appropriate to Housing Element goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Sherriff's Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT. The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved for house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients		county agencies to promote systems alignment by breaking down silos, to provide targeted housing resources alongside supportive services from these agencies to extend the runway of support and leverage funding more effectively, building on a platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020. BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020.		populations such as emancipated foster youth, CalWORKs working families, homeless veterans and the elderly, to supplement the resources being provided by state and local funding sources. These programs in FY 2019 are adding 190 families served in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's

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				BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		leadership via a national Steering Committee of a few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully extend the contract with HUD as is, until 2028. This was critical to enable OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing.	The policy is effective and critical to producing and preserving affordable housing.	The policy is appropriate to Housing Element goals.

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				The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable housing applying for Low Income Housing Tax Credits in Oakland. The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).*	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs	The policy is effective in preserving and improving the City's stock of	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding. Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has deployed its production funding through several NOFA rounds to support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing	affordable housing.	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code)	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	that limits evictions of residential tenants to specified causes and provides remedies.					
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to implement these amendments were approved by the City Council in 2021.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				changes to these buildings to ensure they align with regulations. In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.		
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						
ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.* The City will review the existing Condominium	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental	This has been effective in reducing the number of condo	The policy is appropriate to Housing Element goals.

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	Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.			units to condominiums without replacement units being built.	conversions taking place.	
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs	This policy action is effective.	This is appropriate to the Housing Element.

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	families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market-rate properties surrounding them.			noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio. The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had		

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				moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing		

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				platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		
GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds.	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately $261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland's Race and Equity work and is further supported by findings in the

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	through billboard campaigns, workshops, public service announcements and other media.			In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or State law.	added for the Fair Chance Ordinance program. Annually the fair housing program benefits approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.	2020-20-25 Alameda County Regional Analysis of Impediments to Fair Housing Choice. Segregation between white and minority residents has increased in the last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate

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						housing needs. There are many more statistics to support the appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.	When fully resourced, this program is successful in assisting Oaklanders in finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for persons with disabilities.	Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's central housing needs center on lack of affordable housing, high

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						incidence of housing cost burden, particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted	The policy is a highly effective means of ensuring access to	The policy is fully consistent with the goal of promoting equal

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	projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.			by the City, ensuring there is no discrimination against potential tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, State or local law.	affordable housing for underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	housing opportunity. Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	As part of the Department of Housing & Community Development Strategic Plan, these efforts support Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.

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	Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.			Community Development & Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.		
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.* The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	City Manager, Office of ADA Compliance	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	Reasonable accommodations are an effective tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	Reasonable accommodations are a fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.*	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing	The Reasonable Accommodations ordinance, (adopted in July 2014) was	The Reasonable Accommodations ordinance, (adopted in July 2014) was

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	Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.			programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the	developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in providing people with disabilities fair access to housing.	developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.		
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the recommendations that Oakland wrote in their letter.	The policy is appropriate to Housing Element goals.
POLICY 6.4: Fair Lending						
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021, no Community Credit Needs Assessments were scheduled.	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the majority of credit provided to the	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks supply only a fraction of the

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	organizations on lending patterns in Oakland and the availability of residential credit.			Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted approximately $20,000 for a periodic Nexus study to determine the community's credit needs. In addition, at the initiation of Treasury's periodic RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this data for Treasury's review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.	community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge community credit availability and the equitability of local lending practices.	mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek credit and are not captured in the banking practices studies.
ACTION 6.4.2	*Community Reinvestment Activities Linked to Banking.* Actively support efforts to ensure that banks meet and	DHCD – Policy and Programs; Financial	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the list of lenders	The program effectiveness has declined since the majority of credit	In past years, HCD budgeted approximately $20,000 for a

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	exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	Services Agency, Treasury Division		eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	provided to the community is not provided through local brick and mortar banks.	periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar banks for their lending practices and collate this data for review as part of the Linked Banking Program. In 2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit

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						in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking practices studies.
ACTION 6.4.3	*Community Outreach and Predatory Lending Controls.* Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include	DHCD – Housing Assistance Center/Strategic Initiatives; Financial Services Agency, Treasury Division	Ongoing, 2015-23	The City of Oakland provides resource information on predatory lending on its website: https://www.oaklandca.gov/resources/predatory-lending Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies provide outreach and services around predatory lending.	The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies	This program is effective and will be continued into the next Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be combined with Action 2.2.3.

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	door-to-door outreach and funding legal services on foreclosure counseling and prevention.			To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In 2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education. As described in Action 6.1.4 “Housing Resource Center”, the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and		

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				predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric	The policy is effective.	The action is appropriate to meet Housing Element goals.

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	Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.			vehicle (PEV) charging, exceeding CalGreen standards.		
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.* Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily	These approaches have combined to create a highly effective approach to energy efficiency and conservation in existing buildings.	These programs are an appropriate method of implementing the relevant goals on reducing energy

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	programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.			Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space		cost burdens for residents.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	*Alternative Energy Production.* Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy	The policies and programs have generated significant progress in building and operating renewable energy systems in support of homes. The approach is effective.	This continues to be an appropriate method of expanding renewable energy systems, although pairing with some elements of energy storage and resilience are likely warranted in future Housing Elements.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.			sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of ensuring high levels of alternative energy production for the foreseeable future.		
ACTION 7.2.3	*Facilitate a Community Solar Program.* Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This	This approach has been effective in providing residents options for accessing renewable energy, regardless of home ownership or site conditions.	With the availability of renewable energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				effort was recently funded $5 million by the California Energy Commission.		appropriate means of providing the intended access.
ACTION 7.2.4	*Technical Assistance.* Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.		
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build	The policy is appropriate to Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	another encourages walking and bicycling, instead of automotive trips.			considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir	housing in an expedited manner.	
ACTION 7.3.2	*Transit-Oriented Development.* Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall building with 402 market-rate and affordable residential units. Panoramic Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and	This action is effective. During the planning period, 402 market-rate and affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	This action is appropriate for the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	and transportation mode share.			affordable housing) surrounding the Lake Merritt BART Station.		
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.* Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1).	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See “2019 Proposed PDA map” for a map of existing PDAs following this year’s update and “2019 Proposed PDA Map Showing Changes to Existing PDAs” for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1	"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development grants for projects located in PDAs.	The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1		
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort undertaken by the City.	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for	Dense development near transit is a primary tool for reducing carbon emissions.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	preservation of existing affordability.			Frank G Mar Apartments, an existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.	future Housing Element cycles.	
POLICY 7.4: Minimize Environmental Impacts from New Housing						
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	with the City's Zero Waste Plan.			recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.		and the new Specific Plans.
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.*	Bureau of Planning;	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the	Planning staff consistently encourages	Existing buildings support

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Building		Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code accommodations for existing buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	"naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the one that is already built."

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	review requirements for buildings to improve climate resiliency.			groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to a changing climate. The ECAP was developed	The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be	The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a more expansive

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.			pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP	made in support of housing policy.	description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident health and safety.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1 Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		

Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

This appendix looks back on the City's 2015-2023 Housing Element to analyze how the City fared in meeting its housing needs over the eight-year period. It additionally evaluates what has worked, what has not, and whether adjustments and new programs may be needed. It also includes an evaluation of the Housing Element's cumulative impacts on special needs. The full plan of action for the current eight-year Housing Element cycle is outlined in Chapter 4, the Housing Action Plan.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. California Government Code Section 65588(a) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The City's Regional Housing Needs Allocation (RHNA) for the previous Housing Element planning period was 14,765 new housing units between 2014 and 2022. Of these housing units, 2,059 should be affordable to very low-income households, 2,075 should be affordable to low-income households, and 2,815 should be affordable to moderate income households. More information about the City's progress in meeting its RHNA over the past eight years is provided below, while additional information on the RHNA process generally and Oakland's allocation for the upcoming eight-year period is provided in Appendix C: the Housing Sites Inventory.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market-rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. Nonetheless, the distribution of unit production in Oakland indicates that current funding sources and land use incentives for affordable housing production remain insufficient to meet Oakland's affordable housing production goals. In its strategic plan, the Oakland Department of Housing and Community Development estimated that annual investment

in affordable housing is roughly $100 million/year less than required to keep pace with Oakland's affordable housing targets.

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. Some actions do not have discrete timelines and are better suited as higher-level policies. While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions, as well as to adequately meet the needs of special needs groups during the 2023-2031 period.

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A.1 Regional Housing Need Allocation Progress

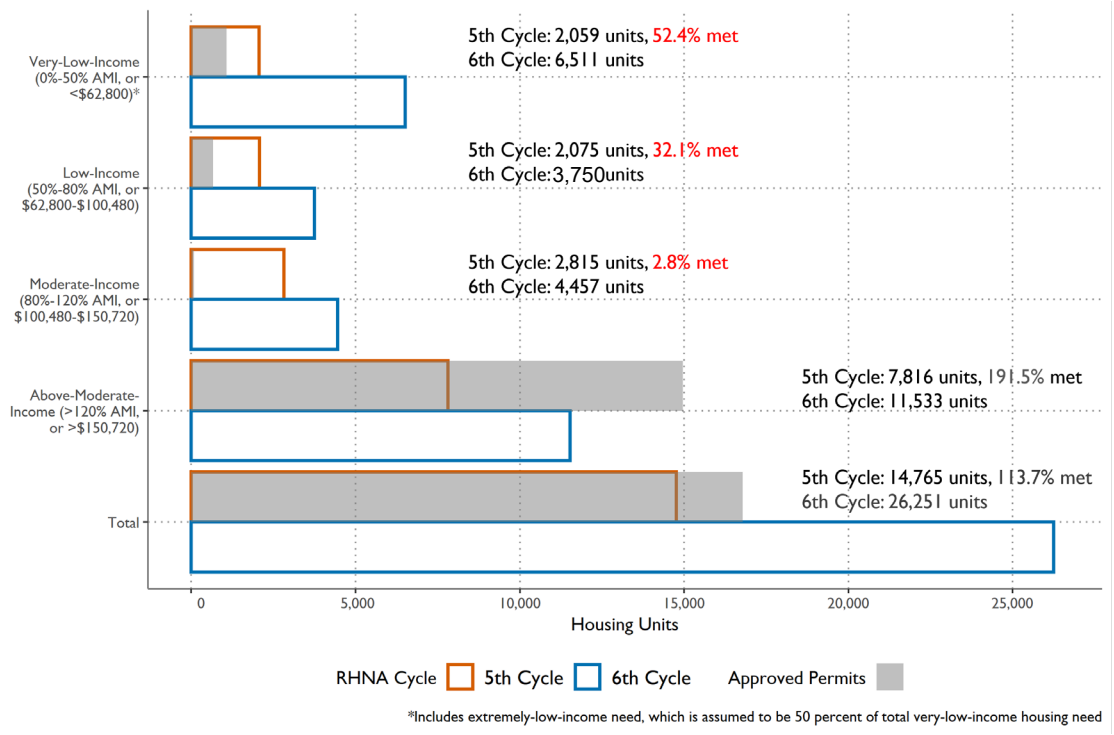
During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,765 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. During the planning period, approximately 21.1 percent of 5th cycle sites inventory parcels developed with about 3,511 residential units. Most of Oakland's progress toward meeting its 5th cycle RHNA occurred on sites not identified as opportunity sites in the previous Housing Element.

While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and approximately nine above-moderate-income units were permitted for every affordable unit. These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, increased interest by developers to invest in Oakland, and Oakland's fairly permissive regulatory environment, which together enabled market-rate development. The imbalance in market and affordable housing construction also reflects the significant shortfall in funding sources and other incentives available for below market-rate housing. This disparity presents a serious equity issue in the number of homes available at different affordability levels. The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which must cover escalating land, construction, and labor costs.[1] Further, in line with State objectives, the City prioritizes deeper affordability when funding is available, hence the lack of moderate-income units during the previous planning period. Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction.

[1] Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/ (last accessed March 30, 2022).

Chart A-1: Progress Towards Meeting the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, 78 moderate-income units, and 14,966 above-moderate-income units.[2] These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified income category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See **Chart A-1** for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or "crisis" since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and

[2] State HCD counts new housing units issued a building permit for purposes of assessing progress towards meeting RHNA. Prior to 2017, annual progress reports did not include "certificate of occupancy" as a reporting category. Thus, accurate counts of housing built during the 5th Cycle RHNA are not available.

lower-income residents—the gap between existing housing costs and affordable housing costs—is continuing to grow. This gap is partly exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing, including income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic, among other regional, State, and national factors. Other local factors, including City permitting processes and neighborhood sentiment have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in **Table A-1** below. This is a high-level analysis meant to inform broad changes in the City's goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—include several duplicative or overlapping actions. Some actions do not have discrete timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in **Table A-2** below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (Oakland HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[3]

[3] Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[4] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

[4] The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
Policy 1.1 – Priority Development Areas Housing Program. The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3.)	While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units. Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland's 6th Cycle RHNA. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly additional production strategies.
Policy 1.2 – Availability of Land. Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	
Policy 1.3 – Appropriate Locations and Densities for Housing. The City's Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland. The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.	
Policy 1.4 – Secondary Units. Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.	
Policy 1.5 – Manufactured Housing. Provide for the inclusion of manufactured housing in appropriate locations.	
Policy 1.6 – Adaptive Reuse.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
Policy 1.7 – Regional Housing Needs. The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
Policy 2.1 – Affordable Housing Development Programs. Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.	The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately $150 million in total expenditures on these efforts. However, despite these efforts, the amount of financial resources available for affordable housing has been inadequate to meet the need for low- and moderate-income households. Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community
Policy 2.2 – Affordable Homeownership Opportunities. Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.	
Policy 2.3 – Density Bonus Program. Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.	
Policy 2.4 – Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	
Policy 2.5 – Seniors and Other Special Needs. Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.	
Policy 2.6 – Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.	
Policy 2.7 – Expand Local Funding Sources.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Increase local resources to support affordable housing development and develop new sources of funding.	land trusts, resale controls, and providing rental assistance. The City also provides funding for special needs housing and implements the PATH strategy for homelessness. This priority area was also identified in the 2015 report, "A Roadmap Towards Equity: Housing Solutions for Oakland, California," particularly producing affordable housing for those living at 15 percent AMI and exploring additional funding sources, such as a regional housing bond and home preservation fund.
Policy 2.8 – Rental Assistance. Increase the availability of rental assistance for very-low-income households.	
Policy 2.9 – PATH Strategy for the Homeless. Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	
Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community. The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers. Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
Policy 3.1 – Expedite and Simplify Permit Processes. Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review. Although the City still implements a discretionary
Policy 3.2 – Flexible Zoning Standards. Allow flexibility in the application of zoning, building, and other regulations.	
Policy 3.3 – Development Fees and Site Improvement Requirements. Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
Policy 3.4 – Intergovernmental Coordination.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.	design review process, it is currently developing objective design standards. The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.
Policy 3.5 – Financing Costs. Reduce financing costs for affordable housing development.	
Policy 3.6 – Environmental Constraints. Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.	
Policy 3.7 – Community Outreach and Education. Increase public acceptance and understanding of affordable development and related issues through community outreach.	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
Policy 4.1 – Housing Rehabilitation Loan Programs. Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.	The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds to housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance. This priority area was also identified in the 2015 report, “A Roadmap Towards Equity: Housing
Policy 4.2 – Blight Abatement. To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.	
Policy 4.3 – Housing Preservation and Rehabilitation. Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly assisted and non-assisted housing that currently has affordable rents.	Solutions for Oakland, California," particularly to address and prevent displacement, passing a seismic retrofit requirement with anti-displacement terms, amendment of the condo conversion ordinance, improved habitability conditions, and incentivization of property owners to contribute to voluntary housing solutions.
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market-rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East
Policy 7.2 – Minimize Energy and Water Consumption.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs. In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	Directing new development within Oakland's designated PDAs remains an effective method to bring transit, jobs, and housing together with the overarching goals of increasing housing options and reducing greenhouse gas emissions. This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element. In addition, in recognition of the need to affirmatively further fair housing by creating housing opportunities within formerly exclusionary neighborhoods, the Housing Action Plan (Chapter 4) proposes actions that also expand housing opportunities more broadly.
ACTION 1.1.2	*Expedited Review*.	Bureau of Planning &	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning	The policy is effective. Between	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Bureau of Building		entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were added to the Bureau of Planning to help process entitlements more quickly.	2018-2021 (the period during which State HCD has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in	meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					reporting requirements.	
ACTION 1.1.3	*Streamline Environmental Review*. Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).	Bureau of Planning	Ongoing, 2015-23	1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans as well as the Land Use and Transportation Element of the General Plan when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and	The action is effective.	The action is appropriate to meet Housing Element goals. The Housing Action Plan (Chapter 4) proposes additional actions to streamline environmental review, including through the creation of ministerial permitting processes and adoption of objective design standards. See Action 3.3.5 (Affordable Housing Overlay), Action 3.4.2 (Revise

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and 4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		CUP Requirements), Action 3.4.7 (Objective Design Standards), Action 3.6.3 (Entitlement Reform), Action 3.6.4 (SB 35 Streamlining), Action 4.3.2 (Modular Development Streamlining)
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations,	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety	The initiative is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019. • Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California	conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Department of Housing and Community Development. The developer also received a California Housing Accelerator award in 2022. • 3050 International, a 76-unit proposed affordable development, is applying for funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022. In 2020, the City of Oakland, in partnership with the East Oakland		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC's 95th & International began construction in 2021. Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with stakeholders on projects,		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.* Micro-living quarters are defined in the Oakland Planning Code as "a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, D-BV-2	Bureau of Planning	2015-2020	Recent revision to the California Building Code has now allowed for the construction of smaller residential unit sizes. As such, the City of Oakland has focused on expanding incentives for the construction of efficiency dwelling units. In November 2021, City Council approved the Construction Innovation Ordinance, which allows for the provision of efficiency units in residential facilities at twice the otherwise maximum allowable density, similar to the existing standards for rooming units. In the Downtown area, rooming house facilities also remain a permitted facility type. Rooming units are similar to micro-living quarters in that units have shared kitchens instead of individual ones.	Efficiency units are an effective way of creating affordability by design. While the program is new, the City has heard expressed interest in the model from applicants. The micro-living program was ultimately not included in the proposed Downtown Oakland Specific Plan.	With the changes to building code and expanded allowance for efficiency and rooming units, the micro-living quarter building type is no longer needed to meet the goal of permitting "affordable by design" small, high-density units.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.					
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).* Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.	Bureau of Planning	Post to City's website within 90 days of adoption and final certification (by HCD) of Housing Element	The City's Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element.	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	The action is appropriate to the Housing Element.
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan (BVSP) has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of June 2022, , there are a total of 4,091 housing units in various	The Broadway Valdez Specific Plan was very effective in incentivizing housing with an	The action is appropriate to the Housing Element. The City will continue to track

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Broadway Valdez Specific Plan (BVSP).			stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not yet approved = 397 housing units The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 units have already been built so far. With the additional units under construction, filed	progress on the approval and completion of housing units within the BVSP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market-rate units, 44 moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of development and	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the LMSAP. No further related actions are proposed under the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					is anticipated to be constructed in the 6th cycle.	
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element. The City will continue to track progress on the approval and completion of housing units within the WOSP. No further related actions are proposed under the 2023-2031 Housing Element.
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at: https://www.oaklandca.gov/resources	The action is an effective method of tracking progress on the approval and completion of the 5,000 housing	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Coliseum Area Specific Plan (CASP).			/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	units included in the development program for the Coliseum Area Specific Plan (CASP).	
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments that have at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area, which includes projects in the Central Estuary area. The interactive map is available at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.* With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land	The City's efforts to promote housing opportunities in the Central Estuary Area have borne fruit in the 2015-2023 cycle. 3,100 units of housing, including 465 units of affordable	The objective dovetailed appropriately with the City's Central Estuary Area Plan. As the Brooklyn Basin development nears

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	industrial uses predominated.			with the City. The master developer has proposed adding another 600 units of market-rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission. Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen has assembled its financing for Project 4's	housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	completion, this goal should be revised in future housing element cycles.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				(Foon Lok East) remaining 124 units of family housing, and commenced construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.* Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a separate non-tandem parking space.	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any additional cars that ADUs bring are forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.	The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces. The number of ADUs permitted annually can be found in the City's Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A	The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in transit-rich areas where car ownership can be optional. This preserves valuable lot space for housing or as

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					and A2 for APRs 2018-2021), which are posted to the City's webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is required in some areas, consistent with State law.
ACTION 1.4.2	*Secondary Unit – Setback Solutions.* Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A	The ADU program has been very effective in creating additional units by converting existing structures on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions.	The ADU policy regarding the setbacks is appropriate in creating additional housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	accessory structure in the same location.			recent ordinance amendment further reduces this setback to 3 feet in some cases.	In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts. In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning	Factory-built manufactured housing becomes more common with the ease of construction and the improved appearance and variety of designs.	With the code changes, it is appropriate to allow for construction in any zone where single-family residences are permitted.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				districts where residential uses are permitted.		
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	The City continues to permit live/work conversions, thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate. The Housing Action Plan (Chapter 4) proposes an action (Action 3.2.2) to update and promote live/work and work/live units in Oakland.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.*	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the	The City has effectively met its RHNA housing	While the goals of this action are appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-, low-, and moderate-income households.			2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	allocation for total number of units to be built, but it has not met the goal of the percentage of affordable units and exceeded the number of market-rate units built.	the Housing Element, the proposed action is too broad and is not carried forward as a listed action in the 2023-2031 Housing Element. Chapter 3 and Appendix C provide information on the adequacy of existing zoning in Oakland to accommodate its current Regional Housing Needs, while the Housing Action Plan (Chapter 4) includes a number of actions that the City will implement to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						ensure additional housing can be constructed during the eight-year planning period, with a focus on missing middle and affordable housing.
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation Housing Development Program.* Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here: https://www.oaklandca.gov/resources/nofa-opportunities		than annually, to the extent that funding is available.
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.* Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to	The program is fully appropriate for the development of affordable housing.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					increase its effectiveness.	
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new affordable housing for extremely-low-, very-low-, low-, and moderate-income households.	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. In addition, in 2015 OHA completed construction on Lakeside Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities. The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio.	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers. OHA's affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and not a specific "public housing" program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Brooklyn Basin - OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development	since 2008 with a combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021. • 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to	for fifteen major projects. OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits. • 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	facilitate future building and redevelopment of new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421 low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations,	

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						
ACTION 2.2.1	*First-Time Homebuyer Programs.* Continue to operate a First-Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). The City has unsuccessfully applied for the last three rounds of competitive CalHOME funding for the City's Mortgage Assistance Program (MAP) program, but the scoring system does not favor high cost housing markets like Oakland. As such, in 2021 the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first-time homebuyer loans as funds are available.	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the

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						greater community benefits by retaining a diversity of homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists,	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boost of subsidy

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).					may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October 2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	The demand for this service, particularly emergency mortgage assistance, far exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to	The scope of Oakland Housing Secure (OHS) to support homeowners is important work, though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City's Keep Oakland

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	loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.				maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping renters housed using Federal Relief funds.	Housed (KOH) program.
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.			2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.		the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.
ACTION 2.2.5	*Home Preservation Loan Program.*	DHCD – Housing	Program implement	This program provided financial assistance to 20 households between	Effective with sufficient funding –	Appropriate if and when

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.	Assistance Center/Strategic Initiatives	ation beginning 2014-15	2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA). Funding for this program has been variable – no funding was available in 2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019. Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.	no funds provided in 2021.	furnished with appropriate resources to deliver on expected outcome. In the future, this action should be combined with Action 2.2.3 and renamed as Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least:	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	• Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the			to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were approved, 10 were permitted, and 8 were completed as the result of a density bonus.		ordinance to be consistent with State law.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	development are offered to the public for purchase.					
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.	DHCD	Ongoing support and expansion of Land Trust as funds are available.	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	This program is effective in promoting homeownership opportunities for very-low-income and low-income homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	DHCD will continue to support the efforts and capacity of the land trusts as resources are available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable	Resale controls are a critical and effective tool for ensuring that	Resale controls are a fundamental component of

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	projects to ensure that units remain permanently affordable through covenants running with the land.			development projects, both rental and ownership.	affordable homeownership units remain affordable.	the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for seniors and persons with special needs.	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction, acquisition and conversion to affordable housing, and rehabilitation/preservation of existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	The City's NOFAs are an effective means of providing financial assistance to properties housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	The policy is appropriate to the housing element.
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.*	DHCD; Community Housing	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to	The HOPWA Program is an effective program	The Human Services Department will

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.	Services (DHS)		provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 290 units, with 116 in stewardship.	providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	continue to serve persons living with HIV and AIDS through HOPWA funding.
ACTION 2.5.3	*Accessible Units in New Federally Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services	This program is effective.	This program is appropriate for the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.			database system and will continue to do so moving forward.		
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.* Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.	DHCD – Housing Development Services	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	The policy is an effective means of ensuring that City-assisted affordable units are constructed for large families.	The goal is appropriate to the housing element. Goal may need revision to include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.*	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual	The policy is an effective means of	The action is appropriate to

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.			Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed. Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.	generating funds for affordable housing.	the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.* The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. On December 24, 2021 the City completed the Annual Report for Fiscal Year Ending June 30, 2021. See this link for the report: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.			covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports As stated in Action 3.3.9, the City will review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.		
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from*	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and	The City followed-through on commitments to	The policy is consistent with the Surplus Land

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	interested developers to construct housing on City-owned sites. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code			former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements: • Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market-rate units • 1150 Clay St, 288 market-rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units • 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately	issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that expects to release in coming years.	Act and appropriate to the Housing Element. The policy may need revision to include an option for ground lease rather than sale. City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County. • 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD		
ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").*	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund. These funds are combined with other affordable housing funding and issued through competitive NOFAs.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

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	The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called					

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	"boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	decision-makers at HUD if appropriate.			funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, which will be effective March 2022.		
ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of	When operated with sufficient staff and fund resources, the program served close to 90	Households earning 50% or less of median income, especially those earning 40% or less are most

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	assistance grants to distressed tenants impacted by the foreclosure crisis.			Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources. Note that Oakland Housing Secure, Keep Oakland Housed, and Emergency Rental Assistance Program superseded this program, as discussed in Action 2.2.3 and 2.2.5.	Oakland residents per year.	likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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	available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.			staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master's level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and provides in-depth services and continuity of care to the unsheltered homeless individuals in each zone. • Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and		

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				implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team responds to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and welfare of encampments and the surrounding community. In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited		

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				homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.* The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland. OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519 households were served by OPRI and 431 clients were served between FY 2018-2021.	DHS staff believe that this program is effective given its accomplishments during this planning period.	~~,~~ DHS continues to provide this service as resources are available.

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	at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.			In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.		
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters includes the following: <u>Crossroads Shelter</u> Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression. The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share	DHS staff believe that this program is effective given its accomplishments during this planning period.	DHS staff will continue to provide this service as resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	illness, and victims of domestic violence.			rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59%		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				<u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96% <u>Family Matters Shelter</u>		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families. Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with	DHS staff believe that this program is effective given its accomplishments during this planning period.	Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	or returning to self-sufficiency.			mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				in leads to approximately 182 beds total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections, shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental	The policy is effective.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			projects, and up to 12 points for ownership projects). Rental projects can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points). The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income*	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems	DHS and DHCD Staff believe that this policy goal is	DHS and DHCD will continue to support

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	population of Alameda County. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.			Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.	effective to publicly state the City's involvement and support of regional efforts.	collaboration among City Departments and other regional, State and federal efforts.
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.			Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.		Oakland Housing Authority.
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients. However, overtime participants have been able to secure housing, find full time employment, enroll back in school and obtain support needed to address mental and emotional needs.		
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	*Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.* In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.	DHCD – Housing Development Services	Ongoing, 2015-23	The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).	The action is a necessary but not sufficient tool for advancing geographic equity.	The action is appropriate to Housing Element goals.
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	*Oakland Resident and Worker Housing Preference Policy Resolution.* Continue to give first preference to households	DHCD	Ongoing enforcement, 2015-23	The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given	The policy is fully effective.	The policy is consistent with the objective of providing housing for

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	with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length of residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			preference. The City also continues to ensure that this standard was met for the First-Time Homebuyer Mortgage Assistance Program. In 2016 the City updated a displaced person preference and a neighborhood preference. The City is pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.		Oakland residents.
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily	Multifamily housing development is a long-standing

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	required) in specified residential zones and by conditional use permit in specified commercial zones.				housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been numerous multifamily developments built in Oakland.	policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by permitting additional densities in single-family zones.
ACTION 3.1.2	*Special Needs Housing.* Pursuant to Government Code Section 65583(a)(5),	Bureau of Planning	Transitional and Supportive	The City's Planning Code continued to permit transitional housing in compliance with State law and allows	The zoning text amendments to the definitions for	The legislation was prepared in response to

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	transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.		Housing review and update: By December 2015 Allowing Emergency Shelters By-Right: Ongoing, 2015-23	emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial zones as codified by Ordinance No. 13248 (adopted July 15, 2014). Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.	transitional and supportive housing will facilitate clarity during the development review process for these types of activities. Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.	State law, and is appropriate to the Housing Element.
ACTION 3.1.3	*Discretionary Permits.* Continue to implement discretionary permit processes (design review, conditional use permits, etc.)	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units	Planning staff routinely use the design review and other checklists when approving	To ensure a consistent set of design principles which apply to new residential

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	in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.			(ADU's) which are issued ministerially over the counter. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability. While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines and adequate staffing to process applications efficiently and effectively.	projects, and will continue to do so. These checklists are given to the public in advance of a project application, so they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their	development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code. The City is looking to make further types of housing subject to ministerial approval upon adoption of Objective Design

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					facility houses less than six people. While the Bureau prioritizes processing of residential development application, lack of objective design guidelines and lack of adequate staffing limit the ability to further achieve this goal.	Standards in late 2022/early 2023.
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	to expedite project review when needed.					
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria, and has continued to process cases under SB35. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.	Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.	Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.
ACTION 3.1.6	*Expedite Environmental Review.*	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where	The City is continually	City staff considers

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	Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.			appropriate. See detailed response in Action 1.1.3. In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.	evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable housing, within the restrictions of CEQA.	streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs.	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet, it is not yet	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups. In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are Black, Indigenous, and people of color (BIPOC) residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.	possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create ADUs in general, so additional support for lower-income residents is necessary for equitable distribution of the benefits this new ADU policy will create.	initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and public programs to support the ADU applicants would further enhance access to ADUs for applicants of all income groups.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed strawbale construction as alternative construction.	This action is effective.	This action is appropriate; the City will continue to review processes and procedures to allow for alternative construction methods.
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	planned unit developments (PUD).			residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.		
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.	The action is effective.	The action is appropriate

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP area's open space development requirements will be completed as a near-term implementation step.	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	This is an appropriate step to remove constraints to the development of housing. As described under "Status of Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There have been no newly	This policy has the potential to be very effective, depending on policy maker discretion. Staff is	This action is still appropriate for the 2023-2031 Housing Element period.

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	and to mitigate significant on- and off-site environmental impacts.			adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	currently seeking to boost residential affordability through DA applications.	
ACTION 3.3.2	*Development Impact Fees.* Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. On December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element

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	Oakland. (See also Action 2.7.2.)					
POLICY 3.4: Intergovernmental Coordination						
ACTION 3.4.1	*Multiple Agency Reviews.* Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review. When possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	HDS has generally been effective at coordinating among different governmental agencies in reviewing residential developments.	This policy is appropriate.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.* Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to	The policy is a core component of the City's strategy to provide housing to low-income households.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources. For more information about NOFA funds committed recently, please see Action 2.1.1.		
ACTION 3.5.2	*Access to Low-Cost Financing for Home Purchase.* Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First-Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021, the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021, the programs issued 121 loans totaling $6,782,346. See also Action 2.2.1.	The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities.	The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	*Remediation of Soil Contamination.* Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	Housing & Community Development	Investigate potential funding sources	There has been no new action since 2015. The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.
POLICY 3.7: Community Outreach and Education						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.* Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for	The action is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks, community	The action is appropriate; it is aligned with the Housing Element and preserving and protecting the City's existing housing stock.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program			disabled homeowners, though existing Rehabilitation Programs.	deterioration, and blight.	
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents	The policy is appropriate for repairing housing in danger of major code violations/defici

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the rental units may also be rehabilitated using funds from this program.			abatement, though existing Rehabilitation Programs.	health risks, community deterioration, and blight.	encies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau	The Building Services Department will continue this program and continue to look for more effective and efficient

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	property for the cost of the repairs.				is moving toward a proactive rental program to conserve/improve the older housing stocks.	methods of addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.* The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54)	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement proactively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.			to operate this program, although the number of registered properties decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.		
ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.			was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	has continued to pull properties from auction but has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	this time that the City defer to, encourage and, where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.
ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.			unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell. In 2021, about 19 investor-owned properties were registered.		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.* Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.	In 2015 three houses were moved to new sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems	Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment' s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					too great to find available move-on sites or get the older buildings incorporated into new high-density development projects.	become available. Regardless, the City will continue to keep this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. Citywide services are contingent upon award of funding.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied housing to make accessibility	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated	This program has been effective.	The policy is appropriate to Housing Element goals in supporting

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	modifications to accommodate persons with disabilities.			for accessibility modifications to accommodate persons with disabilities.		seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed. In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boost of subsidy may be needed to maintain feasibility of future projects using this model.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household. See also Actions 2.2.2 and 2.2.4.		
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work

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					caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of historically designated properties to use the performance-based California Historical Building Code.	under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.
ACTION 4.3.6	*Rehabilitating Public Housing.*	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority	This policy action is effective. During the State's	This policy action is appropriate to

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	Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.			(OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers. OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock.	economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY	the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially viable programs with more flexible financing options.

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				In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late 2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on	

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					threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings. In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.* Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units	DHCD; Bureau of Planning	Program implementation beginning 2015	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying	This action has been effective in preventing demolition of Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by	This action is appropriate for the Housing Element.

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	demolished by public or private action."			implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished. In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and whether any tenants will be displaced due to the project. See also Action 5.4.1.	alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	
ACTION 4.3.9	*Seismic Safety Retrofit Policy.* Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible	DHCD; Bureau of Planning	Program implement ation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and $4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to

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	through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.			75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP was submitted in Spring of 2022, to re-fund the program for an additional 3 years.	expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild, and recover financially in the event of earthquake damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as

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						homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to financial hardship. Without financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in future cycles to focus on maintenance or identify new goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.					
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market-rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that could convert within the next 24 months)	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the conversion of such units.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 5.1.2	*Contact With Owners of At-Risk Buildings.* Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest risk each year (that could convert within the next 24 months)	See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element: • Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St) Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels. Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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				preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067. Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.		
ACTION 5.1.3	*Financial Assistance for Preservation Projects.* Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing.	The policy is effective.	The policy is appropriate to Housing Element goals.
ACTION 5.1.4	*Project Based Section 8 Assistance.* Collaborate with the Oakland Housing Authority	DHCD – Housing Development Services;	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice,	The policy is effective. The strategy to allocate PBV subsidies	As the decline of HCV utilization and increasingly competitive and

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	Oakland Housing Authority		OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to 3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room occupancy (SRO) apartments to serve specialized populations. The RFQs received a huge response from existing owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA's new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units	through various methodologies has proved important and strategic to preserve affordable units for households served through the program as the housing market continues to remain expensive.	expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				and has many in the pipeline to allow us to continue to serve the maximum number of families possible. Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868. During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which included completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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				planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.		
ACTION 5.1.5	*Local Non-traditional Housing.* Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and	This policy action is effective. Throughout the previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families	The policy is appropriate to Housing Element goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	families served in local, non-traditional OHA programs.			3) emancipated foster youth exiting the juvenile justice system. The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff's Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT. The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term	on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.	marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and county agencies to promote systems alignment by breaking down silos, to provide targeted housing resources alongside supportive services from these agencies to extend the runway of support and leverage funding more effectively, building on a

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

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				positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved for house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020. BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized		platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs working families, homeless veterans and the elderly, to supplement the resources being provided by state and local funding sources. These programs in FY 2019 are adding 190 families served

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				the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020. BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless		in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's leadership via a national Steering Committee of a few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully extend the contract with HUD as is, until 2028. This was critical to enable

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				service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high	The policy is effective and critical to producing and preserving affordable housing.	The policy is appropriate to Housing Element goals.

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				opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing. The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable housing applying for Low Income Housing Tax Credits in Oakland.		

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				The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).* Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding. Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has deployed its production funding through several NOFA rounds to	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent Adjustment and Just Cause ordinances	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.

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	based on a formula tied to increases in the Consumer Price Index.			that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.		
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).			implement these amendments were approved by the City Council in 2021.		
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed changes to these buildings to ensure they align with regulations. In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						

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ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.* The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental units to condominiums without replacement units being built.	This has been effective in reducing the number of condo conversions taking place.	The policy is appropriate to Housing Element goals.

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	moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.					
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market-rate properties surrounding them.	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio.	This policy action is effective.	This is appropriate to the Housing Element.

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				The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building.		

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				Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these		

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				projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		
GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds. In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately $261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland's Race and Equity work and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to

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				applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may screen only when required to under federal or State law.	approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.	Fair Housing Choice. Segregation between white and minority residents has increased in the last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.	When fully resourced, this program is successful in assisting Oaklanders in finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for persons with disabilities.	Oakland has experienced numerous shifts in its residential pattern in the years since the Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden,

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						particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their projects in accordance with written fair marketing	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential	The policy is a highly effective means of ensuring access to affordable housing for	The policy is fully consistent with the goal of promoting equal housing opportunity.

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	guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.			tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income, any arbitrary basis, or any other status protected by federal, State or local law.	underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's Community Development &	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	As part of the Department of Housing & Community Development Strategic Plan, these efforts support Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.

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	partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.			Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.		
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.* The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	City Manager, Office of ADA Compliance	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	Reasonable accommodations are an effective tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	Reasonable accommodations are a fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.*	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing	The Reasonable Accommodations ordinance, (adopted in July 2014) was	The Reasonable Accommodations ordinance, (adopted in July 2014) was

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	Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.			programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The	developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in providing people with disabilities fair access to housing.	developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.		
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the recommendations that Oakland wrote in their letter.	The policy is appropriate to Housing Element goals.
POLICY 6.4: Fair Lending						
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021, no Community Credit Needs Assessments were scheduled.	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks

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	federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.			Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted approximately $20,000 for a periodic Nexus study to determine the community's credit needs. In addition, at the initiation of Treasury's periodic RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this data for Treasury's review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.	majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge community credit availability and the equitability of local lending practices.	supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek credit and are not captured in the banking practices studies.
ACTION 6.4.2	*Community Reinvestment Activities Linked to Banking.*	DHCD – Policy and	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to	The program effectiveness has	In past years, HCD budgeted

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	Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	Programs; Financial Services Agency, Treasury Division		Treasury's 2017 RFP for Fiscal Service providers. In 2018, the list of lenders eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	declined since the majority of credit provided to the community is not provided through local brick and mortar banks.	approximately $20,000 for a periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar banks for their lending practices and collate this data for review as part of the Linked Banking Program. In 2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks

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						supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking practices studies.
ACTION 6.4.3	*Community Outreach and Predatory Lending Controls.* Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer	DHCD – Housing Assistance Center/Strategic Initiatives; Financial Services Agency, Treasury Division	Ongoing, 2015-23	The City of Oakland provides resource information on predatory lending on its website: https://www.oaklandca.gov/resources/predatory-lending Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies	The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies	This program is effective and will be continued into the next Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be

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	information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.			provide outreach and services around predatory lending. To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In 2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education.		combined with Action 2.2.3.

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				As described in Action 6.1.4 "Housing Resource Center", the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

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	copies of the report on the City's website.					
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building	The policy is effective.	The action is appropriate to

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	single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.			ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.		meet Housing Element goals.
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category. Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.	The policy is effective.	The action is appropriate to meet Housing Element goals.
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.*	Environmental Services	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional	These approaches have combined to	These programs are an

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	Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.	(PWA), with input from all agencies		Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging	create a highly effective approach to energy efficiency and conservation in existing buildings.	appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.

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				equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	*Alternative Energy Production.* Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice	The policies and programs have generated significant progress in building and operating renewable energy systems in support of homes. The	This continues to be an appropriate method of expanding renewable energy systems, although pairing with some elements of energy storage

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	public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.			aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of ensuring high levels of alternative energy production for the foreseeable future.	approach is effective.	and resilience are likely warranted in future Housing Elements.
ACTION 7.2.3	*Facilitate a Community Solar Program.*	Environmental Services (PWA), with	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community	This approach has been effective in providing residents	With the availability of renewable

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	Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	input from all agencies		Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This effort was recently funded $5 million by the California Energy Commission.	options for accessing renewable energy, regardless of home ownership or site conditions.	energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an appropriate means of providing the intended access.
ACTION 7.2.4	*Technical Assistance.* Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee. In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

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				policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.		
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to potable water use in the City.	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

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	more resources to pay rent or a mortgage.					
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.
ACTION 7.3.2	*Transit-Oriented Development.* Evaluate the existing S-15 Transit Oriented Development zone, and	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall building with 402 market-rate and affordable residential units. Panoramic	This action is effective. During the planning period, 402 market-rate and	This action is appropriate for the Housing Element.

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	consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.			Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.	affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.* Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on	"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development	The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2023-

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Development Areas. (See also Policy 1.1).			July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See "2019 Proposed PDA map" for a map of existing PDAs following this year's update and "2019 Proposed PDA Map Showing Changes to Existing PDAs" for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1	grants for projects located in PDAs.	2031 Housing Element.
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	planning effort undertaken by the City.					
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.
POLICY 7.4: Minimize Environmental Impacts from New Housing						

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).			improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.		the City's Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.* Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	Planning staff consistently encourages applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code	Existing buildings support "naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					accommodations for existing buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	one that is already built."
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of	The policy is effective.	The action is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.		
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to a changing climate. The ECAP was developed pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the	The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be made in support of housing policy.	The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1		health and safety.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		

Appendix B: Housing Needs Assessment

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs, an essential part of developing appropriate and responsive housing policies and programs. The needs assessment addresses the following topic areas:

- Population Characteristics (age, race, ethnicity)
- Household Characteristics (household size and composition, and income)
- Special Needs Groups (including extremely low-income residents; older adults; people with disabilities; large families; female-headed households; people experiencing homelessness; undocumented immigrants; and farmworkers)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Housing Stock Characteristics (including tenure and ownership, overcrowding and housing stock conditions, cost burden, vacancy, permits by income)
- Housing Costs and Affordability (including housing affordability by household income, and owner/renter costs)
- Assisted Housing at Risk of Conversion (the status of assisted low-income rental units that are "at risk" of conversion to market rent status)

Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as rapid aging of the population, and continued prevalence of poverty.

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Appendix B outlines Oakland's existing housing needs and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. The appendix analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below informs the housing programs and policies provided in the element. A more thorough analysis of socioeconomic and housing trends as they relate to affirmatively furthering fair housing—including patterns of segregation and racial discrimination—are provided in Appendix D.

The Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) has produced Local Housing Needs Data packets for jurisdictions in the ABAG-MTC region that have been pre-approved by the State Department of Housing and Community Development (HCD). These data packets largely rely on 2015-2019 five-year American Community Survey (ACS) and 2013-2017 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources. Where the ABAG-MTC data packet does not provide sufficient information, alternate data sources are used.

B.1 Population Characteristics

According to the U.S. Census, Oakland had a population of 440,646 as of 2020 and was the eighth largest city in California. The population of Oakland makes up 26.0% of the population of Alameda County and has continued to grow in recent years. However, Oakland's overall population growth has been inconsistent. Prior to 1980, Oakland experienced three decades of population decline. Beginning around 1990, the Bay Area as a whole became a focal point of significant economic development and investment in the technology sector. By the late 1990s, Oakland became an attractive target for investment and, in part, a respite from higher rents and home prices present throughout the region. By the early 2000s, significant growth without significant regional housing production resulted in severe constraints on housing throughout the region. The 2008-2009 Great Recession and foreclosure crisis saw a brief decline in housing demand, with catastrophic impacts for affected residents, but population growth picked up throughout the economic recovery and has continued to date. Oakland's 2020 population represents an increase by nearly 50,000 from 390,724 in 2010, making Oakland one of the top 10 cities in terms of overall population growth between 2010 and 2020. But over a longer time span, since 2000, Oakland's population has increased by 8.5 percent, below that of the regional growth rate of 14.8 percent. Table B-1 shows Oakland's population estimate data from the California Department of Finance (DOF), compiled by ABAG-MTC. Appendix D, Figure D-19, Gentrification and Displacement Census Tract Typologies, provides important additional context to Oakland's population characteristics.

Table B-1: Oakland Population, 2010-2020

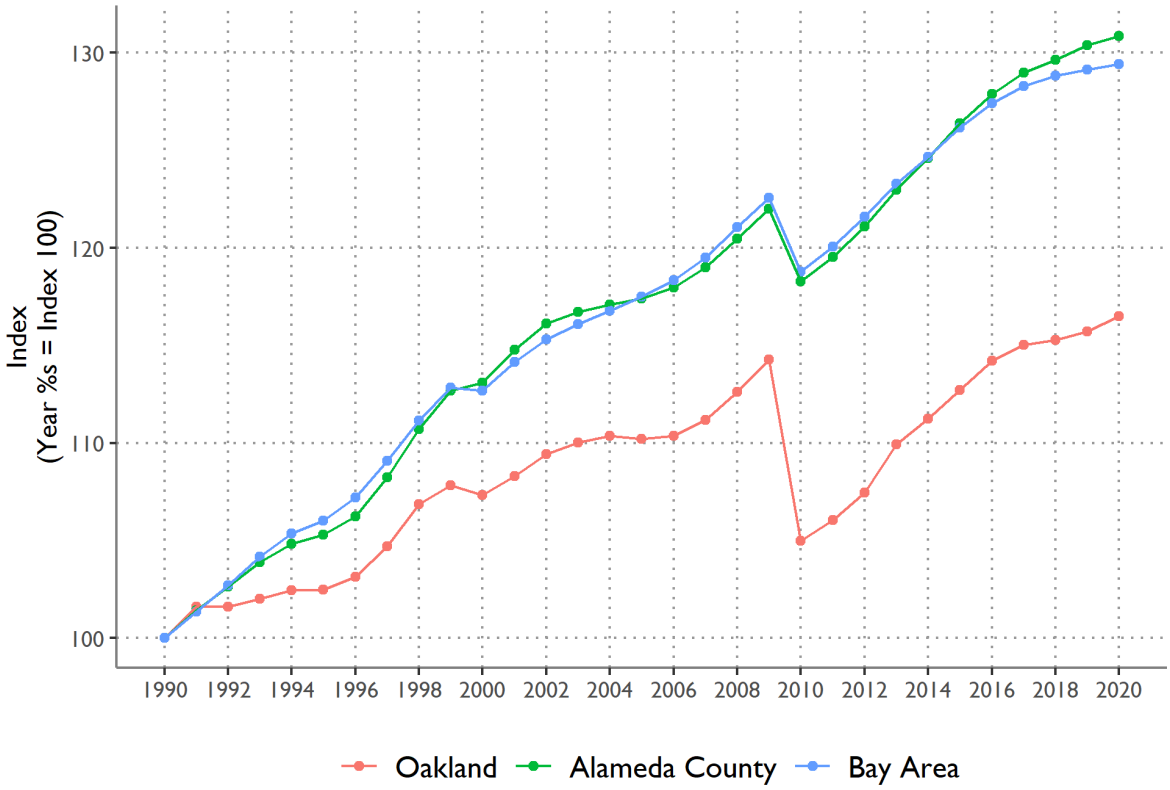
2000	*2005*	*2010*	*2015*	*2020*
399,566	410,189	390,724	419,571	433,697

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Oakland and surrounding regions. Shown in Chart B-1, these data points represent the

population growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Oakland has seen a lower relative growth rate than both Alameda County and the Bay Area during the 1990 to 2020 period.

Chart B-1: Population Growth by Region, 1990-2020



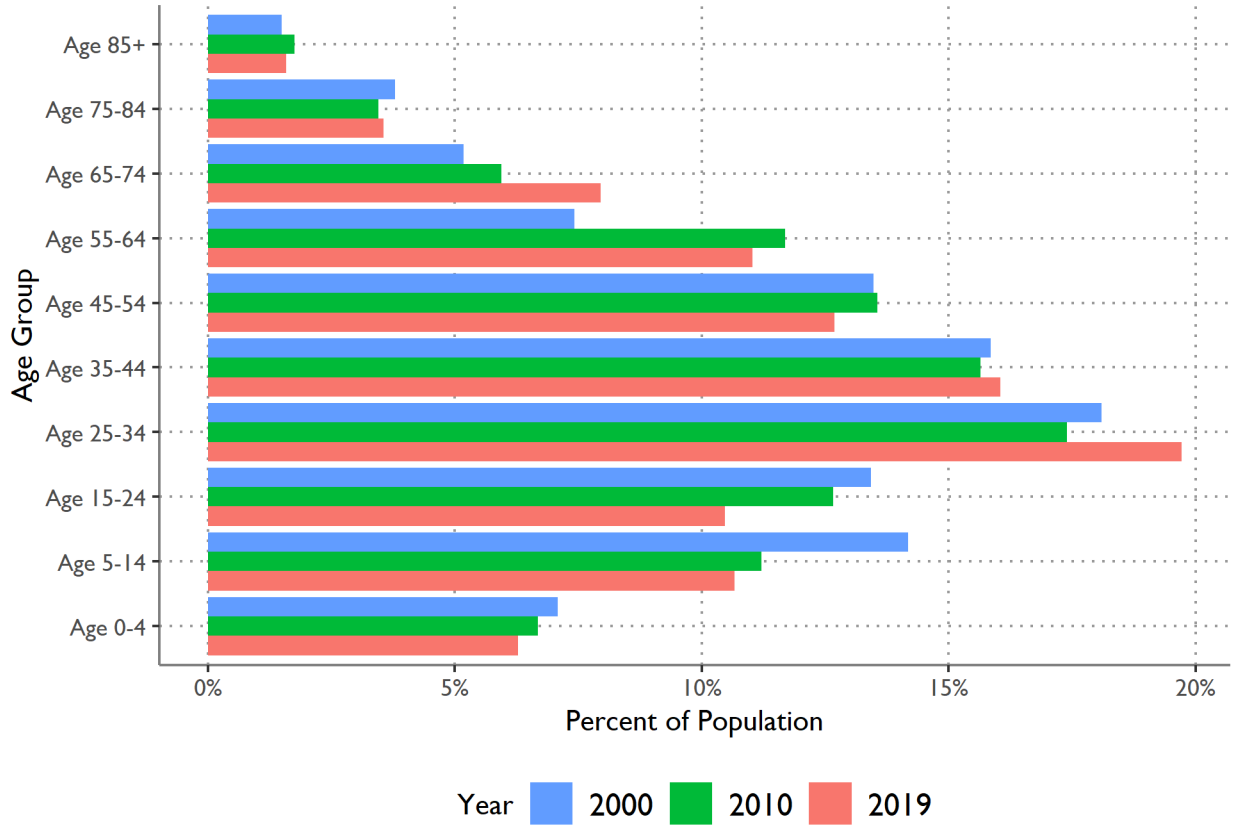
Source: ABAG-MTC Housing Needs Data Workbook, 2021

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 ACS five-year estimates, the city's median age is 36.5 years, which is slightly—1.1 years—younger than Alameda County's median age of 37.6 years. In recent years, Oakland's median age has increased slightly but largely plateaued, from 33.3 years in 2000 to 36.2 years in 2010. Oakland's 2019 median age is below that of San Francisco (38.2 years) but about the same as San Jose (36.7 years). Like other Bay Area cities, Oakland's median age is below that of the national median – 38.1 years. Census tracts in the Oakland Hills tend to have older populations, while areas in North Oakland, West Oakland, Fruitvale, and East Oakland tend to have younger populations. Despite Oakland's relatively young population, Chart B-2 confirms that groups ages 65 and over in Oakland are nonetheless growing to hold a larger share of the overall population; 10.46 percent of the population was age 65 and over in 2000 compared to 13.11 percent in 2019.

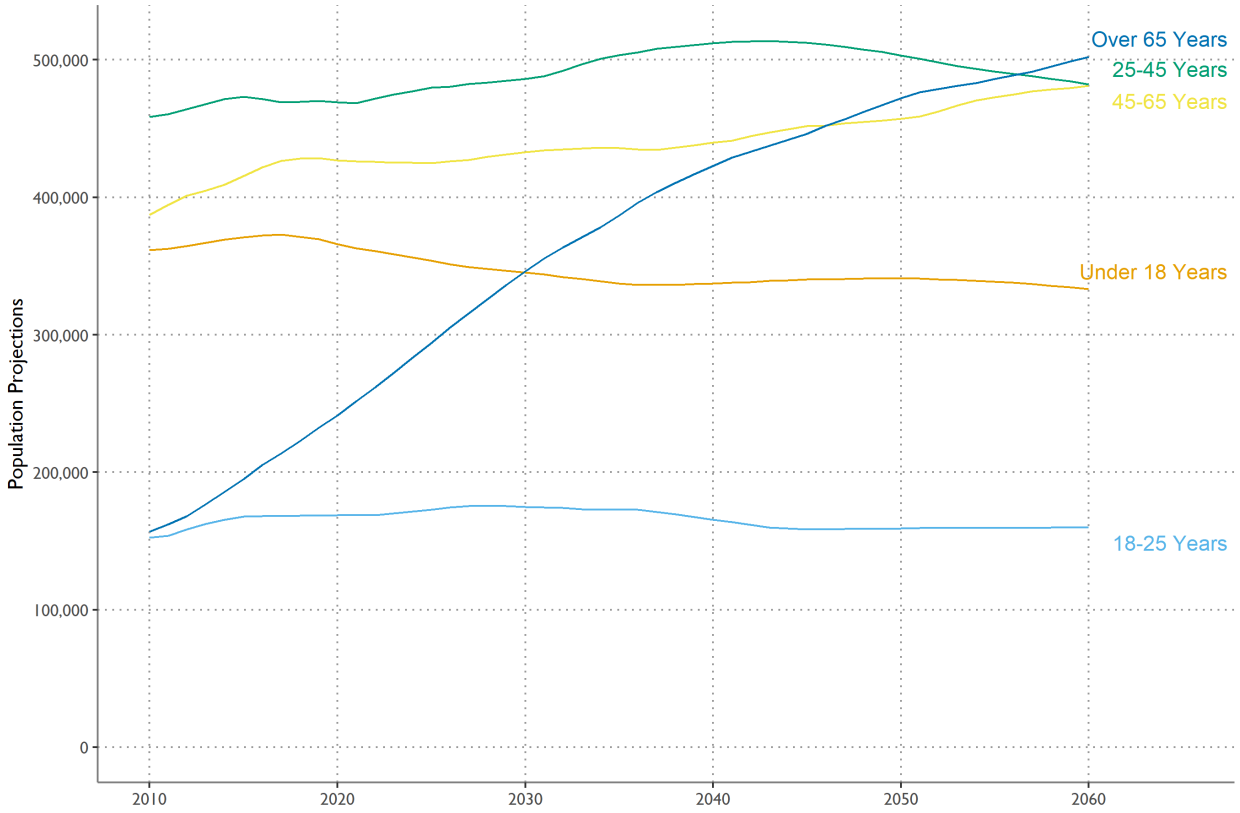
Chart B-2: Oakland Population by Age, 2000-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

The increase in Oakland's senior population reflects national and State trends towards longer lifespans and dramatically reduced birth rates, compared to previous decades. This trend is likely to continue, and will increase the need for housing specifically designed for seniors. Chart B-3 below presents the projected growth of the population by age in Alameda County – it is clear that the need for senior housing will only continue to grow in the upcoming decades.

Chart B-3: Alameda County Age Projections, 2010-2060



Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

RACE AND ETHNICITY

Oakland has experienced significant racial demographic changes in recent years that City leaders and members of the public alike, particularly Black residents, have described as alarming. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland. A full assessment of patterns of segregation and other geographic racial disparities in Oakland is provided in Appendix D.

Since 2000, Oakland's non-Hispanic Black or African American population has decreased by 41,390, resulting in its share of population decreasing from 36.26 percent to 23.23 percent. This decrease makes the non-Hispanic Black or African American population no longer the largest single racial group in the city; it is now third behind non-Hispanic white (28.28 percent) and Hispanic or Latinx (27.04 percent) populations. Both the non-Hispanic white and Hispanic or Latinx populations have continued to grow in their total numbers and in their share of the city's overall population since 2000. Table B-2 presents the racial and ethnic composition of the City of Oakland's population in 2000, 2010, and 2019, as reported in the ABAG-MTC data sets, which are based on the U.S. Census (for 2000 and 2010) and on American Community Survey five-year data (for 2019).

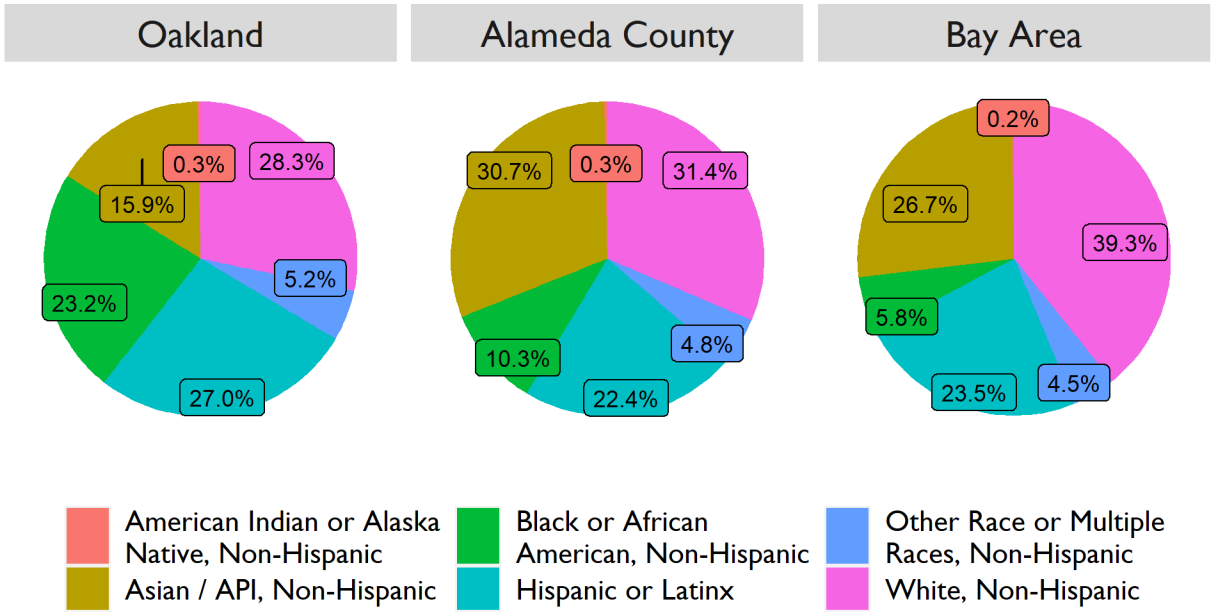
Table B-2: Oakland Population by Race/Ethnicity, 2000-2019

Racial/Ethnic Group	*2000*		*2010*		*2019*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native, Non-Hispanic	1,471	0.38%	1,214	0.31%	1,455	0.34%
Asian / API, Non-Hispanic	62,259	16.11%	67,208	17.20%	67,432	15.86%
Black or African American, Non-Hispanic	140,139	36.26%	106,637	27.29%	98,749	23.23%
White, Non-Hispanic	93,953	24.31%	101,308	25.93%	120,225	28.28%
Other Race or Multiple Races, Non-Hispanic	1,229	0.32%	15,289	3.91%	22,294	5.24%
Hispanic or Latinx	87,467	22.63%	99,068	25.35%	114,942	27.04%
Total	**386,518**	**100%**	**390,724**	**100%**	**425,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Chart B-4 compares race/ethnicity of Oakland's population to the county and the broader Bay Area. Generally, Oakland has a larger share of Hispanic or Latinx and non-Hispanic Black or African American residents than does the county or Bay Area generally; however, it should be noted that Oakland's Black or African American population has significantly declined over the past two decades. As Oakland's Black or African population has declined, the city's Hispanic or Latinx, non-Hispanic white, and non-Hispanic other/multiple race populations have grown significantly during the period. This is a trend that has continued since at least 1990 with several potential causes. Some Black or African American families may have moved to suburban locations to purchase less costly homes, while others may have been displaced due to rapidly increasing housing costs and residential instability. Further, the significant decrease after 2010 may have been exacerbated by the foreclosure crisis following the Great Recession – which had its epicenter in Oakland's historically Black or African American neighborhoods, including areas of West and East Oakland. In general, California's housing crisis continues to disproportionately impact cities like Oakland, and these impacts are unevenly distributed by race – particularly for the city's Black or African American population. Further discussion of the racial/ethnic dimensions of displacement in Oakland is provided in Appendix D.

Chart B-4: Race/Ethnicity by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

B.3 Household Characteristics

HOUSEHOLD SIZE

Compared to Alameda County and the Bay Area as a whole, Oakland has a significantly higher percentage of single adult households and a smaller portion of three to four-person households. This trend was noted in Oakland's 2015-2023 Housing Element and was speculated to be due, in part, to a relatively low proportion of housing units with more than two bedrooms compared to surrounding jurisdictions. According to ACS five-year estimates data, the average household size in Oakland in 2019 was 2.58, a slight increase from 2.47 in 2010. Oakland's average is lower than the average for Alameda County as a whole (2.82). As seen in Table B-3, the share of Oakland's population in 2019 living in a one-person household (33.28 percent) was greater than that of Alameda County (24.44 percent) and the Bay Area as a whole (24.7 percent). However, two-person households account for approximately the same percentage of households in Oakland at 30.89 percent compared to Alameda County (30.46 percent) and the Bay Area overall (31.89 percent). Instead, Oakland has a smaller share of households of three to four persons (26.44 percent) than either the county (34.26 percent) or the Bay Area (32.64 percent).

Table B-3: Households by Household Size by Region, 2019

Household Size	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
1-Person Household	54,048	33.28%	141,077	24.44%	674,587	24.70%
2-Person Household	50,169	30.89%	175,799	30.46%	871,002	31.89%
3-4-Person Household	42,938	26.44%	197,714	34.26%	891,588	32.64%
5-Person or More Household	15,264	9.40%	62,587	10.84%	294,257	10.77%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD TYPES

A summary of household types in the City of Oakland, Alameda County, and the Bay Area is provided in Table B-4. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2015-2019) as analyzed by ABAG-MTC, the greatest share (35.52 percent) of households in Oakland are married-couple family households followed closely behind by single-person households (33.28 percent). Overall, family households account for 54.52 percent of households in Oakland, which is much less than Alameda County (66.65 percent) as well as the Bay Area (66.43 percent). However, Oakland has a greater share of single-parent households (19.0 percent) than either Alameda County (16.05 percent) or the Bay Area (15.19 percent).

Table B-4: Household Types by Region, 2019

Household Types	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Female-Headed Family Households	21,717	13.37%	64,165	11.12%	283,770	10.39%
Male-headed Family Households	9,149	5.63%	28,432	4.93%	131,105	4.80%
Married-couple Family Households	57,696	35.52%	292,079	50.60%	1,399,714	51.24%
Other Non-Family Households	19,809	12.20%	51,424	8.91%	242,258	8.87%
Single-person Households	54,048	33.28%	141,077	24.44%	674,587	24.70%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (State HCD). For Alameda County, the applicable annual Area Median Income (AMI) for a family of four in 2021 is $125,600. This is an increase of 34.3 percent from the 2014 median income of $93,500. The United States Department of Housing and Urban Development (HUD) has defined the following income categories for Alameda County, based on the median income for a household of four persons for 2021:

- Extremely-low income: 30 percent of AMI and below ($0 to $41,100)
- Very-low income: 31 to 50 percent of AMI ($41,101 to $68,500)
- Low-income: 51 to 80 percent of AMI ($68,501 to $109,600)
- Moderate-income: 81 to 120 percent of AMI ($109,601 to $150,700)
- Above-moderate income: 120 percent or more of AMI ($150,701 or more)

Table B-5 shows the HUD definitions for Alameda County's maximum annual income level for each income group, adjusted by household size. For the purposes of defining income limits, HUD combines Alameda County with Contra Costa County in the "Oakland-Fremont, CA HUD Metro Fair Market Rent (FMR) Area." This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-5: HCD Income Levels by Household Size in Alameda County, 2021

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$28,800	$47,950	$76,750	**$87,900**	$105,500
2 Persons	$32,900	$54,800	$87,700	**$100,500**	$120,550
3 Persons	$37,000	$61,650	$98,650	**$113,050**	$135,650
4 Persons	$41,100	$68,500	$109,600	**$125,600**	$150,700
5 Persons	$44,400	$74,000	$118,400	**$135,650**	$162,750
6 Persons	$47,700	$79,500	$127,150	**$145,700**	$174,800
7 Persons	$51,000	$84,950	$135,950	**$155,750**	$186,850
8 Persons	$54,300	$90,450	$144,700	**$165,800**	$198,900

Source: HUD Income Limits 2021

The ABAG-MTC Housing Needs Data Workbook for 2021 divides Oakland's population by HUD income levels. The Data Workbook relies on data from the HUD Comprehensive Housing Affordability Strategy 2013-2017 release. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories assigned to the 2021 HUD established income levels. Table B-6 provides this data. While Alameda County and the Bay Area overall have relatively similar distributions of households at each income level, Oakland has a greater share of households that made less than 100 percent of AMI (58.56 percent) than either the county (47.33 percent) or the Bay Area (47.7 percent). In fact, nearly a quarter of households in Oakland (23.42 percent) made between zero and 30 percent of AMI.

Table B-6: Households by Household Income Level by Region, 2021

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	37,345	23.42%	88,383	15.53%	396,952	14.70%
31%-50% of AMI	22,159	13.90%	63,850	11.22%	294,189	10.89%
51-80% of AMI	20,120	12.62%	66,130	11.62%	350,599	12.98%
81%-100% of AMI	13,750	8.62%	51,000	8.96%	245,810	9.10%
>100% of AMI	66,075	41.44%	299,735	52.67%	1,413,483	52.33%
Total	**159,449**	**100%**	**569,098**	**100%**	**2,701,033**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.4 Employment Characteristics

According to data from the ABAG-MTC Housing Needs Data Workbook (2021), which relies on the ACS 2019 five-year estimates, there are 225,010 persons among the civilian population in the labor force in the City of Oakland. As seen in Table B-7, the largest industry represented among Oakland workers is Health and Educational Services (33.55 percent). Oakland, Alameda County, and the Bay Area overall have relatively similar distributions of the share of workers in each industry.

Table B-7: Employment by Industry by Region, 2019

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,089	0.48%	3,129	0.36%	30,159	0.75%
Construction	13,630	6.06%	45,984	5.33%	226,029	5.62%
Financial & Professional Services	55,210	24.54%	223,957	25.97%	1,039,526	25.83%
Health & Educational Services	75,490	33.55%	259,953	30.14%	1,195,343	29.70%
Information	8,231	3.66%	30,599	3.55%	160,226	3.98%
Manufacturing, Wholesale, & Transportation	30,050	13.35%	150,214	17.42%	670,251	16.66%
Retail	18,691	8.31%	76,483	8.87%	373,083	9.27%
Other	22,619	10.05%	72,130	8.36%	329,480	8.19%
Total	**225,010**	**100%**	**862,449**	**100%**	**4,024,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.5 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Oakland may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely-low-income households
- Elderly households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Undocumented immigrants
- Farmworkers

EXTREMELY-LOW-INCOME RESIDENTS

California State housing laws require local governments to address the needs of "Extremely-Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely-low income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is $26,500, which is less than the $41,100 threshold for 30 percent of AMI. This means that some households that qualify as extremely low-income in Oakland are not considered as living below the FPL. This is indicative of the higher cost of living in Oakland and the Bay Area overall as compared to other areas of the country.

As seen in Table B-8, 23.42 percent of Oakland residents fall below 30 percent of AMI. This data, from the ABAG-MTC Housing Needs Data Workbook (2021), is based on the HUD CHAS ACS tabulation 2013-2017 release. About one-third of both non-Hispanic Black or African American (35.11 percent) and Asian/Pacific Islander (API) (33.63 percent) households in Oakland fall below 30 percent of AMI. While the data is aggregated in the ABAG-MTC data workbook, when disaggregated the proportion of extremely-low-income non-Hispanic Pacific Islanders is lower (22.9 percent) while the proportion of extremely-low-income non-Hispanic Asians is slightly higher (33.9 percent). Households that identify as Hispanic or Latinx, American Indian or Alaska Native (non-Hispanic), some other race or multiple races (non-Hispanic), and White (non-Hispanic) have a prevalence of 24.54 percent, 24.36 percent, and 9.59 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and some other race or multiple races have the lowest prevalence of extremely-low-income households.

Table B-8: Oakland Household Income Distribution by Race/Ethnicity, 2013-2017

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*
American Indian or Alaska Native, Non-Hispanic	24.36%	18.81%	11.50%	18.94%	26.39%	100%
Asian/API, Non-Hispanic	33.63%	13.73%	10.27%	8.14%	34.23%	100%
Black or African American, Non-Hispanic	35.11%	17.66%	13.70%	8.35%	25.19%	100%
White, Non-Hispanic	9.59%	7.47%	9.49%	8.28%	65.17%	100%
Other Race or Multiple Races, Non-Hispanic	20.05%	13.78%	12.69%	7.44%	46.05%	100%
Hispanic or Latinx	24.54%	20.96%	19.31%	10.16%	25.02%	100%
All Households	23.42%	13.90%	12.62%	8.62%	41.44%	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

According to ACS 2019 five-year estimates, Oakland has a poverty rate of 16.7 percent. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. Oakland's poverty rate is much higher than the rate of 9.9 percent in Alameda County overall. Poverty rates have dropped in Oakland and Alameda County overall since 2014, from 21.0 percent and 12.9 percent, respectively. Table B-9 displays the poverty status by race among Oakland residents. Poverty is highest among those who identify as Black or African American (23.77 percent) and lowest among those who identify as non-Hispanic White (7.71 percent).

As further described in Appendix D – Assessment of Fair Housing, racially/ethnically concentrated areas of poverty in Oakland are primarily clustered in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and further south along International Boulevard near the Coliseum. Further, ACS 2019 five-year estimates also geographically distinguish income in the past 12 months below poverty level by race and ethnicity. The Black or African American alone population that lives below the poverty level is primarily clustered in West Oakland, Downtown, and a few tracts in East Oakland along MacArthur Freeway and adjacent to Lake Merritt. The Asian alone population that is living below poverty level is primarily clustered in Downtown, particularly in Chinatown, in addition to parts of East Oakland in/around Fruitvale/Jingletown and further south along International Boulevard near the Coliseum. The Hispanic or Latinx population that is living below poverty level is primarily clustered in West Oakland and in East Oakland along MacArthur Freeway and in/around the Eastmont and Elmhurst neighborhoods.

As described in Table B-26, extremely low-income residents are significantly less likely than higher-income Oakland households to be homeowners: 15.56 percent are homeowners and 84.44 percent are renters. In contrast, Table B-24 shows that 40.7 percent of overall Oakland households are homeowners and 59.3 percent are renters. Extremely-Low-Income households are also much more likely to be either cost burdened or severely cost burdened. A cost burden and extreme cost burden is defined as paying more than 30 percent and more than 50 percent of one's household income on housing costs, respectively. Table B-31a shows that 61.1 percent of Extremely Low Income households in Oakland are severely cost burdened and an additional 16.5 percent are cost burdened, meaning that 77.6 percent of extremely low income households in Oakland experience some degree

of cost burden. In comparison, 20.5 percent of overall Oakland households are severely cost burdened and 20.1 percent of overall Oakland households are cost burdened, for a total of 40.6 percent of Oakland households experiencing some degree of cost burden, as defined.

As indicated in Appendix A, Evaluation of the 2015-2023 Housing Element, The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20 percent of units be affordable to Extremely Low-Income Households. The City coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. Policies and actions in the Housing Action Plan, including Policy 3.1 (and actions 3.1.1-3.1.2); actions 3.3.4; 3.3.6; and 3.3.18; and Policy 4.3 (and actions 4.3.1-4.3.6), will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.

Table B-9: Oakland Poverty Status by Race, 2015-2019

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
Black or African American (Hispanic and Non-Hispanic)	23.77%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	21.81%
Hispanic or Latinx	20.62%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	19.93%
Asian / API (Hispanic and Non-Hispanic)	17.19%
White (Hispanic and Non-Hispanic)	9.56%
White, Non-Hispanic	7.71%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-10 shows the distribution of Oakland residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Oakland identify as some other race or multiple races (36.86 percent), followed by Asian or Asian Pacific Islander (28.91 percent), and Black or African American (25.10 percent). In Oakland, the proportion of those 65 and older who are either Asian or Black or African American is much greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as White is greater among younger age groups.

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	1,118	1.32%	2,283	0.80%	431	0.77%
Asian/API (Hispanic and Non-Hispanic)	7,904	9.36%	46,385	16.28%	13,987	25.10%
Black or African American (Hispanic and Non-Hispanic)	18,934	22.41%	65,925	23.14%	16,107	28.91%
White (Hispanic and Non-Hispanic)	33,274	39.39%	63,266	22.21%	4,656	8.36%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	23,244	27.52%	107,049	37.57%	20,534	36.86%
Total	**84,474**	**100%**	**284,908**	**100%**	**55,715**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table B-11, according to the ABAG-MTC Housing Data Needs Workbook, 31.95 percent of older adults aged 62 and over in Oakland have an income below 30 percent of AMI (see "Extremely-Low-Income Residents" discussion above), which is higher than the rate of 23.42 percent found among the overall population in Oakland. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-11, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Strikingly, among renters aged 62 and over, 54.84 percent are considered extremely low-income.

Table B-11: Oakland Senior Households[1] by Income and Tenure, 2021

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	2,925	14.10%	8,865	54.84%	11,790	31.95%
31%-50% of AMI	2,865	13.81%	2,760	17.07%	5,625	15.24%
51%-80% of AMI	2,510	12.10%	1,625	10.05%	4,135	11.20%
81%-100% of AMI	1,725	8.32%	890	5.51%	2,615	7.09%
>100% of AMI	10,715	51.66%	2,025	12.53%	12,740	34.52%
Total	**20,740**	**100%**	**16,165**	**100%**	**36,905**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table B-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households

considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 51.02 percent.

Table B-12: Oakland Cost-Burdened Senior Households[1] by Income Level, 2021

Percent of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.88%	40.44%	51.15%	65.20%	85.75%
30%-50% of Income	20.10%	29.96%	30.11%	18.36%	11.66%
>50% of Income	51.02%	29.60%	18.74%	16.44%	2.59%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-13 shows the prevalence of different types of disabilities among seniors over age 65 in Oakland. The most prevalent type of disability is ambulatory difficulty, experienced by 25.0 percent of Oakland seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Table B-13: Oakland Seniors (Age 65 and Over) by Type of Disability, 2019

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	25.0%
With an independent living difficulty[2]	17.93%
With a hearing difficulty[3]	14.03%
With a self-care difficulty[4]	10.59%
With a cognitive difficulty[5]	11.77%
With a vision difficulty[6]	7.95%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

Oakland presently has 80 senior housing facilities with a capacity to house 5,385 individuals (Table B-14). Thus, there is capacity for senior housing facilities to house approximately 10 percent of Oakland's senior population. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the capacity to house 5,385 individuals may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-14: Oakland Senior Housing, 2021

Facility Name	*Address*	*Facility Capacity*
ALLEN TEMPLE ARMS I	8135 INTERNATIONAL BLVD	76
ALLEN TEMPLE ARMS II	1388 81ST AVE	51
ALLEN TEMPLE GARDENS (III)	10121 INTERNATIONAL BLVD	50
ALTENHEIM PHASE 1 & 2	1720 MACARTHUR BLVD	174
BANCROFT SENIOR HOMES	5636 BANCROFT AVE	61
BAYWOOD	225 41ST ST	77
BELLAKEN GARDEN	2780 26TH AVE	58
BELL'S REST HOME	865 VERMONT ST	10
BETHANY HOME CARE	9450 MOUNTAIN BLVD	6
BETHANY HOME CARE 2	9460 MOUNTAIN BLVD	6
BETH ASHER	3649 DIMOND	50
BETH EDEN	1100 MARKET ST	54
BISHOP NICHOLS SENIOR HOUSING	1027 62ND ST	17
CASA VELASCO	2221 FRUITVALE AVE	20
CHARITYS RESIDENCE	2933 MONTEREY BLVD	6
DIMOND CARE	3003 FRUITVALE AVE	30
DIMOND CARE II	3015 FRUITVALE AVE	6
D'NALOR CARE HOMES, LLC	2706 106TH AVE	6
EAST BAY ASSISTED LIVING	1301 EAST 31ST ST	68
EAST BAY LONGEVITY ASSISTED LIVING	388 12TH ST	49
E.E. CLEVELAND MANOR	2611 ALVINGROOM CT	54
ELDER ASHRAM	3121 FRUITVALE AVE	90
ELEGANT LIVING	7940 HANSOM DR	6
EVERGREEN RESIDENTIAL CARE HOME	4600 FAIRFAX AVE	90
GOLDEN LIVING GUEST HOME, LLC	9450 MOUNTAIN BLVD	6
GOOD SHEPHERD RESIDENTIAL CARE FOR THE ELDERLY	5472 FOOTHILL BLVD	22
GOOD SHEPHERD VISTA	5472 FOOTHILL BLVD	22
GRAND LAKE GARDENS	401 SANTA CLARA AVE	135
GRAND LAKE HOME	365 STATEN AVE	14
GRAND LAKE HOME #2	367 STATEN AVE	8
GRAND LAKE REST HOME I	365 STATEN AVE	14
GUIDE LIGHT COMMUNITY ELDERLY CARE LLC	4201 WEST ST	14
HARRISON STREET SENIOR HOUSING	1633 HARRISON ST	81
HEART & SOUL COMMUNITIES	3770 SUTER ST	6
HILTON HOUSE	6112 HILTON ST	14
HOLY FAMILY HOME	2420 FRUITVALE AVE	19
HOTEL OAKLAND	270 13TH ST	315
HOUSE OF PSALMS ASSISTED LIVING FOR SENIORS	1525 7TH AVE	23
IRENE COOPER TERRACE	1218 2ND AVE	40
J & C CARE CENTER LLC	4240 REDDING ST	25

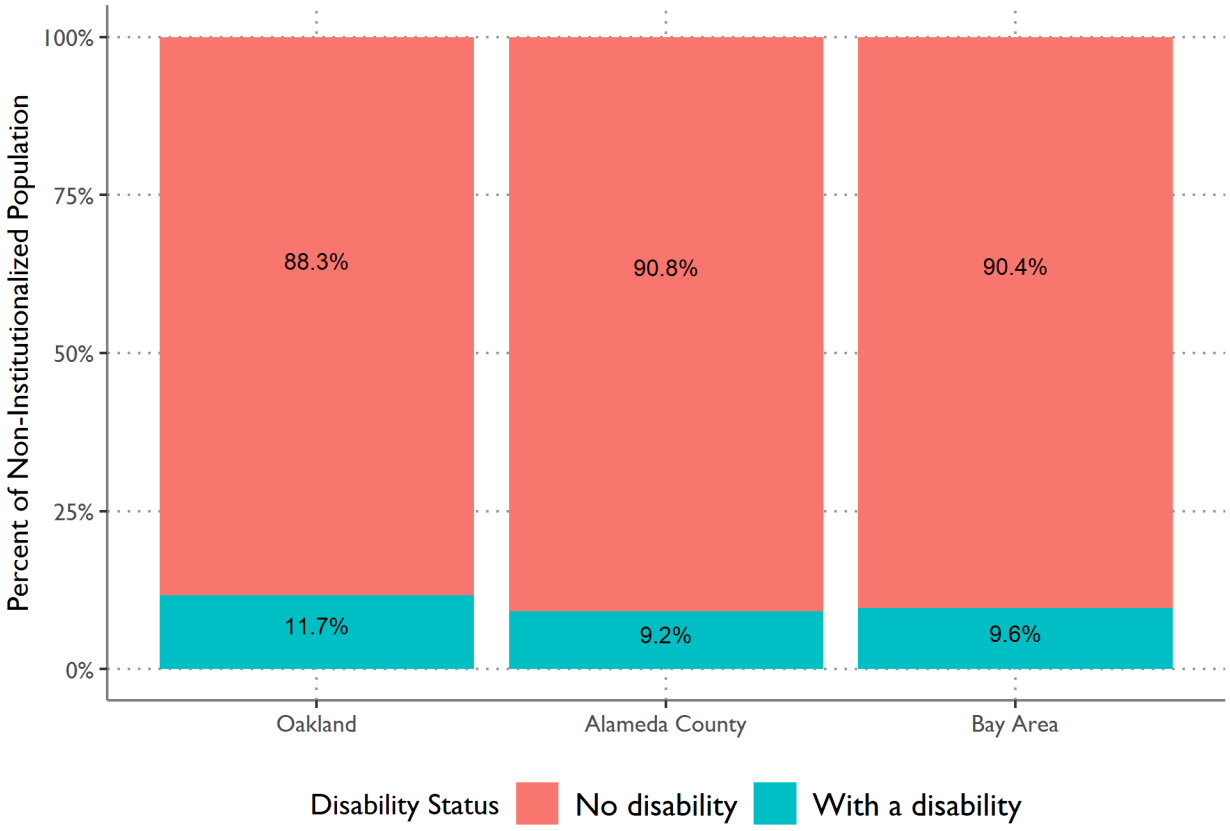
Facility Name	*Address*	*Facility Capacity*
JACK LONDON GATEWAY	989 BRUSH ST	61
J.L. RICHARDS TERRACE	250 E 12TH ST	80
KINDRED KEEP I	5761 MARKET ST	10
LAKE MERRIT APARTMENTS	1417 1ST AVE	55
LAKE MERRITT CARE HOME	576 VALLE VISTA AVE	15
LAKE PARK	1850 ALICE ST	275
LAKESHORE RESIDENTIAL CARE	1901 THIRD AVE	38
LAKESIDE PARK	468 PERKINS ST	76
LAS BOUGAINVILLEAS	1223 37TH AVE	67
LINCOLN COURT SENIOR HOUSING	2400 MACARTHUR BLVD	82
LION CREEK CROSSINGS PHASE V	6710 LION WAY	128
LOVE LAKE MERRITT	1639 4TH AVE	6
MARK TWAIN SENIOR	2426-38 35TH AVE	102
MERCY RETIREMENT & CARE CENTER	3431 FOOTHILL BLVD	160
MERRILL GARDENS AT ROCKRIDGE	5238 CORONADO AVE	150
MERRITT CROSSINGS	609 OAK ST	70
MONT KASA	6382 THORNHILL DR	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #1	5115 FOOTHILL BLVD	15
NEW HORIZON FOOTHILL RESIDENTIAL CARE #2	5111 FOOTHILL BLVD	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #3	5107 FOOTHILL BLVD	6
OAK STREET TERRACE	1109 OAK ST	39
OPAL HOME CARE	3917 OPAL ST	15
ORCHARDS ON FOOTHILL	2719 FOOTHILL BLVD	65
PACIFICA SENIOR LIVING OAKLAND	2330, 2350, 2361 E 29TH ST	197
PERCY ABRAM, JR SENIOR APARTMENTS	1094 ALCATRAZ AVE	44
PIEDMONT GARDENS #1	110-41ST STREET	321
POINT AT ROCKRIDGE, THE	4500 GILBERT ST	186
POSADA DE COLORES	2221 FRUITVALE AVE	100
SAN PABLO HOTEL	1955 SAN PABLO AVE	144
SISTER THEA BOWMAN MANOR	6400 SAN PABLO AVE	55
SOJOURNER TRUTH MANOR	5815, 5915, 6015 MLK	88
SOUTHLAKE TOWER	1501 ALICE ST	130
ST. ANDREW'S MANOR	3250 SAN PABLO AVE	60
ST. JOSEPH'S SENIOR	2647 INTERNATIONAL BLVD	84
ST. PATRICK'S TERRACE	1212 CENTER ST	66
ST. PAUL'S TOWERS	100 BAY PLACE	320
ST. FRANCIS CARE HOME	476 WICKSON AVE	15
SUNRISE ASSISTED LIVING OF OAKLAND HILLS	11889 SKYLINE BLVD	100
SYLVESTER RUTLEDGE MANOR	3255 SAN PABLO AVE	65
VERMONTCARE LLC	865 VERMONT ST	10

Source: City of Oakland, 2021

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates compiled by ABAG, 49,362 persons (11.7 percent of the non-institutionalized population) in Oakland had a disability. This proportion is slightly higher than that of Alameda County (9.2 percent) and the Bay Area (9.6 percent) as illustrated in Chart B-5.

Chart B-5: Persons with Disabilities by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing;
- Vision difficulty: blind or has serious difficulty seeing even with glasses;
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions;
- Ambulatory difficulty: has serious difficulty walking or climbing stairs;
- Self-care difficulty: has difficulty dressing or bathing; and
- Independent-living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-15 provides a breakdown of Oakland's adult population by disability type. The most prevalent disability was ambulatory difficulty at 6.05 percent.

Table B-15: Oakland Disability by Type, 2019

Disability	*Percentage of the Civilian Non-Institutionalized Population Aged 18 and Over*
With an ambulatory difficulty	6.05%
With a cognitive difficulty	4.91%
With an independent living difficulty	4.61%
With a self-care difficulty	2.72%
With a hearing difficulty	2.80%
With a vision difficulty	2.32%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Further, residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. As described in Appendix D, there are a greater proportion of persons with disabilities living in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be

closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Oakland residents with a developmental disability. Table B-16 shows that the vast majority of residents with a developmental disability (82.01 percent) live in the home of a parent/family/guardian. Further, approximately 6.3 percent (3,111 persons) of the population that has a developmental disability is under the age of 18, while the remaining 93.7 percent (46,251 persons) is over 18 years old.

Table B-16: Oakland Population with Developmental Disabilities by Residence, 2020[1]

Residence Type	*Number*	*Percent*
Home of Parent/Family/Guardian	2,689	82.01%
Community Care Facility	168	5.12%
Independent/Supported Living	306	9.33%
Intermediate Care Facility	1	0.03%
Foster/Family Home	57	1.74%
Other	58	1.77%
Total	**3,279**	**100%**

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families do not have sufficient income to afford larger homes or apartments. At 9.40 percent of all households, Oakland has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). As shown in Table B-17, the 2019 American Community Survey reported 15,264 large households with five or more members, including 6,210 owner-occupied households and 9,054 renter-occupied households. About 9.38 percent of owner-occupied households and 9.41 percent of renter-occupied households were considered large households.

Table B-17: Oakland Household Size by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	17,620	26.63%	36,428	37.85%
2 Person Household	22,047	33.32%	28,122	29.22%
3 Person Household	11,668	17.63%	13,488	14.01%
4 Person Household	8,632	13.04%	9,150	9.51%
5 Or More Person Household	6,210	9.38%	9,054	9.41%
Total	**66,177**	**100%**	**96,242**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

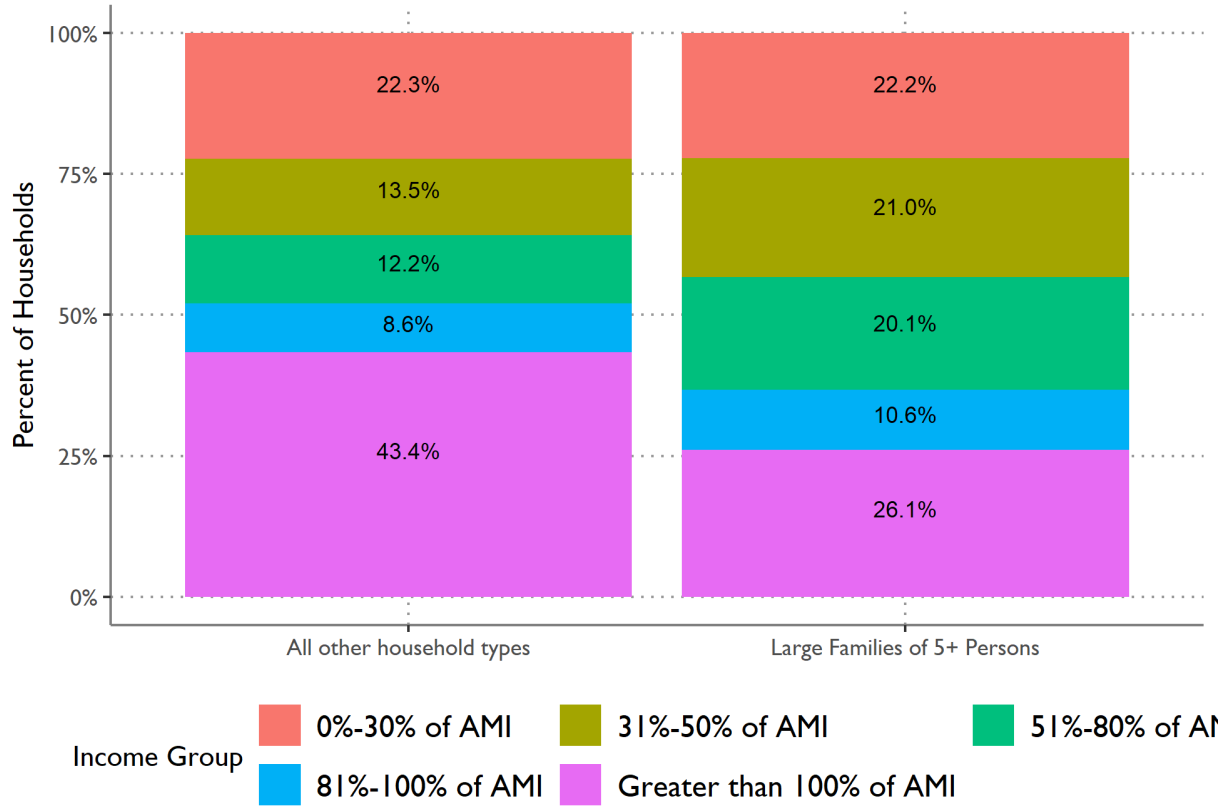
In addition to household income, cost burden can be used to determine the extent of housing needs for large-family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-18, about 42.97 percent of large families experience some level of cost burden (either regular or severe). Similarly, 42.13 percent of all other household types experience cost burden. However, as illustrated in Chart B-6, a greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.

Table B-18: Oakland Cost Burden by Household Size, 2013-2017

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	7,210	57.03%	83,625	57.86%
Cost Burden	3,004	23.76%	29,995	20.75%
Severe Cost Burden	2,429	19.21%	30,900	21.38%
Total	**12,643**	**100%**	**144,520**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Chart B-6: Oakland Household Size by Household Income Level, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. This can be attributed in part to the systemic gender pay gap, and single women with children may particularly face housing discrimination when searching for a home. In Oakland, there is also a greater proportion of female-headed households with children in West Oakland and the downtown area. As shown in Table B-19 there are 21,717 female-headed households and 9,149 male-headed households in Oakland. These groups constitute 13.37 percent and 5.63 percent, respectively, of Oakland's total number of households. Female-headed households represented about 10.91 percent of owner-occupied households and 15.06 percent of renter-occupied households.

Table B-19: Oakland Household Type by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	33,183	50.14%	24,513	25.47%
Female-Headed Family Households	**7,223**	**10.91%**	**14,494**	**15.06%**
Male-Headed Family Households	**3,400**	**5.14%**	**5,749**	**5.97%**
Householders Living Alone	17,620	26.63%	36,428	37.85%
Other Non-Family Household	4,751	7.18%	15,058	15.65%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 21,717 female-headed households in Oakland, about 59.5 percent had children under 18 years. Table B-20 below shows that of these, 39.72 percent were under the poverty line, compared to only 11.49 percent of female-headed households without children. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing. Additional information on female-headed households, including households with children, is provided in Appendix D.

Table B-20: Oakland Female-Headed Households by Poverty Status[1], 2019

	Households With Children		*Households Without Children*	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	7,786	60.28%	7,789	88.51%
Below Poverty Level	5,131	39.72%	1,011	11.49%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last 10 days of January. The unsheltered PIT Count is conducted biannually in Alameda County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count took place on February 23, 2022, and a full report was published in late summer 2022.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." Each Bay Area County is its own CoC. In Alameda County, EveryOne Home oversees the CoC Program. The

goals of the Everyone Home Plan include preventing homelessness and other housing crises; increasing permanent housing opportunities for homeless and high-risk households; provide wrap-around services to ensure housing stability and quality of life; and measuring success and reporting outcomes.

Table B-21 provides an estimate of the homeless population by household type and shelter status in Alameda County. According to the 2022 PIT Count, there were 7,135 unsheltered homeless persons and 2,612 sheltered persons in Alameda County.

Table B-21: Homelessness by Household Type and Shelter Status in Alameda County, 2022

Shelter Status	*People in Households Composed Solely of Children Under 18*	*People in Households with Adults and Children*	*People in Households without Children Under 18*	***Total***
Sheltered	9	522	2,081	**2,612**
Unsheltered	88	322	6,725	**7,135**

Source:) EveryOneHome Point-in-Time Count, 2022

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Alameda County's homeless population is shown in Table B-22. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 43 percent of the unhoused population in the county, but only 10 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Alameda County residents but only 1 percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. Further, those who identify as Hispanic/Latinx are also slightly overrepresented among the unhoused.

Table B-22: Racial/Ethnic Group Share of General and Homeless Population in Alameda County, 2022

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4%	1%
Asian / API (Hispanic and Non-Hispanic)	5%	332%
Black or African American (Hispanic and Non-Hispanic)	43%	10%
White (Hispanic and Non-Hispanic)	39%	34%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7%	22%

Hispanic/Latinx	25%	23%
Non-Hispanic/Latinx	75%	77%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2022 PIT Count summary identified 5,055 persons experiencing homelessness in the City of Oakland on the night of February 23, 2022, making up approximately 52 percent of the county's unhoused population. This is an increase of 984 people (24 percent) from the 4,071 unhoused individuals who were counted in the 2019 count. A comparison of Oakland and Alameda County's unhoused population is described in Table B-23, and a description of Oakland's unhoused population by location and household type for 2022 and 2019 is described in Table B-24. As shown in Table B-24, of the 5,055 persons experiencing homelessness in the City of Oakland, 1,718 were sheltered and 3,337 were unsheltered. In 2019, 861 of the 4,071 individuals experiencing homelessness were sheltered, and in 2017, 859 of the 2,761 individuals experiencing homelessness were sheltered.

Table B-23: Homeless Population in Oakland and Alameda County, 2022

Jurisdiction	*2015*	*2017*	*2019*	*2022*
Oakland	2,191	2,761	4,071	5,055
Alameda County	4,040	5,629	8,022	9,747

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

Table B-24: Oakland Homeless Population by Location and Household Type, 2022

	Number	*Percent*
Location		
Sheltered	1,718	34%
Unsheltered	3,337	66%
Tent/Street	1,371	41%
RV/Car/Van	1,938	58%
Abandoned Building	28	1%
Household Type (N=796)		
Persons in Families	135	17%
Single Individuals	661	83%

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

The Permanent Access to Housing (PATH) Framework, which is Oakland's five-year plan to address homelessness, identifies the following as the main drivers of homelessness in the city:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of AMI
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

Homelessness in Oakland remains a humanitarian crisis that has only been exacerbated by the COVID-19 pandemic. However, even prior to COVID-19, rapidly increasing housing costs, increased residential instability, and the lack of available affordable housing and supportive services contributed to this significant increase. Homelessness also impacts Oakland residents unequally by race/ethnicity – as discussed further in Appendix D, the vast majority of unhoused Oakland residents are Black (about 59 percent, based on 2022 PIT data). The data also does not capture those living in more precarious housing situations, including people temporarily living with friends or family members, "couch surfing," or living in a vehicle not captured during the PIT Count.

The PATH Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless;

2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and;

3. Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds. Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. Th actions are described in the Housing Action Plan.

UNDOCUMENTED IMMIGRANTS

It should be noted that there is a significant undocumented population in Oakland that may or may not be captured in DOF's population data. While undocumented immigrants are typically counted in annual American Community Surveys and decennial Census reports, this data is incomplete and it can be difficult to estimate the exact number of undocumented immigrants who live in Oakland. The Migration Policy Institute (MPI) estimates that as of 2019 there are 107,000 undocumented or unauthorized immigrants living in Alameda County, about 1.0 percent of the national total

(11,047,000 people) or about 3.9 percent of the State's total (2,739,000 people).[1] A 2015 study found that East Oakland in particular is home to a significant number of undocumented or unauthorized immigrants – about 17.0 percent of East Oakland's population were considered unauthorized compared to 6.0 percent of Alameda County's population.[2] According to the study "almost 70 percent of the unauthorized who are at least five years old do not speak English well, often limiting their social and economic status. For example, the unauthorized are often among the working and poor – those who work full-time but toil in low-wage industries with limited chances of economic mobility and limited access to employer-based health insurance." Further, East Oakland's undocumented or unauthorized population is predominantly Latino, compared to higher proportions of unauthorized East and South Asian immigrants throughout the county.

Undocumented immigrants are particularly at risk of housing precarity and exploitation due to their legal status and fear of repercussion. Further, a number of federal rental assistance programs—including public housing, Housing Choice Vouchers, and Section 8 project-based rental assistance—are not available to unauthorized immigrants. However, other federal grant-funded and other housing assistance programs (including HUD homeless assistance and Keep Oakland Housed) do not require the verification of immigrant status.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Oakland, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

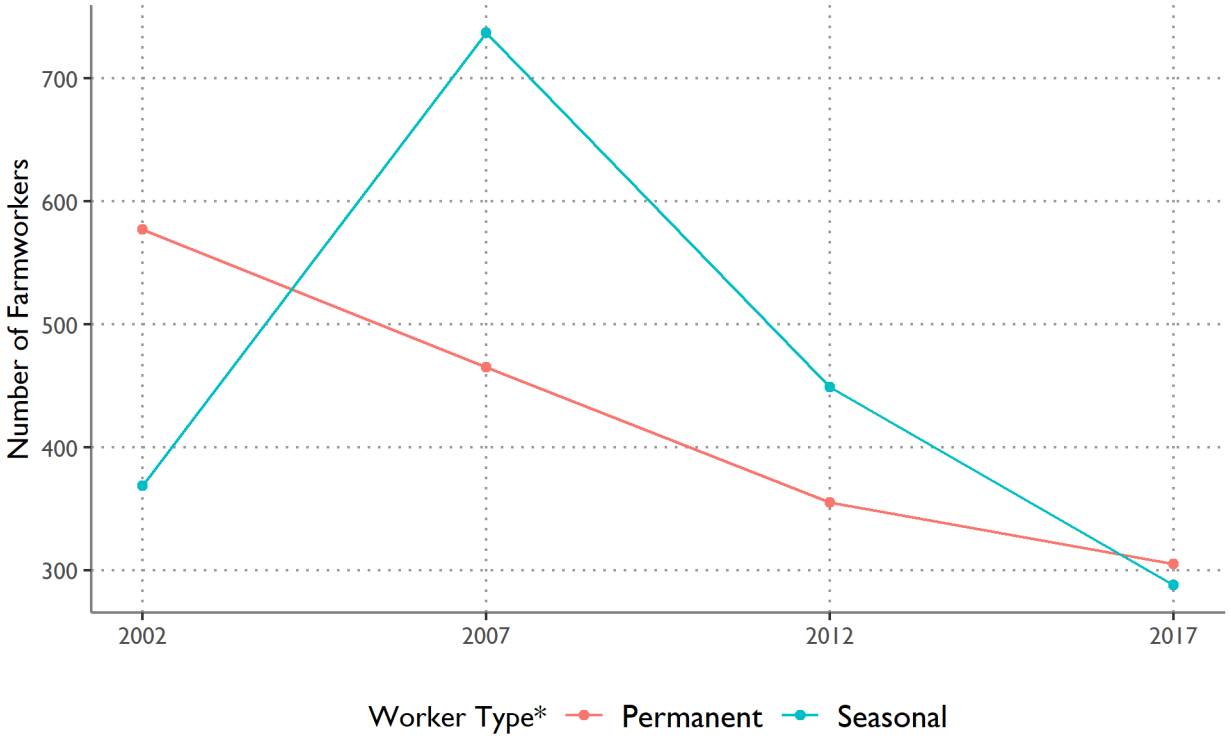
Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. Oakland is also located in a highly urbanized area of the Bay Area with no working farms within or adjacent to the city limits, which limits the presence of farmworkers in the city.

In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Alameda County experienced a 22.0 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 47.1 percent decrease in the number of permanent farmworkers. In 2017, there were 593 farmworkers in total in Alameda County. See Chart B-7 for these trends.

[1] For more information regarding MPI's Unauthorized Immigrant Population Profiles, see: https://www.migrationpolicy.org/programs/us-immigration-policy-program-data-hub/unauthorized-immigrant-population-profiles

[2] Marcelli, Enrico A. and Manuel Pastor. "Unauthorized and Uninsured: East Oakland and Alameda County." *San Diego State University and the University of Southern California*, February 11, 2015. Available at: https://dornsife.usc.edu/assets/sites/1411/docs/2015_Unauthorized_Uninsured_East_Oakland_Contra_Costa_Cnty_CSII.pdf

Chart B-7: Farm Labor in Alameda County, 2002-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,089 Oakland residents employed in the "agriculture, forestry, fishing and hunting" industry in 2019 – about 0.5 percent of the labor force. This is similar to Alameda County (0.4 percent) and the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers, available in Table B-25. However, no schools in Oakland have reported any migrant worker students in the four years documented here by ABAG-MTC. Alameda County has seen a slight decrease over the course of these four years from 874 to 790 students and the Bay Area overall has seen a steady decrease from 4,630 to 3,976 students.

Table B-25: Migrant Worker Student Population[1] by Region, 2016-2020

Academic Year	*Oakland*	*Alameda County*	*Bay Area*
2016-2017	0	874	4,630
2017-2018	0	1,037	4,607
2018-2019	0	785	4,075
2019-2020	0	790	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

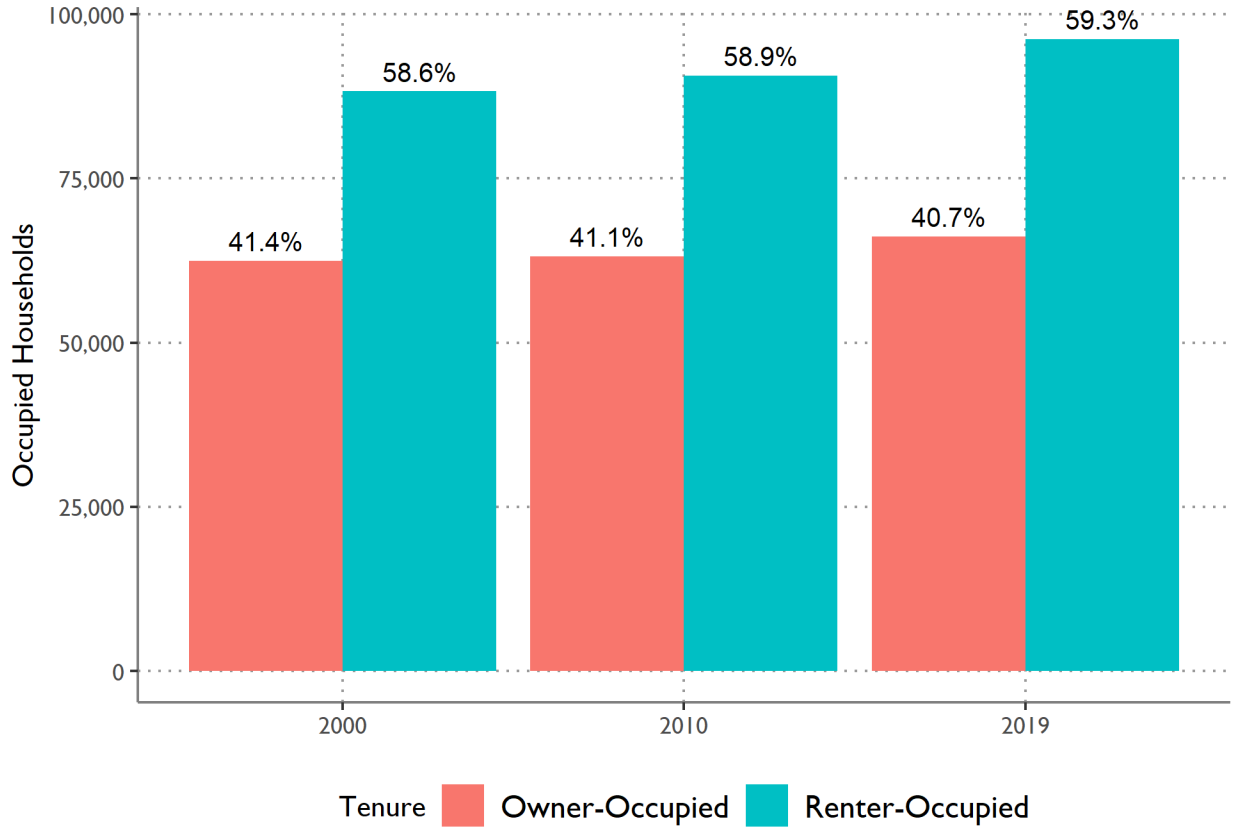
Source: ABAG-MTC Housing Needs Data Workbook (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

B.6 Housing Stock Characteristics

HOUSING TENURE

Most households in Oakland are renters. The percentage of renter-occupied households in Oakland increased modestly from 58.6 percent to 59.3 between 2010 and 2019, despite the significant increase in absolute renter and homeowner population. There were 88,301 renter-occupied units and 62,849 owner-occupied units in 2000, 90,649 renter-occupied units and 63,142 owner-occupied units in 2010, and 96,242 renter-occupied units and 66,177 owner-occupied units in 2019. Owner-occupied housing units tend to be congregated in the Oakland Hills and parts of North Oakland, while significantly more housing units are renter-occupied in West Oakland, Downtown, and East Oakland.

Chart B-8: Oakland Household Tenure, 2000 – 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Oakland's household tenure differs from patterns seen in the county and the larger Bay Area, reflecting its status as a big city. As shown in Table B-26, 53.5 percent of Alameda County households and 56.1 percent of Bay Area households lived in owner-occupied homes, compared to 40.7 percent of Oakland households. Looking at other large Bay Area cities, San Francisco has lower rates of ownership housing compared to Oakland, while San Jose and Fremont have significantly higher ownership rates.

Table B-26: Household Tenure by Region, 2019

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Racial and ethnic disparities in tenure exist in Oakland, shown in Table B-27. Households considered to be non-Hispanic white are almost evenly split between owners and renters, while households considered to be American Indian or Alaskan native of any ethnicity, Black or African American of any ethnicity, other race or multiple races of any ethnicity, and Hispanic or Latinx are largely renters. American Indian or Alaskan native households of any ethnicity have the highest renter-occupied rates at 70.83 percent as of 2019. Racial and ethnic income disparities shown in Table B-8 above may also contribute to these disparities in tenure, since renters are more likely to be lower income than are homeowners.

Table B-27: Oakland Housing Tenure by Race/Ethnicity, 2019

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	390	29.17%	947	70.83%
Asian / API (Hispanic and Non-Hispanic)	11,094	42.78%	14,838	57.22%
Black or African American (Hispanic and Non-Hispanic)	13,904	32.17%	29,322	67.83%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7,479	29.32%	18,033	70.68%
White (Hispanic and Non-Hispanic)	33,310	50.16%	33,102	49.84%
Hispanic or Latinx	8,881	30.62%	20,124	69.38%
White, Non-Hispanic	30,030	52.10%	27,612	47.90%

2. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Oakland, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Oakland, especially among American Indian or Alaska native, Black or African American and Hispanic or Latinx households, and the significant share of Black or African American and Asian households with income below 30 percent of AMI (Table B-8), this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in Appendix D.

Table B-28: Oakland Housing Tenure by Income Level, 2019

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	5,810	15.56%	31,535	84.44%
31%-50% of AMI	6,069	27.39%	16,090	72.61%
51%-80% of AMI	6,950	34.54%	13,170	65.46%
81%-100% of AMI	5,360	38.98%	8,390	61.02%
Greater than 100% of AMI	39,210	59.34%	26,865	40.66%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Alameda Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied; see Table B-29. However, a significant share of these units—slightly less than one quarter—are renter-occupied. Further, about 55.79 percent of attached single-family homes are occupied by renters. Nearly all of Oakland's multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-29: Oakland Housing Tenure by Housing Type, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	52,515	75.08%	17,432	24.92%
Attached Single-Family Homes	3,700	44.21%	4,670	55.79%
Multi-Family Housing	9,601	11.51%	73,826	88.49%
Mobile Homes	334	53.70%	288	46.30%
Boat, RV, Van, or Other	27	50.94%	26	49.06%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

During the 2010 to 2020 period, housing development in Oakland was primarily multifamily, although there was an increase in housing units of all types. Using DOF estimates provided by ABAG-MTC, Table B-30 shows that Oakland added 564 single family detached homes in the 2010s; however, given the large pre-existing base, this was less than one percent increase. Single family attached housing stock grew by 2.41 percent, although only 155 units were added. The bulk of the housing increase—4,774 housing units—was in five-plus unit multifamily housing types. The number of total units has increased by 3.39 percent over this period driven primarily by the addition of attached single-family homes and multifamily housing consisting of five-plus units.

Table B-30: Oakland Housing Type Trends, 2010 – 2020

	2010		2020		Percent Change
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2010 – 2020)*
Single-Family Home: Detached	73,904	43.55%	74,468	42.44%	0.76%
Single-Family Home: Attached	6,842	4.03%	7,007	3.99%	2.41%
Multifamily Housing: Two to Four Units	32,600	19.21%	32,844	18.72%	0.75%
Multifamily Housing: Five-plus Units	55,809	32.88%	60,583	34.53%	8.55%
Mobile Homes	555	0.33%	555	0.32%	0.00%
Totals	**169,710**	**100%**	**175,457**	**100%**	**3.39%**

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-31, 13,653 out of 162,419 housing units in Oakland were either overcrowded or severely overcrowded (8.41 percent). This is slightly higher than the rate in Alameda County (7.87 percent) and the Bay Area (6.9 percent). While the entire city experiences some level of overcrowding higher than the region, the highest tract-level rates of overcrowding occur in parts of East and Deep East Oakland, particularly in census tracts along International Boulevard.

Table B-31: Overcrowding[1] Severity by Region, 2013-2017

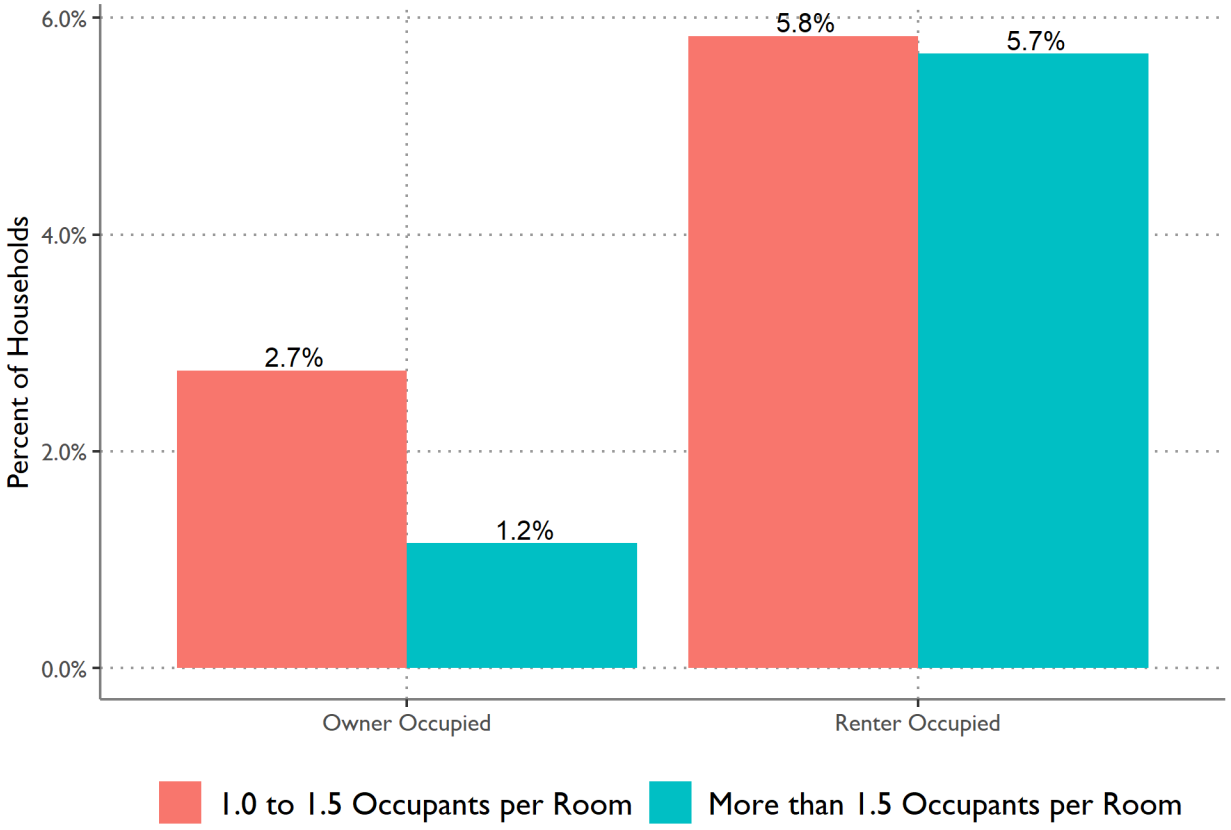
	Not Overcrowded		Overcrowded		Severely Overcrowded	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	148,766	91.59%	7,432	4.58%	6,221	3.83%
Alameda County	531,752	92.13%	29,007	5.03%	16,418	2.84%
Bay Area	2,543,056	93.10%	115,696	4.24%	72,682	2.66%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Further, renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 11.5 percent of renter-occupied households experience some level of overcrowding while only 3.9 percent of owner-occupied households do. Rates of severe overcrowding are nearly triple among renters than they are among owners.

Chart B-9: Oakland Overcrowding by Tenure and Severity, 2013-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Since renters are more likely to be lower income than homeowners, they may experience higher rates of overcrowding. Lower-income households in Oakland (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 6.48 percent are considered overcrowded and 5.51 percent are severely overcrowded. Households with higher incomes (i.e., those making greater than 100 percent of AMI) are 1.88 percent overcrowded and 1.53 percent severely overcrowded.

Table B-32: Overcrowding[1] by Income Level and Severity in Oakland, 2013-2017

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	6.48%	5.51%
31%-50% of AMI	8.69%	5.42%
51%-80% of AMI	7.30%	4.24%
81%-100% of AMI	5.41%	3.52%
Greater than 100% of AMI	1.88%	1.53%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

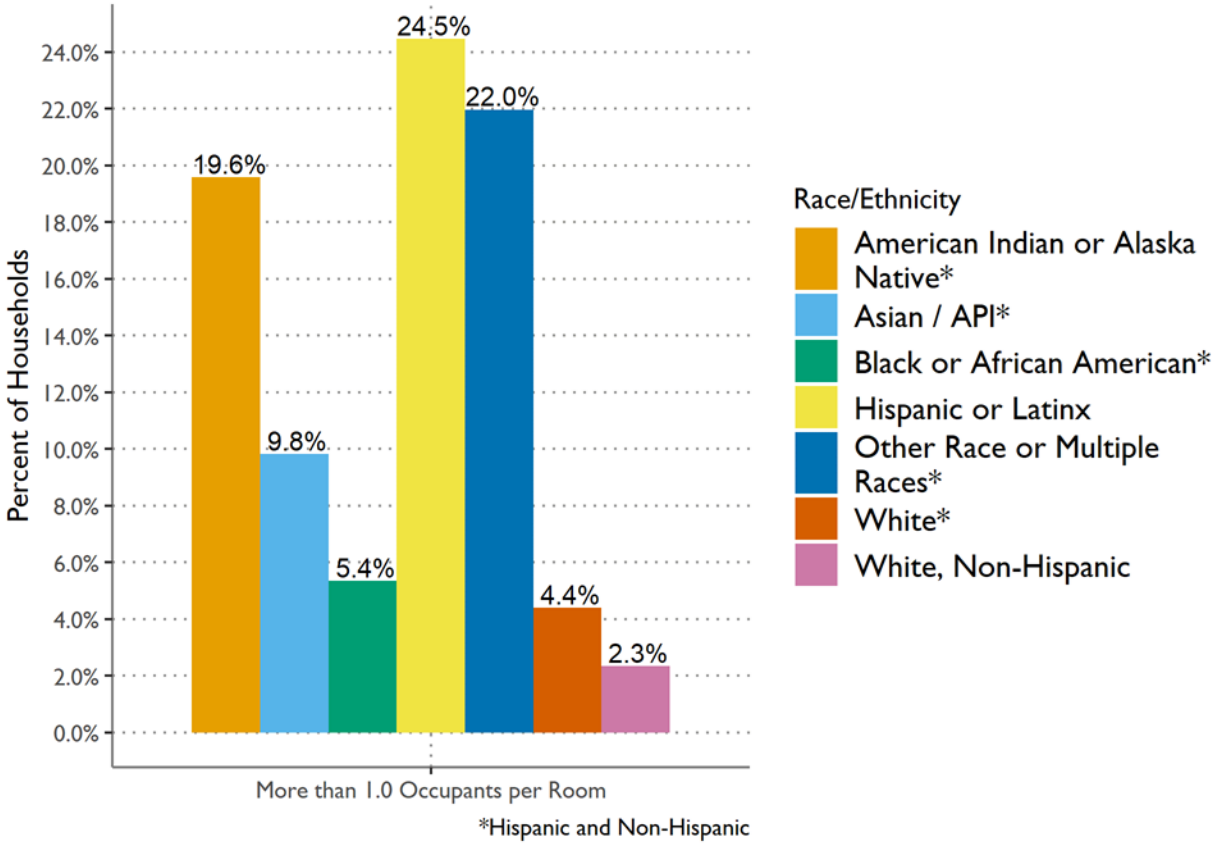
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Oakland. According to the ABAG-MTC data workbook, "Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here."[3] In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled 'Hispanic and Non-Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."[4]

When compared across racial and ethnic groups, overcrowding is most prevalent among Hispanic or Latinx households, other race or multiple race households of any ethnicity, and for American Indian or Alaska Native households of any ethnicity as 24.5 percent, 22.0 percent, and 19.6 percent of each group experiences overcrowding, respectively. In Oakland, majority Asian American communities like Saint Elizabeth, San Antonio, and East Peralta, have a higher overcrowding rate (10 percent) than the city as a whole (8 percent).[5] Overcrowding rates are low for non-Hispanic white households (2.3 percent).

[3] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[4] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[5] US Census. (2015-2019). 5-year American Community Survey. https://data.census.gov/cedsci/

Chart B-10: Oakland Overcrowding by Race/Ethnicity, 2015-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

COST BURDEN

Cost burden, or overpayment, is defined as monthly housing costs in excess of 30 percent of a household's income. Severe cost burden is defined as paying over 50 percent of household income for housing costs. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 32,479 households experience cost burden (20.10 percent) while an additional 33,050 households experience severe cost burden (20.50 percent). The means that nearly half of all Oakland households experience some level of cost burden. Of the 65,529 households experiencing some level of cost burden, 14,119 of them are considered moderate- or above-moderate-income and 51,410 are considered lower-income. This indicates that housing affordability is particularly out of reach for lower-income households in Oakland.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Oakland tend to have higher rates of cost burden than owners – for instance, 46.5 percent of all renters experience some level of cost burden while only 31.8 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as evident in Table B-33a below. As described in Appendix D, the highest rates of cost burden are experienced by non-Hispanic Black or African American and Hispanic or Latinx households, with a general geographic concentrations in East Oakland, as well as some tracts in the Jack London District and Grand-Lake neighborhood. Additional context on cost burden as it relates to racial equity is provided in Appendix D.

Table B-33a: Oakland Cost-Burdened Households by Income and Tenure, 2013-2017[1]

	Renters		*Owners*		*Total Households[2]*	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	6,765	23.10%	1,110	18.90%	7,875	22.40%
Cost Burden	4,980	17%	835	14.20%	5,815	16.50%
Severe Cost Burden	17,575	59.90%	3,935	66.90%	21,510	61.10%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	4,055	26.10%	2,080	36.30%	6,135	28.80%
Cost Burden	6,810	43.80%	1,340	23.40%	8,150	38.30%
Severe Cost Burden	4,690	30.20%	2,315	40.40%	7,005	32.90%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	6,470	53.50%	3,160	48.80%	9,630	51.90%
Cost Burden	4,780	39.50%	1,640	25.30%	6,420	34.60%
Severe Cost Burden	840	6.90%	1,670	25.80%	2,510	13.50%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	17,290	30.40%	6,350	35.10%	23,640	31.50%
Cost Burden	16,570	29.10%	3,815	21.10%	20,385	27.20%
Severe Cost Burden	23,105	40.60%	7,920	43.80%	31,025	41.30%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	34,200	86.90%	38,120	80.90%	72,320	83.70%
Cost Burden	4,724	12%	7,370	15.60%	12,094	14%
Severe Cost Burden	415	1.10%	1,610	3.40%	2,025	2.30%
All Income Groups						
No Cost Burden/Not Computed	51,490	53.50%	44,470	68.20%	95,960	59.40%
Cost Burden	21,294	22.10%	11,185	17.20%	32,479	20.10%
Severe Cost Burden	23,520	24.40%	9,530	14.60%	33,050	20.50%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table B-33b summarizes cost burden severity in Oakland compared to Alameda County and the region. Cost burden in Alameda County and the Bay Area region are comparable; cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened than in the County or region.

Table B-33b: Cost Burden Severity by Region, 2015-2019

	No Cost Burden		Cost Burden		Severe Cost Burden	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	88,832	54.69%	35,183	21.66%	33,949	20.90%
Alameda County	350,326	62.06%	117,618	20.83%	96,579	17.11%
Bay Area	1,684,831	63.06%	539,135	20.18%	447,802	16.76%

1. Percentages do not add to 100 percent as each jurisdiction includes households for which data is not computed

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS compiled by ABAG-MTC indicate that 10,881 (6.7 percent) out of the 162,419 housing units in Oakland were vacant, which is higher than in the county (5.4 percent) but about equivalent to the entire Bay Area, as shown in Table B-34.

Table B-34: Oakland Vacant Units by Type, 2019

Vacancy Status	*Oakland*	*Alameda County*	*Bay Area*
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	**10,881 (6.7%)**	**30,919 (5.4%)**	**172,660 (6.3%)**

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

HOUSING PERMITS BY INCOME

Using data provided in the City's Annual Progress Report, the number of building permits issued from 2015 to 2021 is available by income group. In total, 16,789 building permits were issued during this period, or about 113.7 percent of the 5th cycle RHNA. Most of this development has been permitted at the higher income ranges, with 14,966 units permitted for above-moderate-income households – this translates to nearly nine above-moderate-income permits for every lower-income permit. Only 1,079 very-low-income units (52.4 percent) were permitted, 666 low-income units (32.1 percent) were permitted, and 78 moderate-income units (2.8 percent) were permitted. See Table B-35 for the proportion of the RHNA for the period within which these permits were issued.

Table B-35: Oakland Housing Permitting, 2015 – 2021

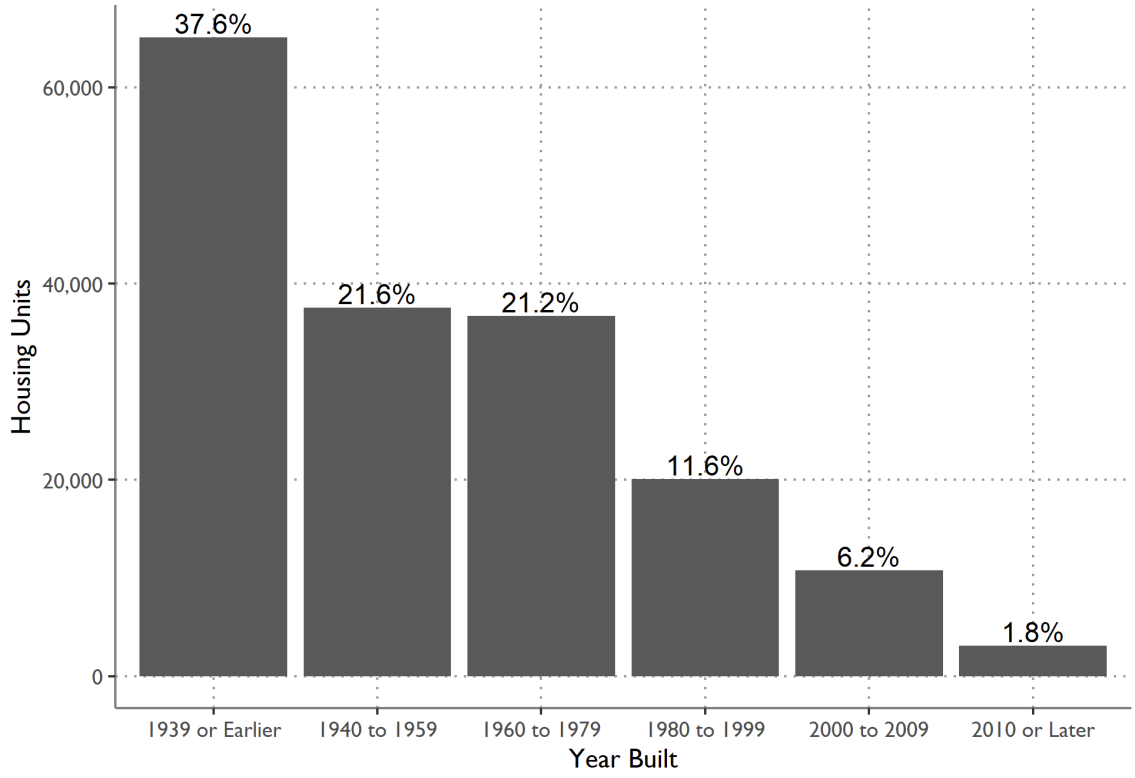
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA Met*
Very-Low-Income	1,079	52.4%
Low-Income	666	32.1%
Moderate-Income	78	2.8%
Above-Moderate-Income	14,966	191.5%
Total	**16,789**	**113.7%**

Source: City of Oakland, Housing Element Annual Progress Report, 2021

HOUSING STOCK CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Oakland, about 80.4 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010. See Chart B-11 for the age of Oakland's housing stock as of 2019.

Chart B-11: Age of Oakland Housing Stock, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substandard housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-White reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent White. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, as shown in Table B-34, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the City's housing stock is likely substandard. As discussed in the Housing Action Plan Action 2.1.3, the City is moving to a proactive enforcement framework to better address issues of substandard housing – particularly as these issues disproportionately impact BIPOC communities.

Oakland's Code Enforcement estimates the number of units in need of major rehabilitation and replacement based on an assessment of the number of units being assigned red-tag status or declared unsafe for structural reasons or other hazards generated by fire or other incidents such as vehicle impact. These numbers will change with issuance of permits to demolish or to repair. Based on estimates from 2021 and 2022, the number is estimated at 10 buildings (or approximately 50 units) per year, since the real estate market is relatively active with short supply of housing. Additionally, around 2,600 units are estimated to be in need of moderate to substantial rehabilitation or repair. These units are in structures that show major damage such as missing siding, holes in the roof or a roof that is listing, a tilted or cracked foundation, or missing windows or doors.

Table B-34: Oakland Substandard Housing Issues, 2019

Building Amenity	*Owner*	*Renter*
Incomplete Kitchen Facilities	0.28%	1.91%
Incomplete Plumbing Facilities	0.20%	1.02%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

B.7 Housing Costs and Affordability

Several housing market characteristics—such as high levels of cost burden or overcrowding—may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Oakland and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Oakland with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price or cost refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Oakland by different income households and unit size (bedrooms) are shown in Table B-37. HCD has estimated the 2021 Alameda County AMI for a family of four to be $125,600, which is about a 34.3 percent increase from the 2014 AMI estimate of $93,500.

Table B-37: Oakland Housing Affordability by Income Group, 2021

		Affordable Monthly Payment[2]		*Utilities[3]*		*Housing Costs*	*Maximum Affordable Price*	
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$28,800	$720	$720	$180	$180	$252	$541	$76,121
2 Person (1 Bedroom)	$32,900	$823	$823	$196	$196	$288	$627	$89,380
3 Person (2 Bedroom)	$37,000	$925	$925	$221	$221	$324	$704	$100,197
4 Person (3 Bedroom)	$41,100	$1,028	$1,028	$254	$254	$360	$773	$109,036
5 Person (4 Bedroom)	$44,400	$1,110	$1,110	$309	$309	$389	$802	$108,839
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$47,950	$1,199	$1,199	$180	$180	$420	$1,019	$158,113
2 Person (1 Bedroom)	$54,800	$1,370	$1,370	$196	$196	$480	$1,174	$183,179
3 Person (2 Bedroom)	$61,650	$1,541	$1,541	$221	$221	$539	$1,320	$206,068
4 Person (3 Bedroom)	$68,500	$1,713	$1,713	$254	$254	$599	$1,458	$226,714
5 Person (4 Bedroom)	$74,000	$1,850	$1,850	$309	$309	$648	$1,542	$235,751
Low-Income (51%-80% AMI)								
1 Person (Studio)	$76,750	$1,919	$1,919	$180	$180	$672	$1,739	$281,595
2 Person (1 Bedroom)	$87,700	$2,193	$2,193	$196	$196	$767	$1,997	$324,471
3 Person (2 Bedroom)	$98,650	$2,466	$2,466	$221	$221	$863	$2,245	$364,642
4 Person (3 Bedroom)	$109,600	$2,740	$2,740	$254	$254	$959	$2,486	$402,835
5 Person (4 Bedroom)	$118,400	$2,960	$2,960	$309	$309	$1,036	$2,652	$426,251
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$105,500	$2,638	$3,077	$180	$180	$1,077	$2,458	$480,363
2 Person (1 Bedroom)	$120,550	$3,014	$3,516	$196	$196	$1,231	$2,818	$551,262
3 Person (2 Bedroom)	$135,650	$3,391	$3,956	$221	$221	$1,385	$3,170	$620,105
4 Person (3 Bedroom)	$150,700	$3,768	$4,395	$254	$254	$1,538	$3,513	$686,848
5 Person (4 Bedroom)	$162,750	$4,069	$4,747	$309	$309	$1,661	$3,760	$732,813

1. AMI limits based on 2021 HCD State Income Limits for Alameda County, other assumptions are derived from Zillow estimates (as of October 4, 2021) and the National Association of Realtors. The 2021 Alameda County AMI is $125,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Alameda County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

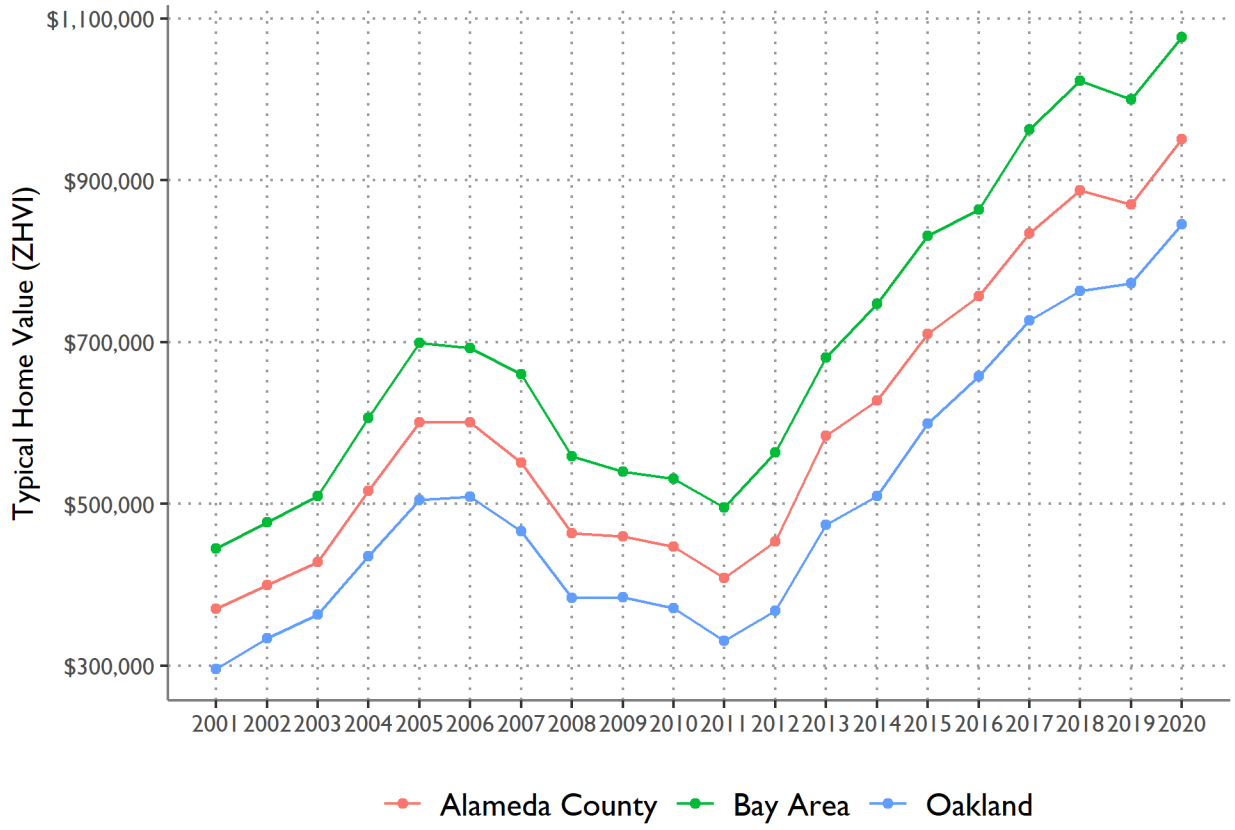
5. Assumed 30-year amortization, 2.82% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Alameda Housing Authority Utility Allowance Schedule, 2021; Zillow Mortgage Rates, October 2021; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2021

OWNERSHIP COSTS

Like many cities in the Bay Area, housing costs in Oakland have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI) as compiled by ABAG-MTC, which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values did decline as steeply in Oakland as they did in Alameda County and the Bay Area following the 2008 financial collapse. Home values in 2014 surpassed the previous high of just over $500,000 in 2005, and have risen continually since, to reach over $800,000 in 2020. These are, however, lower than that for the county as well as the Bay Area region.

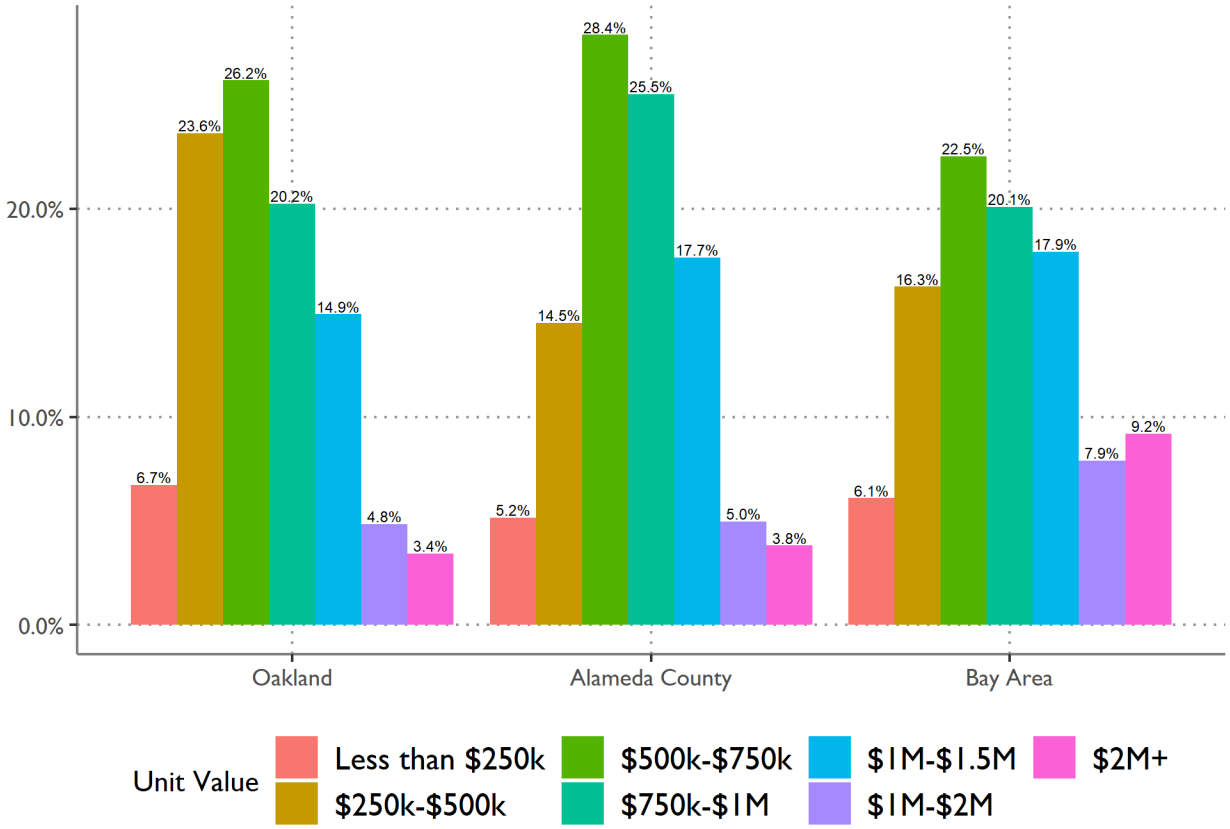
Chart B-12: Zillow Home Value Index (ZHVI) by Region, 2001 – 2020



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

In addition to the ZHVI, the ABAG-MTC data worksheet provides estimates of home values for owner-occupied units based on the 2019 ACS. Shown in Chart B-13, this data confirms the disparity in home value across region as indicated by the ZHVI. While the ZHVI estimates the typical household is valued over $800,000, the ACS indicates that the majority of units (about 56.5 percent) are actually valued below $750,000. There is a similar distribution of home values in the county, while the Bay Area has more even distributions by unit value. Alameda County does skew towards lower unit values while the Bay Area tends to skew towards higher unit values. The ZHVI is better aligned with these regional estimates. Given that housing costs have only risen since the 2019 ACS, the 2020 ZHVI is used to estimate housing value in Oakland, although it should be noted that this may slightly overestimate housing cost.

Chart B-13: Owner-Occupied Unit Values by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-38 provides a breakdown of the ZHVI by housing type and size between 2010 and 2020. In total, housing value has increased by about 127.20 percent between 2010 and 2020. Two-bedroom units in particular have seen a relatively high increase in value by about 146.30 percent during the period. As of 2020, the highest value housing type in Oakland is a five-plus bedroom housing unit at $1,563,444.

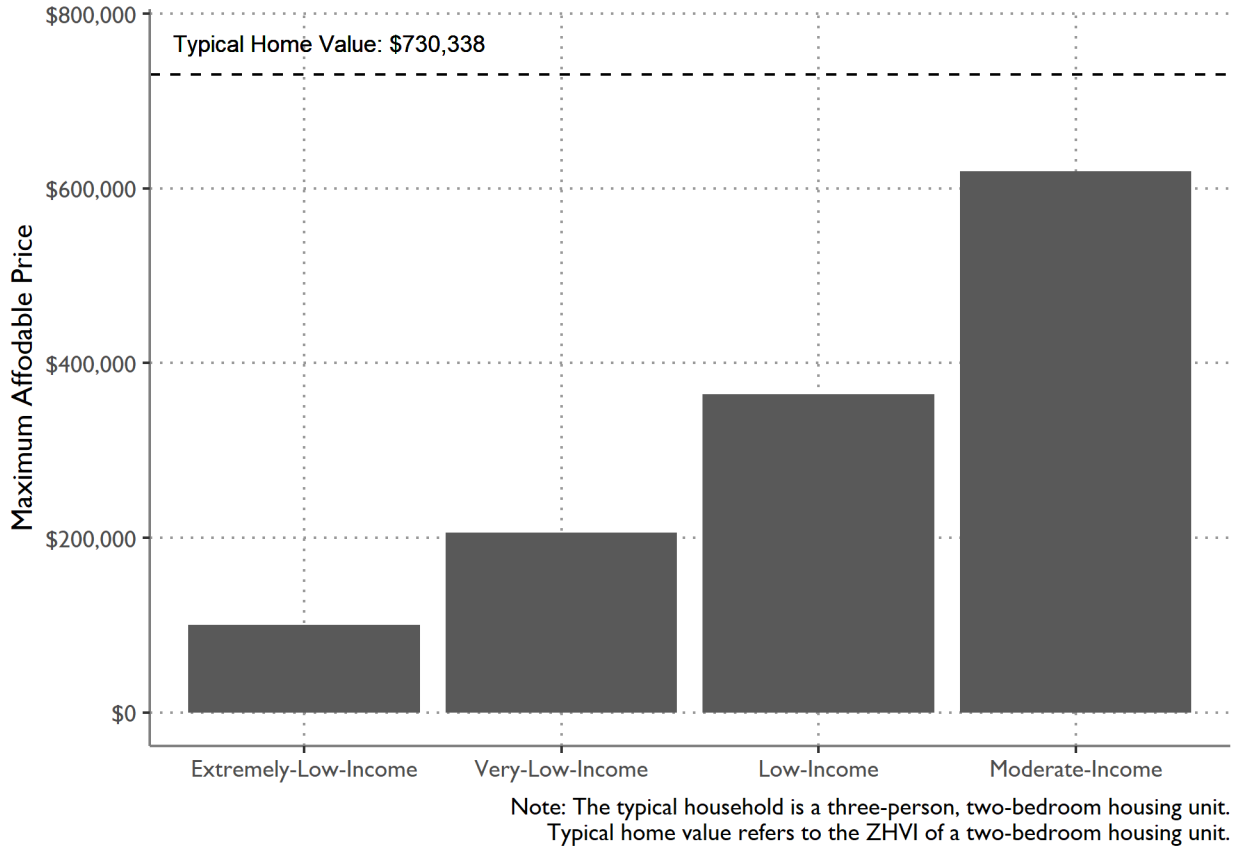
Table B-38: Oakland Zillow Home Value Index (ZHVI), 2010 - 2020

Housing Type	*December 2010 ZHVI*	*December 2020 ZHVI*	*Percent Change (2010 – 2020)*
Single-Family	393,624	903,784	**129.60%**
Condo	303,492	663,528	**118.60%**
1 Bedroom	238,093	573,501	**140.90%**
2 Bedroom	296,481	730,338	**146.30%**
3 Bedroom	436,005	966,329	**121.60%**
4 Bedroom	619,683	1,325,654	**113.90%**
5+ Bedrooms	638,487	1,563,444	**144.90%**
Total	**373,381**	**848,356**	**127.20%**

Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the ZHVI estimates provided in Table B-36 and housing affordability levels from Table B-35 it is apparent that no lower-income household can afford a home at an appropriate size. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. For instance, a three-person moderate-income household would be able to afford a $620,105 unit, which would be sufficient to purchase only a one-bedroom unit per the ZHVI. This demonstrates an affordability gap for lower-income households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing in a market like that of the Bay Area is only generally affordable to moderate- or higher-income households. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a three-person household living in a two-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household, 2021



Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

RENTER COSTS

In 2019, according to ACS estimates provided by ABAG-MTC, the median contract rent in Oakland was $1,345. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-39 illustrates that rent in Oakland is significantly lower than in the county and in the Bay Area during the same year. Rents in Oakland experiences increases between the 2009 and 2015 period, increasing by about 16.5 percent. This is lower from the county and Bay Area, which saw median contract rent increases by 19.4 percent and 20.4 percent, respectively. However, between 2015 and 2019 rent costs spiked in Oakland—increasing by about

26.4 percent—while the county and Bay Area saw even more dramatic increases, 30.9 percent, and 28.4 percent respectively.

Table B-39: Median Contract Rent[1] by Region, 2009 – 2019

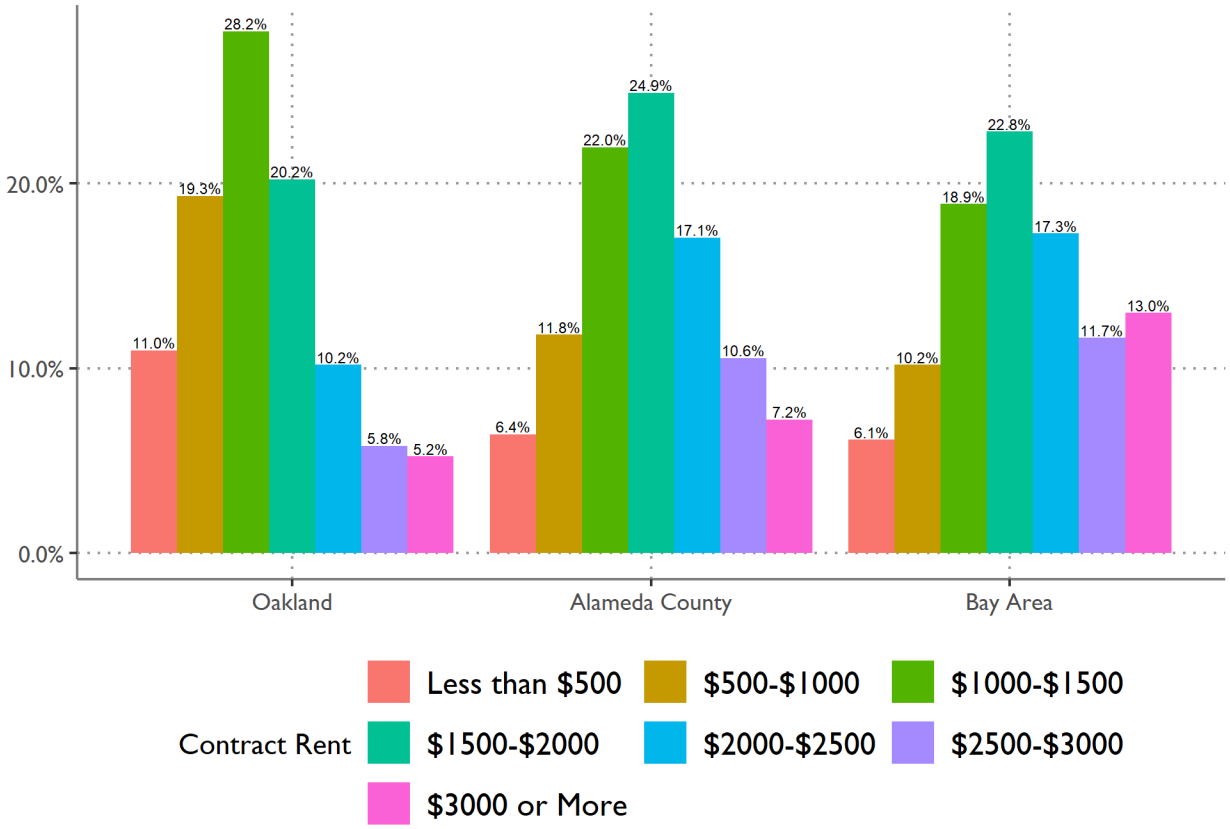
Jurisdiction	*2009 Median Contract Rent*	*2015 Median Contract Rent*	*2019 Median Contract Rent*
Oakland	$913	$1,064	$1,345
Alameda County	$1,083	$1,293	$1,692
Bay Area	$1,196	$1,440	$1,849

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas))

The distribution of contract rent by region is also provided in the ABAG-MTC data workbook. As demonstrated in Chart B-15, most (58.5 percent) renter-occupied units in Oakland have contract rents below $1,500. This differs from the county, where 40.2 percent of units have contract rents below $1,500, and the Bay Area, where 35.2 percent of units are below that threshold. Further, 17.8 percent of the county rental stock and 24.7 percent of the Bay Area rental stock have contract rents above $2,500 while only 11 percent of Oakland's rental stock exceeds that amount. Thus, rents have risen at slower pace in the city than in the surrounding region, and Oakland remains a relatively affordable option for renters when compared to the county or Bay Area.

Chart B-15: Contract Rents for Renter-Occupied Units by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

As rents have risen in the city, it has become increasingly more difficult for lower-income households to afford units in a suitably sized housing unit. Table B-40 provides estimated median monthly gross rents in Oakland by number of bedrooms. Unlike contract rent which is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included; gross rent includes additional costs for utilities and fuels.

Table B-40: Oakland Monthly Gross Rental Rates, 2019

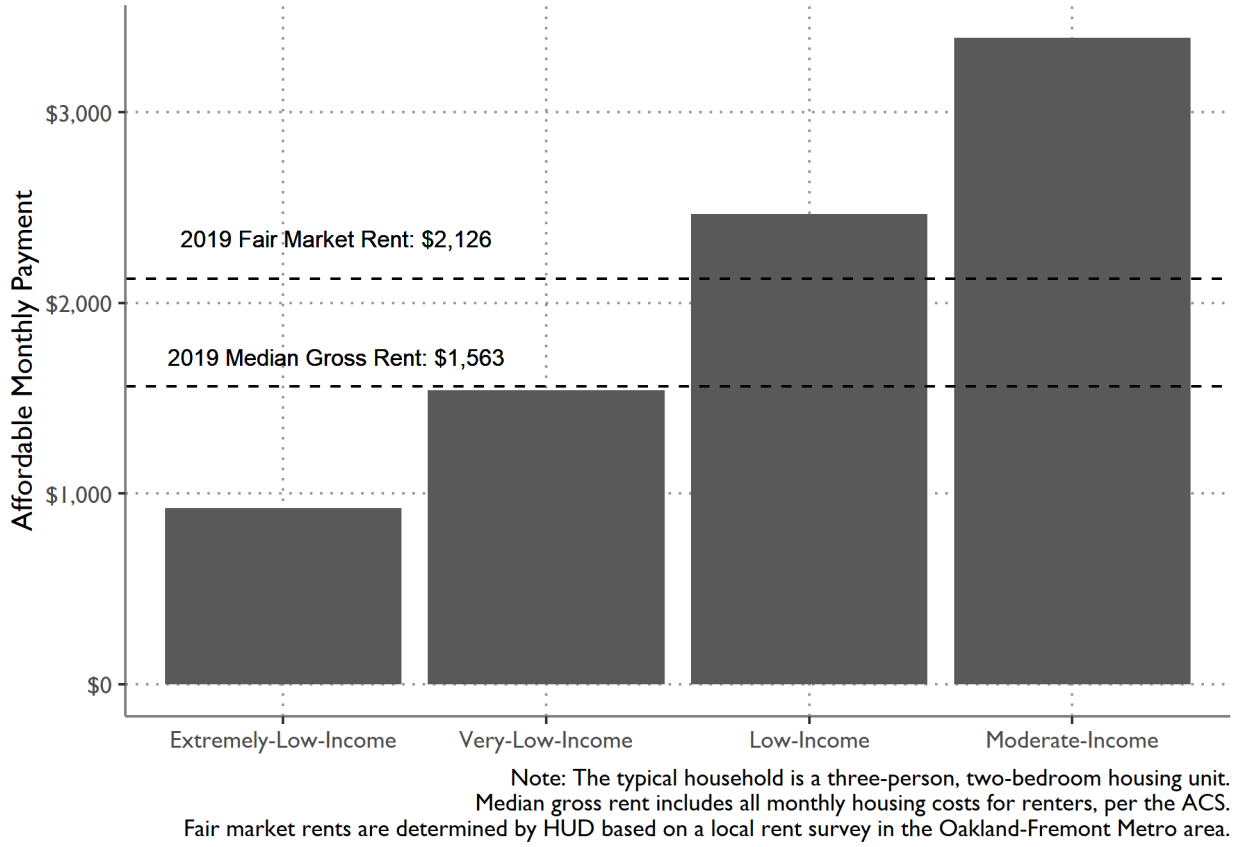
Number of Bedrooms	*2019 Median Monthly Gross Rent*
0	$979
1	$1,328
2	$1,563
3	$1,796
4	$2,095
5 or more	$2,270

Source: American Community Survey 5-Year Data (2015-2019)

According to ACS gross rental estimates (i.e., including utilities and other costs) from Table B-38 above and monthly affordable payments presented in Table B-35, extremely-low-income and very-low-income households in Oakland would not be able to afford to rent an appropriately sized unit.

However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a studio. A very-low-income three-person household could afford to rent a one-bedroom unit. This mismatch may be one of the causes behind the city's relatively high rate of overcrowding. All other income levels, including low-income households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income and very-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household, 2019



Note: The typical household is a three-person, two-bedroom housing unit.
Median gross rent includes all monthly housing costs for renters, per the ACS.
Fair market rents are determined by HUD based on a local rent survey in the Oakland-Fremont Metro area.

Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

B.8 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031 for this Housing Element). The California Housing Partnership (CHP) estimates that there are 12,979 assisted low-income units in Oakland. Table B-41 shows that while most units in Oakland are at low risk of conversion, there are 216 units at moderate risk and 42 units at high risk. The proportion of assisted units facing some level of risk is lower in the city (2.0 percent) than in the county (4.3 percent) the Bay Area region as a whole (5.1 percent). While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not

include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-41: Summary of Assisted Units at Risk of Conversion, 2022

	Oakland[2]		*Alameda County*		*Bay Area*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Low	12,721	98.0%	26,150	95.7%	127,484	94.9%
Moderate	216	1.7%	757	2.8%	3,175	2.4%
High	42	0.3%	334	1.2%	2,720	2.0%
Very High	0	0.0%	91	0.3%	919	0.7%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
2. Risk levels in Oakland have been modified from CHP's findings to reflect local knowledge – including that the Hotel Oakland is not at risk of conversion to market rate.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-39. The assisted housing inventory is available in Table B-42 below.

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
United Together Manor	9410 MacArthur Blvd	Local	0	17	High	1/26/2025
Lottie Johnson Apartments	970 14th St	HUD	0	25	High	6/30/2023
Hamilton Hotel	2101 Telegraph Ave	Local	0	92	Moderate	9/25/2027
CURA-North	531 24th St	Local	0	17	Moderate	6/14/2031
Effie's House	829 E. 19th St	Local	0	20	Moderate	1/10/2029
Courtyards at Acorn	923 Adeline St	Local	0	87	Moderate	1/3/2031
Hotel Oakland[1]	270 Thirteenth St	HUD	315	315	Low	4/30/2030
Alameda County Comfort Inn	8452 Edes Ave	HCD	0	102	Low	2075
Days Hotel	8350 Edes Ave	HCD	0	138	Low	2075
Town Center at Acorn	1143 10th St	HUD	0	25	Low	8/31/2034
St. Joseph's Family Apartments	1272 26th Avenue	LIHTC	0	61	Low	2067
Ironhorse at Central Station	1801 14th Street	LIHTC; HCD; Local	0	98	Low	12/21/2065
St. Joseph's Senior Apartments	2647 International Boulevard	LIHTC	83	83	Low	2064
MacArthur Transit Village Apartments	3838 Turquoise Way	LIHTC	0	89	Low	2067
460 Grand Avenue Apartments	460 Grand Avenue	LIHTC	0	67	Low	2067
Fruitvale Transit Village Phase IIB	3511 E 12th Street	LIHTC	0	179	Low	2074

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Mandela Gateway	1350 7th Street	LIHTC; CalHFA; Local	0	166	Low	5/16/2060
Percy Abram, Jr. Senior Apartments	1094 Alcatraz Ave	HUD; Local	44	44	Low	8/24/2061
Irene Cooper Manor	1218 2nd Ave	HUD; Local	40	40	Low	3/23/2041
SOUTHLAKE TOWER	1501 Alice St	HUD; CalHFA; Local	130	130	Low	2/21/2058
Harrison Street Senior Housing	1633 Harrison Street	LIHTC; HUD	72	72	Low	2066
J. L. RICHARD TERRACE	250 E. 12th Street	HUD	80	80	Low	8/31/2028
Westlake Christian Terrace East	251 28th Street	LIHTC; HUD; HCD	0	198	Low	2068
Westlake Christian Terrace West	275 28th Street	LIHTC; HUD	0	199	Low	2072
Bancroft Senior Homes	5636 Bancroft Avenue	HUD	60	60	Low	6/30/2041
Sojourner Truth Manor	5815 Martin Luther King Jr Way	HUD	87	87	Low	3/20/2044
Sister Thea Bowman Manor	6400 San Pablo Ave	HUD; Local	55	55	Low	12/12/2037
St. Mary's Gardens	801 10th St	HUD	0	100	Low	6/30/2030
Clifton Hall	5276 Broadway	HCD	0	63	Low	2075
Cathedral Gardens	618 21st Street	LIHTC; CalHFA	0	99	Low	2059
Madison Park Apartments	100 9th Street	LIHTC; HCD; Local	0	96	Low	2072
1110 Jackson	1110 Jackson Street	LIHTC	0	70	Low	2068
Oakland Point , L.P.	1448 10th Street	LIHTC; HCD; Local	0	31	Low	12/21/2055

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Noble Tower Apartments	1515 Lakeside Drive	LIHTC; HUD; CalHFA	0	194	Low	2073
Marcus Garvey Hismen Hin-Nu (Site A)	1769 Goss Street	LIHTC; HCD; Local	0	111	Low	2069
San Pablo Hotel	1955 San Pablo Avenue	LIHTC; HCD	142	142	Low	12/17/2073
Drasnin Manor Apartments	2530 International Blvd	LIHTC; HCD; Local	0	25	Low	2067
Oak Park Apartments	2618 East 16th Street	LIHTC; HCD; Local	0	34	Low	11/30/2059
Frank G Mar Apartments	283 13th Street	LIHTC	0	117	Low	2074
Seven Directions	2946 International Boulevard	LIHTC; HCD; Local	0	35	Low	10/1/2063
California Hotel	3501 San Pablo Avenue	LIHTC; CalHFA; HCD	0	135	Low	3/13/2067
Fruitvale Transit Village II-A (aka Casa Arabella)	3611 East 12th St.	LIHTC	0	92	Low	2071
Madrone Hotel	477 8th Street	HCD; Local	0	32	Low	2069
Slim Jenkins Court	700 Willow St	Local	0	13	Low	2021
			0			
Swan’s Market Hall Apartments	918 Clay Street	LIHTC; CalHFA	0	17	Low	2053
Jack London Gateway Senior Housing	989 Brush Street	LIHTC; Local	60	60	Low	6/30/2064
The Altenheim Senior Housing, Phase 2	1720 MacArthur Blvd.	LIHTC	80	80	Low	2064

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Altenheim Senior Housing	1720 MacArthur Boulevard	LIHTC; HCD; Local	92	92	Low	1/31/2062
Allen Temple Arms III	10121 E. 14th St	HUD; Local	49	49	Low	3/1/2042
Allen Temple Arms II	1388 81st Ave	HUD	51	51	Low	9/1/2027
Allen Temple Manor	7607 International Boulevard	HUD	24	24	Low	12/31/2040
Allen Temple	8135 International Blvd	HUD	75	75	Low	5/31/2022
Santana Apartments	2220 10th Avenue	LIHTC	0	30	Low	
Hamilton Apartments	510 21st Street	LIHTC	0	92	Low	2051
Brooklyn Basin Family Housing Project 1_9% & 4%	101 10th Avenue	LIHTC	0	100	Low	2072
Brooklyn Basin Senior Housing Project 2	280 8th Avenue	LIHTC	109	109	Low	2072
Foon Lok West	311 9th Avenue	LIHTC	0	129	Low	2074
Tassafaronga Village Phase 2	1001 83rd Avenue	LIHTC; HCD	0	19	Low	5/6/2066
Chestnut Linden Court	1060 West Grand Ave.	LIHTC	0	149	Low	2057
Linden Court Rental	1089 26th St	Local	0	79	Low	8/13/2057
Keller Plaza Apartments	5321 Telegraph Avenue	LIHTC; HUD	0	167	Low	2066
Oak Grove North & South	620 17th Street	LIHTC	0	149	Low	2072
Foothill Family Apartments	6946 Foothill Blvd.	LIHTC	0	64	Low	2057

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Tassafaronga Village Phase 1	930 84th Ave	LIHTC; HCD; Local	0	136	Low	2/10/2066
Coliseum Gardens Phase II aka Lion Creek Crossings	6615 Leona Creek Dr	LIHTC; CalHFA; HCD	128	145	Low	10/11/2062
Lion Creek Crossings Phase V	6710 Lion Way	LIHTC	0	127	Low	2068
Lion Creek Crossings fka Coliseum Gardens Phase I	6818 Lion Way	LIHTC; CalHFA; HCD; Local	0	114	Low	1/23/2064
Lion Creek Crossings, Phase IV	6888 Lion Way	LIHTC; HCD	0	71	Low	12/27/2067
Lion Creek Crossings Phase III	928 66th Avenue	LIHTC; CalHFA; HCD	0	105	Low	1/23/2064
Drachma Housing	1029 Campbell Street	LIHTC	0	19	Low	2057
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	LIHTC	0	25	Low	2067
Embark Apartments	2126 Martin Luther King Jr. Way	LIHTC; HCD	0	61	Low	2071
Northgate Apartments	2301 Northgate Avenue	LIHTC; Local	0	41	Low	11/15/2058
Vernon Street Housing, Inc.	269 Vernon St	HUD; Local	0	12	Low	5/7/2036
Eldridge Gonaway Commons	275 East 12th Street	LIHTC; HUD	0	39	Low	2067
Empyrean Harrison Renovation (Site A)	344 13th St.	LIHTC; HCD	0	146	Low	2072
Fox Courts	555 19th Street	LIHTC; HCD; Local	0	79	Low	1/28/2065
Stanley Avenue Apartments	6006 International Blvd.	LIHTC; CalHFA; HCD	0	23	Low	2057

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
International Blvd. Family Housing Initiative	6600 International Blvd.	LIHTC	0	29	Low	2053
Eastmont Court	6850 Foothill Blvd	HUD; Local	0	18	Low	3/22/2064
Clinton Commons	720 East 11th Street	LIHTC; CalHFA	0	54	Low	2066
Coliseum Place	905 72nd Avenue	LIHTC; HCD	0	58	Low	2073
Oak Street Terrace	1109 Oak Street	LIHTC; Local	38	38	Low	2058
Adeline Street Lofts	1131 24th Street	LIHTC; Local	0	37	Low	2056
Lakeside Senior Apartments	116 E. 15th Street	LIHTC; HCD	91	91	Low	2068
St. Patrick's Terrace	1212 Center St	HCD; HUD	65	65	Low	12/23/2064
Camino 23	1233 23rd Ave.	LIHTC; HCD	0	36	Low	9/23/2075
Jefferson Oaks Apartments (Site A)	1424 Jefferson Street	LIHTC; CalHFA; HCD	0	101	Low	2066
Madison Apartments	160 14th Street	LIHTC; HCD; Local	0	78	Low	9/30/2063
Homes Now in the Community	1800 Linden St	HUD	0	10	Low	3/31/2031
The Orchards on Foothill	2719 Foothill Boulevard	LIHTC; Local	64	64	Low	11/30/2063
Valdez Plaza	280 28th St	HUD	0	150	Low	8/31/2026
Linda Glen	32 Linda Ave	HUD	0	40	Low	9/30/2025
St. Andrew's Manor	3250 San Pablo Ave	HUD; HCD	59	59	Low	9/25/2068

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
3268 San Pablo	3268 San Pablo Avenue	LIHTC; HCD	0	50	Low	2073
Beth Asher	3649 Dimond Ave	HUD	50	50	Low	9/30/2026
Fairmount Apartments	401 Fairmount Avenue	LIHTC; CalHFA	0	30	Low	2065
Redwood Hill Townhomes	4856 Calaveras Ave.	LIHTC	0	27	Low	2070
Otterbein Manor	5375 Manila Ave	HUD	0	39	Low	7/31/2024
Satellite First Communities	540 21st Street	LIHTC; HUD	0	345	Low	2066
Merritt Crossing	609 Oak Street	LIHTC; CalHFA	69	69	Low	2066
Kenneth Henry Court	6455 Foothill Blvd	LIHTC; HCD; Local	0	50	Low	2066
Las Bougainvilleas	1223 37th Ave	HUD; Local	67	67	Low	4/1/2038
Posada de Colores Apartments	2221 Fruitvale Avenue	LIHTC; HUD	99	99	Low	2071
Casa Velasco	3430 Foothill Blvd.	LIHTC; HUD; Local	20	20	Low	2058
Bishop Roy C. Nichols fka Downs Senior Housing	1027 60th Street	LIHTC	16	16	Low	2057
Oakland International	10500 International Blvd.	LIHTC	0	321	Low	2072
City Towers	1065 8th Street	LIHTC; HUD	0	229	Low	2058
Oakland 34	10920 MacArthur Boulevard	LIHTC	0	32	Low	2068

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
BETH EDEN HOUSING DEVELOPMENT	1100 Market St	HUD	54	54	Low	12/31/2035
LakeHouse Commons Affordable Apartments	121 E. 12th Street	HCD	0	90	Low	2071
Lakemount Apartments	136 E. 12th St	HUD	0	66	Low	7/31/2036
Coit Apartments	1445 Harrison Street	LIHTC; HCD	0	105	Low	2050
Oak Center Towers	1515 Market Street	LIHTC; HUD	0	195	Low	2060
Rose of Sharon Homes	1600 Lakeshore Avenue	LIHTC; HUD	0	142	Low	2061
Oak Center I Apartments	1601 Market St	LIHTC; HUD	0	76	Low	2069
Lake Merritt Apartments	1714 1st Ave	LIHTC; HUD; Local	55	55	Low	2071
Villa Oakland	2116 Brush St	LIHTC	0	104	Low	2075
Piedmont Apartments	215 West MacArthur Boulevard	LIHTC	0	247	Low	2066
Baywood Apartments	225 41st Street	LIHTC; HUD; CalHFA	76	76	Low	2058
East Side Arts and Housing	2285 International Blvd	Local	0	16	Low	2/8/2062
Lincoln Court Senior Housing	2400 MacArthur Blvd.	LIHTC; HCD; Local	81	81	Low	1/16/2062
United Seniors Housing at the Eastmont Town Center	2520 Church Street	LIHTC	68	68	Low	2061
San Pablo Suites	2551 San Pablo Avenue	LIHTC	0	43	Low	2047

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
E.E. Cleveland Manor	2611 EC Reems Court	LIHTC; HUD	53	53	Low	2071
Gatewood Commons	2700 Alvingroom Court	LIHTC	0	118	Low	2052
East Bay Transit Homes	2787 79th Ave	HUD	0	12	Low	6/30/2036
North Oakland Senior Housing	3255 San Pablo Avenue	LIHTC; Local	64	64	Low	7/31/2058
Mark Twain Senior Community Center	3525 Lyon Avenue	LIHTC; Local	102	105	Low	2051
Rising Oaks (aka Emancipation Village)	3800 Coolidge Avenue	HCD	0	30	Low	4/1/2069
Coolidge Court	3850 Coolidge Avenue	HUD	0	18	Low	8/31/2038
St. Marks Apartments	392 12th Street	LIHTC; HUD	0	100	Low	2070
Harp Plaza	430 28th Street	LIHTC; Local	0	20	Low	2049
NOVA Apartments	445 30th Street	LIHTC	0	56	Low	2073
Uptown Apartments	500 William Street	LIHTC	0	135	Low	2063
Adcock Joyner Apartments	532 16th Street	LIHTC; HCD; Local	0	49	Low	2074
Providence House Oakland	540 23rd Street	LIHTC; HUD	0	40	Low	2070
Temescal Apartments	5406 Telegraph Avenue	HCD	0	6	Low	6/17/2060
Northgate Terrace Apartments	550 24th Street	LIHTC; HUD	0	199	Low	2069
Brookfield Place Apartments	555 98th Avenue	LIHTC	0	57	Low	2063
Oaks Hotel	587 15th St	Local	0	85	Low	5/4/2040

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Aztec Hotel	587 8th Street	HCD; Local	0	57	Low	1/13/2042
Granite Pointe Apartments	6311 Foothill Boulevard	CalHFA	0	54	Low	2/22/2037
Civic Center 14 TOD	632 14th Street	LIHTC; HCD	0	39	Low	9/25/2074
The Claridge Hotel Ridge Hotel	634 15th Street	LIHTC	0	198	Low	2048
C.L. Dellums Apartments	644 14th Street	LIHTC	0	72	Low	2068
Aurora Apartments	657 W. MacArthur Boulevard	LIHTC	0	43	Low	2073
James Lee Court (Dignity House)	690 Fifteenth Street	HCD; Local	0	25	Low	3/13/2090
MORH I Housing	741 Filbert St.	LIHTC; HUD	0	125	Low	2069
Oak Village Apartments	801 14th Street	LIHTC; CalHFA	0	116	Low	2058
Coliseum Connections	801 71st Ave.	LIHTC; HCD	0	55	Low	9/29/2075
Oak Center Homes	850 18th Street	LIHTC; HUD	0	88	Low	2066
94th and International Apartments	9400 International Blvd	LIHTC	0	58	Low	2069
95th & International Apartments	9409 International Boulevard	LIHTC	0	54	Low	2074
MacArthur Apartments	9800 MacArthur Blvd.	LIHTC; CalHFA	0	31	Low	2067
Garden Villas fka Garden Manor	9914 99th Avenue Court	LIHTC	0	71	Low	2063
MacArthur Studios	4311 & 4317 MacArthur Blvd	LIHTC	0	191	Low	2075

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Oakland Homekey 4	3270 Telegraph Ave	HCD	0	21	Low	2075
Project Reclamation	15 properties, scattered site**	HCD	0	89	Low	2075
Hugh Taylor House	1935 Seminary Avenue	HCD; Local	0	42	Low	11/10/2043
		Total Units	**2,967**	**12,979**		
		Units At-Risk	**0**	**258**		

1. According to the Oakland Housing Authority, this property is not at risk of conversion to market rate housing.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."[6] The typical development cost of affordable housing projects in Oakland is about $553,121 per unit, based on average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications; see Table B-43. Please note that the table below features a mix of rehabilitation and new construction projects, with new construction projects representing higher costs per unit. The most recent project costs are more indicative of the escalated construction costs that projects are experiencing, with each year adding approximately 5% to construction costs. If the 258 units identified as facing some level of risk converted to market rate housing during the 10-year period were to be replaced, the total replacement cost would be at least $142,705,218, but likely must more with escalation.

Table B-43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Posada de Colores Apartments	2017	$298,295
E.E. Cleveland Manor	2017	$276,427
Fruitvale Transit Village II-A	2017	$566,418
Lake Merritt Apartments	2017	$483,393
Camino 23	2017	$649,002
Embark Apartments	2017	$514,918
San Pablo Hotel	2018	$305,768
Westlake Christian Terrace West	2018	$336,289
Brooklyn Basin Family Housing Project 1_4%	2018	$673,804
Brooklyn Basin Family Housing Project 1_9%	2018	$679,952
Empyrean Harrison Renovation	2018	$437,971
Madison Park Apartments	2018	$407,128
Oakland International	2018	$340,026
Brooklyn Basin Senior Housing Project 2	2018	$559,155
Oak Grove North & South	2018	$526,932
3268 San Pablo	2019	$688,757
NOVA Apartments	2019	$681,880
Coliseum Place	2019	$892,262
Noble Tower Apartments	2019	$593,324
Aurora Apartments	2019	$830,236
Granite Pointe Apartments	2019	$349,068
LakeHouse Commons Affordable Apartments	2020	$688,838
Foon Lok West	2020	$757,052

[6] Planning and zoning: housing element: rezoning of sites: prohousing local policies, Assembly Bill 1398 (Cal. 2021).

Table B-43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Frank G Mar Apartments	2020	$512,004
Adcock Joyner Apartments	2020	$343,689
95th & International Apartments	2020	$714,604
Baywood Apartments	2020	$697,624
Fruitvale Transit Village Phase IIB	2020	$682,577
Average		**$553,121**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of conversion from market rate to affordable housing can be estimated by finding the difference between fair market rent and affordable rent, but typically requires additional resources to support acquisition, deferred maintenance, and rehabilitation, as well as service connection and other important operational costs. As shown in Table B-35, the affordable monthly rental payment for an extremely-low-income, four-person household and a very-low-income, four-person household in Oakland is $1,028 and $1,713 respectively. In fiscal year 2021, the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $2,168 and $1,483 for the two income levels in Oakland. Given the affordability gap for extremely-low-income households, the total cost of preserving all 258 at-risk units (assuming they are all extremely-low-income units) would be approximately $559,344 per month or $6,712,128 per year. This translates to a cost of $67,121,280 over the 10-year period, or $260,160 per unit. Thus, preservation costs in Oakland are significantly lower than replacement costs but opportunities for such projects are restricted by what the market offers, and does not produce new residential units.

RESOURCES FOR PRESERVATION

The primary resources available for preserving at-risk units come from public financing agencies. Preservation is implemented by mission-driven entities that committed to affordabilit restrictions. California HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-44 provides the list of all qualified entities for Alameda County. The City would work with a subset of these organizations that are active in Oakland to preserve the housing units in danger of conversion, with focus on preserving the City's existing portfolio, as well as and expanding preservation opportunities by acquiring and converting market rate properties to affordable housing. Additional housing resources, including funding sources, that the City utilizes are discussed further in Appendix E.

Table B-44: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Housing Authority of City of Alameda	Alameda	(510) 747-4300
Housing Authority of the City of Livermore	Livermore	(925) 447-3600
Housing Authority of County of Alameda	Hayward	(510) 538-8876
Affordable Housing Associates	Berkeley	(510) 647-0700
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Community and Economic Development Agency	Oakland	(510) 238-3502
Bay Area Community Services	Oakland	(510) 499-0365
Satellite Affordable Housing Associates	Berkeley	(510) 647-0700
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6712
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Alameda County Allied Housing Program	Hayward	(510) 670-5404
ROEM Development Corporation	Santa Clara	(408) 984-5600
Alameda Affordable Housing Corporation	Alameda	(510) 747-4343
Housing Authority of the City of Alameda	Alameda	(510) 747-4343

Source: HCD, May 2021

Appendix B: Housing Needs Assessment

This chapter contains a comprehensive assessment of the various factors that influence and affect the City's housing needs, an essential part of developing appropriate and responsive housing policies and programs. The needs assessment addresses the following topic areas:

- Population Characteristics (age, race, ethnicity)
- Household Characteristics (household size and composition, and income)
- Special Needs Groups (including extremely low-income residents; older adults; people with disabilities; large families; female-headed households; people experiencing homelessness; undocumented immigrants; and farmworkers)
- Housing Costs and Overcrowding and Tenure (cost burden, overcrowding rates)
- Housing Stock Characteristics (including tenure and ownership, overcrowding and housing stock conditions, cost burden, vacancy, permits by income)
- Housing Costs and Affordability (including housing affordability by household income, and owner/renter costs)
- Assisted Housing at Risk of Conversion (the status of assisted low-income rental units that are "at risk" of conversion to market rent status)

Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as rapid aging of the population, and continued prevalence of poverty.

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Appendix B outlines Oakland's existing housing needs and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. The appendix analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below informs the housing programs and policies provided in the element. A more thorough analysis of socioeconomic and housing trends as they relate to affirmatively furthering fair housing—including patterns of segregation and racial discrimination—are provided in Appendix D.

The Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) has produced Local Housing Needs Data packets for jurisdictions in the ABAG-MTC region that have been pre-approved by the State Department of Housing and Community Development (HCD). These data packets largely rely on 2015-2019 five-year American Community Survey (ACS) and 2013-2017 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources. Where the ABAG-MTC data packet does not provide sufficient information, alternate data sources are used.

B.1 Population Characteristics

According to the U.S. Census, Oakland had a population of 440,646 as of 2020 and was the eighth largest city in California. The population of Oakland makes up 26.0% of the population of Alameda County and has continued to grow in recent years. However, Oakland's overall population growth has been inconsistent. Prior to 1980, Oakland experienced three decades of population decline. Beginning around 1990, the Bay Area as a whole became a focal point of significant economic development and investment in the technology sector. By the late 1990s, Oakland became an attractive target for investment and, in part, a respite from higher rents and home prices present throughout the region. By the early 2000s, significant growth without significant regional housing production resulted in severe constraints on housing throughout the region. The 2008-2009 Great Recession and foreclosure crisis saw a brief decline in housing demand, with catastrophic impacts for affected residents, but population growth picked up throughout the economic recovery and has continued to date. Oakland's 2020 population represents an increase by nearly 50,000 from 390,724 in 2010, making Oakland one of the top 10 cities in terms of overall population growth between 2010 and 2020. But over a longer time span, since 2000, Oakland's population has increased by 8.5 percent, below that of the regional growth rate of 14.8 percent. Table B-1 shows Oakland's population estimate data from the California Department of Finance (DOF), compiled by ABAG-MTC. Appendix D, Figure D-19, Gentrification and Displacement Census Tract Typologies, provides important additional context to Oakland's population characteristics.

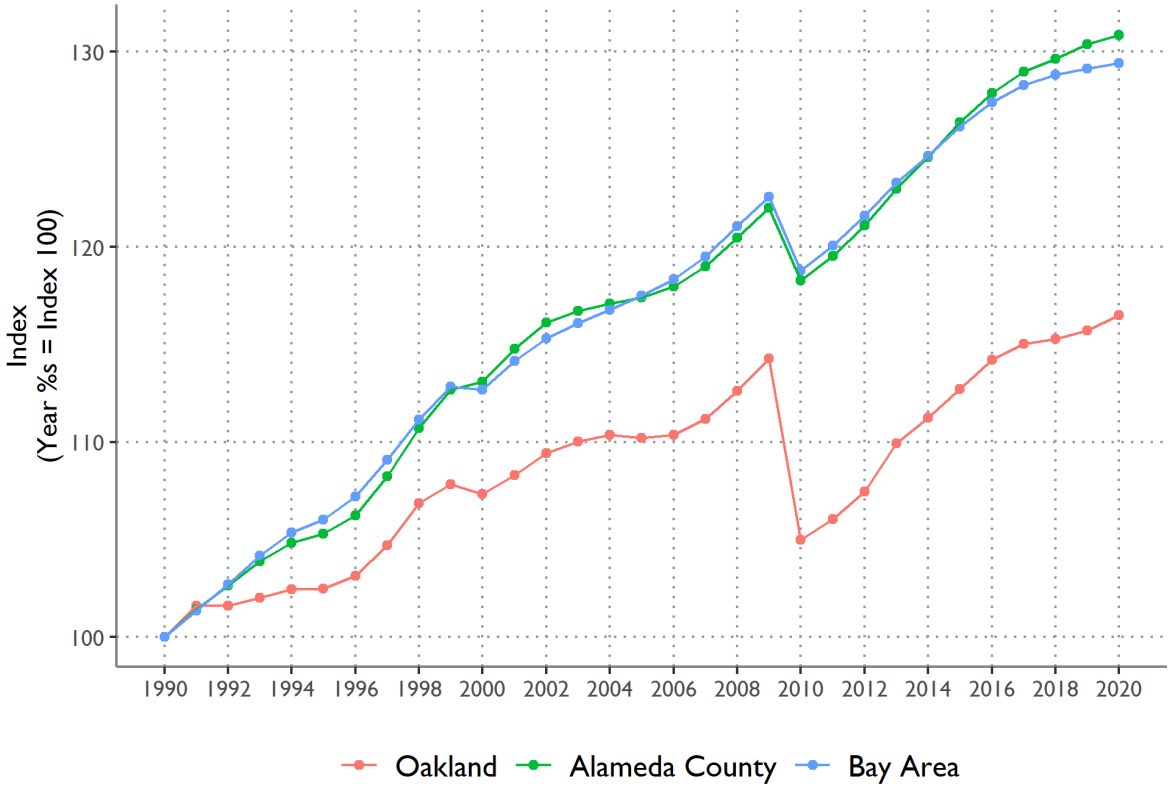
Table B-1: Oakland Population, 2010-2020

2000	*2005*	*2010*	*2015*	*2020*
399,566	410,189	390,724	419,571	433,697

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Oakland and surrounding regions. Shown in Chart B-1, these data points represent the population growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Oakland has seen a lower relative growth rate than both Alameda County and the Bay Area during the 1990 to 2020 period.

Chart B-1: Population Growth by Region, 1990-2020



Source: ABAG-MTC Housing Needs Data Workbook, 2021

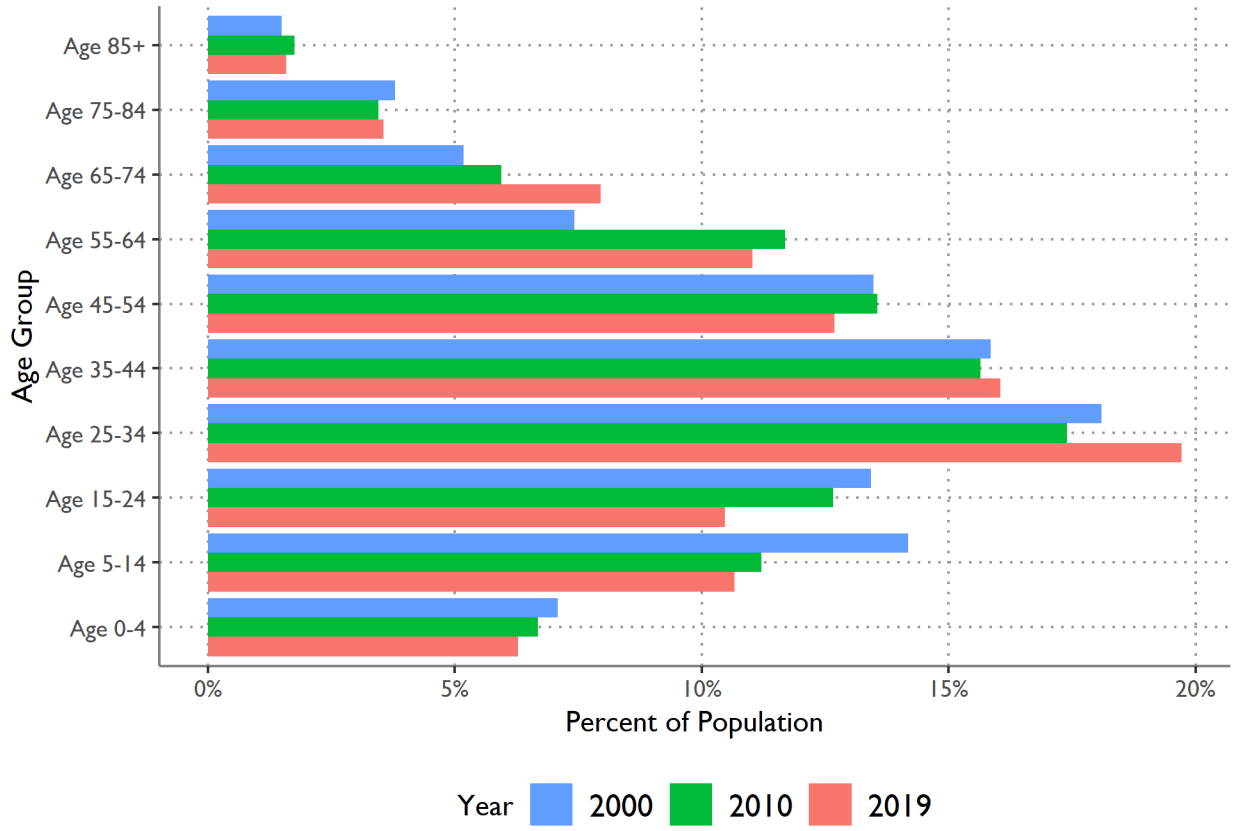
POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 ACS five-year estimates, the city's median age is 36.5 years, which is slightly—1.1 years—younger than Alameda County's median age of 37.6 years. In recent years, Oakland's median age has increased slightly but largely plateaued, from 33.3 years in 2000 to 36.2 years in 2010. Oakland's 2019 median age is below that of San Francisco (38.2 years) but about the same as San Jose (36.7 years). Like other Bay Area cities, Oakland's median age is below that of the national median – 38.1 years. Census tracts in the Oakland Hills tend to have older populations, while areas in North Oakland, West Oakland, Fruitvale, and East Oakland tend to have younger populations. Despite Oakland's relatively young population, Chart B-2 confirms that groups ages 65 and over in Oakland are nonetheless growing to hold a larger share of the

overall population; 10.46 percent of the population was age 65 and over in 2000 compared to 13.11 percent in 2019.

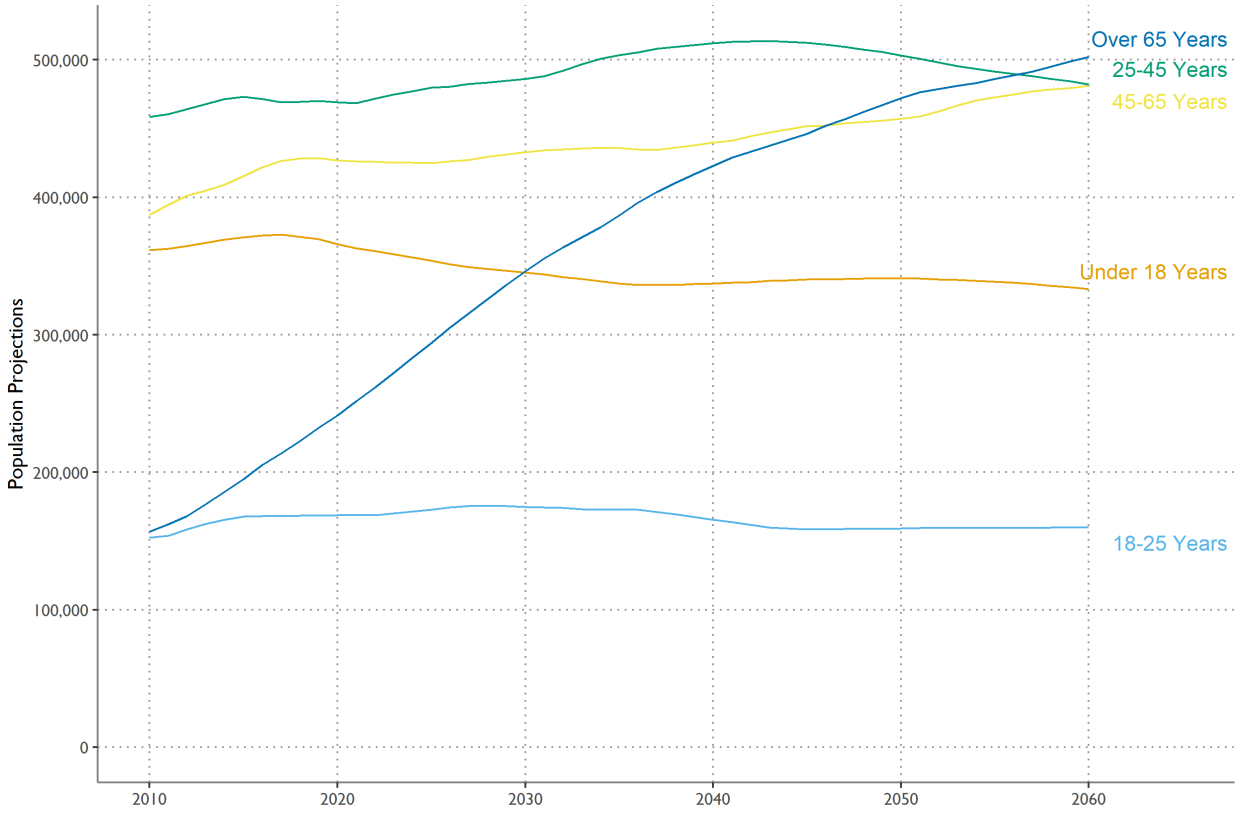
Chart B-2: Oakland Population by Age, 2000-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

The increase in Oakland's senior population reflects national and State trends towards longer lifespans and dramatically reduced birth rates, compared to previous decades. This trend is likely to continue, and will increase the need for housing specifically designed for seniors. Chart B-3 below presents the projected growth of the population by age in Alameda County – it is clear that the need for senior housing will only continue to grow in the upcoming decades.

Chart B-3: Alameda County Age Projections, 2010-2060



Source: California Department of Finance, P-2B County Population Projections, 2019 Baseline

RACE AND ETHNICITY

Oakland has experienced significant racial demographic changes in recent years that City leaders and members of the public alike, particularly Black residents, have described as alarming. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland. A full assessment of patterns of segregation and other geographic racial disparities in Oakland is provided in Appendix D.

Since 2000, Oakland's non-Hispanic Black or African American population has decreased by 41,390, resulting in its share of population decreasing from 36.26 percent to 23.23 percent. This decrease makes the non-Hispanic Black or African American population no longer the largest single racial group in the city; it is now third behind non-Hispanic white (28.28 percent) and Hispanic or Latinx (27.04 percent) populations. Both the non-Hispanic white and Hispanic or Latinx populations have continued to grow in their total numbers and in their share of the city's overall population since 2000. Table B-2 presents the racial and ethnic composition of the City of Oakland's population in 2000, 2010, and 2019, as reported in the ABAG-MTC data sets, which are based on the U.S. Census (for 2000 and 2010) and on American Community Survey five-year data (for 2019).

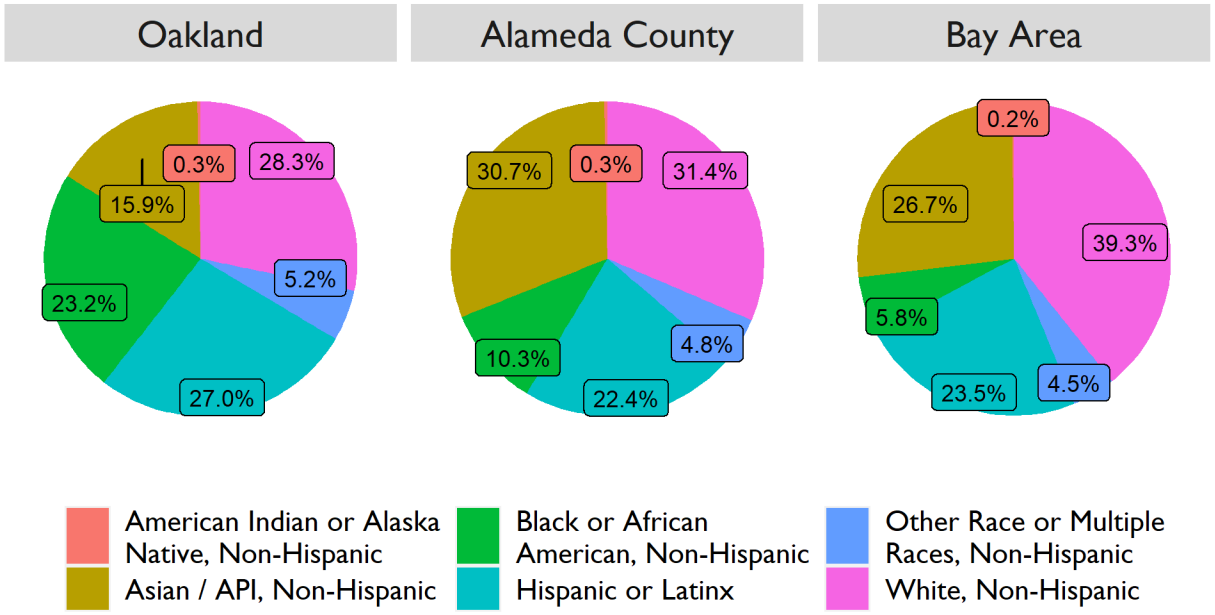
Table B-2: Oakland Population by Race/Ethnicity, 2000-2019

Racial/Ethnic Group	*2000*		*2010*		*2019*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native, Non-Hispanic	1,471	0.38%	1,214	0.31%	1,455	0.34%
Asian / API, Non-Hispanic	62,259	16.11%	67,208	17.20%	67,432	15.86%
Black or African American, Non-Hispanic	140,139	36.26%	106,637	27.29%	98,749	23.23%
White, Non-Hispanic	93,953	24.31%	101,308	25.93%	120,225	28.28%
Other Race or Multiple Races, Non-Hispanic	1,229	0.32%	15,289	3.91%	22,294	5.24%
Hispanic or Latinx	87,467	22.63%	99,068	25.35%	114,942	27.04%
Total	**386,518**	**100%**	**390,724**	**100%**	**425,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Chart B-4 compares race/ethnicity of Oakland's population to the county and the broader Bay Area. Generally, Oakland has a larger share of Hispanic or Latinx and non-Hispanic Black or African American residents than does the county or Bay Area generally; however, it should be noted that Oakland's Black or African American population has significantly declined over the past two decades. As Oakland's Black or African population has declined, the city's Hispanic or Latinx, non-Hispanic white, and non-Hispanic other/multiple race populations have grown significantly during the period. This is a trend that has continued since at least 1990 with several potential causes. Some Black or African American families may have moved to suburban locations to purchase less costly homes, while others may have been displaced due to rapidly increasing housing costs and residential instability. Further, the significant decrease after 2010 may have been exacerbated by the foreclosure crisis following the Great Recession – which had its epicenter in Oakland's historically Black or African American neighborhoods, including areas of West and East Oakland. In general, California's housing crisis continues to disproportionately impact cities like Oakland, and these impacts are unevenly distributed by race – particularly for the city's Black or African American population. Further discussion of the racial/ethnic dimensions of displacement in Oakland is provided in Appendix D.

Chart B-4: Race/Ethnicity by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

B.3 Household Characteristics

HOUSEHOLD SIZE

Compared to Alameda County and the Bay Area as a whole, Oakland has a significantly higher percentage of single adult households and a smaller portion of three to four-person households. This trend was noted in Oakland's 2015-2023 Housing Element and was speculated to be due, in part, to a relatively low proportion of housing units with more than two bedrooms compared to surrounding jurisdictions. According to ACS five-year estimates data, the average household size in Oakland in 2019 was 2.58, a slight increase from 2.47 in 2010. Oakland's average is lower than the average for Alameda County as a whole (2.82). As seen in Table B-3, the share of Oakland's population in 2019 living in a one-person household (33.28 percent) was greater than that of Alameda County (24.44 percent) and the Bay Area as a whole (24.7 percent). However, two-person households account for approximately the same percentage of households in Oakland at 30.89 percent compared to Alameda County (30.46 percent) and the Bay Area overall (31.89 percent). Instead, Oakland has a smaller share of households of three to four persons (26.44 percent) than either the county (34.26 percent) or the Bay Area (32.64 percent).

Table B-3: Households by Household Size by Region, 2019

Household Size	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
1-Person Household	54,048	33.28%	141,077	24.44%	674,587	24.70%
2-Person Household	50,169	30.89%	175,799	30.46%	871,002	31.89%
3-4-Person Household	42,938	26.44%	197,714	34.26%	891,588	32.64%
5-Person or More Household	15,264	9.40%	62,587	10.84%	294,257	10.77%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD TYPES

A summary of household types in the City of Oakland, Alameda County, and the Bay Area is provided in Table B-4. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2015-2019) as analyzed by ABAG-MTC, the greatest share (35.52 percent) of households in Oakland are married-couple family households followed closely behind by single-person households (33.28 percent). Overall, family households account for 54.52 percent of households in Oakland, which is much less than Alameda County (66.65 percent) as well as the Bay Area (66.43 percent). However, Oakland has a greater share of single-parent households (19.0 percent) than either Alameda County (16.05 percent) or the Bay Area (15.19 percent).

Table B-4: Household Types by Region, 2019

Household Types	Oakland		Alameda County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Female-Headed Family Households	21,717	13.37%	64,165	11.12%	283,770	10.39%
Male-headed Family Households	9,149	5.63%	28,432	4.93%	131,105	4.80%
Married-couple Family Households	57,696	35.52%	292,079	50.60%	1,399,714	51.24%
Other Non-Family Households	19,809	12.20%	51,424	8.91%	242,258	8.87%
Single-person Households	54,048	33.28%	141,077	24.44%	674,587	24.70%
Total	**162,419**	**100%**	**577,177**	**100%**	**2,731,434**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and

Community Development (State HCD). For Alameda County, the applicable annual Area Median Income (AMI) for a family of four in 2021 is $125,600. This is an increase of 34.3 percent from the 2014 median income of $93,500. The United States Department of Housing and Urban Development (HUD) has defined the following income categories for Alameda County, based on the median income for a household of four persons for 2021:

- Extremely-low income: 30 percent of AMI and below ($0 to $41,100)
- Very-low income: 31 to 50 percent of AMI ($41,101 to $68,500)
- Low-income: 51 to 80 percent of AMI ($68,501 to $109,600)
- Moderate-income: 81 to 120 percent of AMI ($109,601 to $150,700)
- Above-moderate income: 120 percent or more of AMI ($150,701 or more)

Table B-5 shows the HUD definitions for Alameda County's maximum annual income level for each income group, adjusted by household size. For the purposes of defining income limits, HUD combines Alameda County with Contra Costa County in the "Oakland-Fremont, CA HUD Metro Fair Market Rent (FMR) Area." This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-5: HCD Income Levels by Household Size in Alameda County, 2021

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$28,800	$47,950	$76,750	**$87,900**	$105,500
2 Persons	$32,900	$54,800	$87,700	**$100,500**	$120,550
3 Persons	$37,000	$61,650	$98,650	**$113,050**	$135,650
4 Persons	$41,100	$68,500	$109,600	**$125,600**	$150,700
5 Persons	$44,400	$74,000	$118,400	**$135,650**	$162,750
6 Persons	$47,700	$79,500	$127,150	**$145,700**	$174,800
7 Persons	$51,000	$84,950	$135,950	**$155,750**	$186,850
8 Persons	$54,300	$90,450	$144,700	**$165,800**	$198,900

Source: HUD Income Limits 2021

The ABAG-MTC Housing Needs Data Workbook for 2021 divides Oakland's population by HUD income levels. The Data Workbook relies on data from the HUD Comprehensive Housing Affordability Strategy 2013-2017 release. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories assigned to the 2021 HUD established income levels. Table B-6 provides this data. While Alameda County and the Bay Area overall have relatively similar distributions of households at each income level, Oakland has a greater share of households that made less than 100 percent of AMI (58.56 percent) than either the county (47.33 percent) or the Bay Area (47.7 percent). In fact, nearly a quarter of households in Oakland (23.42 percent) made between zero and 30 percent of AMI.

Table B-6: Households by Household Income Level by Region, 2021

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	37,345	23.42%	88,383	15.53%	396,952	14.70%
31%-50% of AMI	22,159	13.90%	63,850	11.22%	294,189	10.89%
51-80% of AMI	20,120	12.62%	66,130	11.62%	350,599	12.98%
81%-100% of AMI	13,750	8.62%	51,000	8.96%	245,810	9.10%
>100% of AMI	66,075	41.44%	299,735	52.67%	1,413,483	52.33%
Total	**159,449**	**100%**	**569,098**	**100%**	**2,701,033**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.4 Employment Characteristics

According to data from the ABAG-MTC Housing Needs Data Workbook (2021), which relies on the ACS 2019 five-year estimates, there are 225,010 persons among the civilian population in the labor force in the City of Oakland. As seen in Table B-7, the largest industry represented among Oakland workers is Health and Educational Services (33.55 percent). Oakland, Alameda County, and the Bay Area overall have relatively similar distributions of the share of workers in each industry.

Table B-7: Employment by Industry by Region, 2019

	Oakland		*Alameda County*		*Bay Area*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,089	0.48%	3,129	0.36%	30,159	0.75%
Construction	13,630	6.06%	45,984	5.33%	226,029	5.62%
Financial & Professional Services	55,210	24.54%	223,957	25.97%	1,039,526	25.83%
Health & Educational Services	75,490	33.55%	259,953	30.14%	1,195,343	29.70%
Information	8,231	3.66%	30,599	3.55%	160,226	3.98%
Manufacturing, Wholesale, & Transportation	30,050	13.35%	150,214	17.42%	670,251	16.66%
Retail	18,691	8.31%	76,483	8.87%	373,083	9.27%
Other	22,619	10.05%	72,130	8.36%	329,480	8.19%
Total	**225,010**	**100%**	**862,449**	**100%**	**4,024,097**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

B.5 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Oakland may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely-low-income households
- Elderly households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Undocumented immigrants
- Farmworkers

EXTREMELY-LOW-INCOME RESIDENTS

California State housing laws require local governments to address the needs of "Extremely-Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely-low income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is $26,500, which is less than the $41,100 threshold for 30 percent of AMI. This means that some households that qualify as extremely low-income in Oakland are not considered as living below the FPL. This is indicative of the higher cost of living in Oakland and the Bay Area overall as compared to other areas of the country.

As seen in Table B-8, 23.42 percent of Oakland residents fall below 30 percent of AMI. This data, from the ABAG-MTC Housing Needs Data Workbook (2021), is based on the HUD CHAS ACS tabulation 2013-2017 release. About one-third of both non-Hispanic Black or African American (35.11 percent) and Asian/Pacific Islander (API) (33.63 percent) households in Oakland fall below 30 percent of AMI. While the data is aggregated in the ABAG-MTC data workbook, when disaggregated the proportion of extremely-low-income non-Hispanic Pacific Islanders is lower (22.9 percent) while the proportion of extremely-low-income non-Hispanic Asians is slightly higher (33.9 percent). Households that identify as Hispanic or Latinx, American Indian or Alaska Native (non-Hispanic), some other race or multiple races (non-Hispanic), and White (non-Hispanic) have a prevalence of 24.54 percent, 24.36 percent, and 9.59 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and some other race or multiple races have the lowest prevalence of extremely-low-income households.

Table B-8: Oakland Household Income Distribution by Race/Ethnicity, 2013-2017

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*

American Indian or Alaska Native, Non-Hispanic	24.36%	18.81%	11.50%	18.94%	26.39%	100%
Asian/API, Non-Hispanic	33.63%	13.73%	10.27%	8.14%	34.23%	100%
Black or African American, Non-Hispanic	35.11%	17.66%	13.70%	8.35%	25.19%	100%
White, Non-Hispanic	9.59%	7.47%	9.49%	8.28%	65.17%	100%
Other Race or Multiple Races, Non-Hispanic	20.05%	13.78%	12.69%	7.44%	46.05%	100%
Hispanic or Latinx	24.54%	20.96%	19.31%	10.16%	25.02%	100%
All Households	23.42%	13.90%	12.62%	8.62%	41.44%	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

According to ACS 2019 five-year estimates, Oakland has a poverty rate of 16.7 percent. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. Oakland's poverty rate is much higher than the rate of 9.9 percent in Alameda County overall. Poverty rates have dropped in Oakland and Alameda County overall since 2014, from 21.0 percent and 12.9 percent, respectively. Table B-9 displays the poverty status by race among Oakland residents. Poverty is highest among those who identify as Black or African American (23.77 percent) and lowest among those who identify as non-Hispanic White (7.71 percent).

As further described in Appendix D – Assessment of Fair Housing, racially/ethnically concentrated areas of poverty in Oakland are primarily clustered in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and further south along International Boulevard near the Coliseum. Further, ACS 2019 five-year estimates also geographically distinguish income in the past 12 months below poverty level by race and ethnicity. The Black or African American alone population that lives below the poverty level is primarily clustered in West Oakland, Downtown, and a few tracts in East Oakland along MacArthur Freeway and adjacent to Lake Merritt. The Asian alone population that is living below poverty level is primarily clustered in Downtown, particularly in Chinatown, in addition to parts of East Oakland in/around Fruitvale/Jingletown and further south along International Boulevard near the Coliseum. The Hispanic or Latinx population that is living below poverty level is primarily clustered in West Oakland and in East Oakland along MacArthur Freeway and in/around the Eastmont and Elmhurst neighborhoods.

As described in Table B-26, extremely low-income residents are significantly less likely than higher-income Oakland households to be homeowners: 15.56 percent are homeowners and 84.44 percent are renters. In contrast, Table B-24 shows that 40.7 percent of overall Oakland households are homeowners and 59.3 percent are renters. Extremely-Low-Income households are also much more likely to be either cost burdened or severely cost burdened. A cost burden and extreme cost burden is defined as paying more than 30 percent and more than 50 percent of one's household income on housing costs, respectively. Table B-31a shows that 61.1 percent of Extremely Low Income households in Oakland are severely cost burdened and an additional 16.5 percent are cost burdened, meaning that 77.6 percent of extremely low income households in Oakland experience some degree of cost burden. In comparison, 20.5 percent of overall Oakland households are severely cost burdened and 20.1 percent of overall Oakland households are cost burdened, for a total of 40.6 percent of Oakland households experiencing some degree of cost burden, as defined.

As indicated in Appendix A, Evaluation of the 2015-2023 Housing Element, The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20 percent

of units be affordable to Extremely Low-Income Households. The City coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. Policies and actions in the Housing Action Plan, including Policy 3.1 (and actions 3.1.1-3.1.2); actions 3.3.4; 3.3.6; and 3.3.18; and Policy 4.3 (and actions 4.3.1-4.3.6), will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.

Table B-9: Oakland Poverty Status by Race, 2015-2019

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
Black or African American (Hispanic and Non-Hispanic)	23.77%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	21.81%
Hispanic or Latinx	20.62%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	19.93%
Asian / API (Hispanic and Non-Hispanic)	17.19%
White (Hispanic and Non-Hispanic)	9.56%
White, Non-Hispanic	7.71%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-10 shows the distribution of Oakland residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Oakland identify as some other race or multiple races (36.86 percent), followed by Asian or Asian Pacific Islander (28.91 percent), and Black or African American (25.10 percent). In Oakland, the proportion of those 65 and older who are either Asian or Black or African American is much greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as White is greater among younger age groups.

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	1,118	1.32%	2,283	0.80%	431	0.77%
Asian/API (Hispanic and Non-Hispanic)	7,904	9.36%	46,385	16.28%	13,987	25.10%
Black or African American (Hispanic and Non-Hispanic)	18,934	22.41%	65,925	23.14%	16,107	28.91%
White (Hispanic and Non-Hispanic)	33,274	39.39%	63,266	22.21%	4,656	8.36%

Table B-10: Oakland Senior and Youth Population by Race, 2021

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Other Race or Multiple Races (Hispanic and Non-Hispanic)	23,244	27.52%	107,049	37.57%	20,534	36.86%
Total	**84,474**	**100%**	**284,908**	**100%**	**55,715**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table B-11, according to the ABAG-MTC Housing Data Needs Workbook, 31.95 percent of older adults aged 62 and over in Oakland have an income below 30 percent of AMI (see "Extremely-Low-Income Residents" discussion above), which is higher than the rate of 23.42 percent found among the overall population in Oakland. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-11, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Strikingly, among renters aged 62 and over, 54.84 percent are considered extremely low-income.

Table B-11: Oakland Senior Households[1] by Income and Tenure, 2021

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	2,925	14.10%	8,865	54.84%	11,790	31.95%
31%-50% of AMI	2,865	13.81%	2,760	17.07%	5,625	15.24%
51%-80% of AMI	2,510	12.10%	1,625	10.05%	4,135	11.20%
81%-100% of AMI	1,725	8.32%	890	5.51%	2,615	7.09%
>100% of AMI	10,715	51.66%	2,025	12.53%	12,740	34.52%
Total	**20,740**	**100%**	**16,165**	**100%**	**36,905**	**100%**

Notes:

1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table B-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 51.02 percent.

Table B-12: Oakland Cost-Burdened Senior Households[1] by Income Level, 2021

Percent of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.88%	40.44%	51.15%	65.20%	85.75%
30%-50% of Income	20.10%	29.96%	30.11%	18.36%	11.66%

>50% of Income	51.02%	29.60%	18.74%	16.44%	2.59%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Notes:
1. For the purposes of this table, ABAG-MTC considers senior households to be those with a householder who is aged 62 or older.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-13 shows the prevalence of different types of disabilities among seniors over age 65 in Oakland. The most prevalent type of disability is ambulatory difficulty, experienced by 25.0 percent of Oakland seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Table B-13: Oakland Seniors (Age 65 and Over) by Type of Disability, 2019

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	25.0%
With an independent living difficulty[2]	17.93%
With a hearing difficulty[3]	14.03%
With a self-care difficulty[4]	10.59%
With a cognitive difficulty[5]	11.77%
With a vision difficulty[6]	7.95%

Notes:
1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

Oakland presently has 80 senior housing facilities with a capacity to house 5,385 individuals (Table B-14). Thus, there is capacity for senior housing facilities to house approximately 10 percent of Oakland's senior population. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the capacity to house 5,385 individuals may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-14: Oakland Senior Housing, 2021

Facility Name	*Address*	*Facility Capacity*
ALLEN TEMPLE ARMS I	8135 INTERNATIONAL BLVD	76
ALLEN TEMPLE ARMS II	1388 81ST AVE	51
ALLEN TEMPLE GARDENS (III)	10121 INTERNATIONAL BLVD	50
ALTENHEIM PHASE 1 & 2	1720 MACARTHUR BLVD	174
BANCROFT SENIOR HOMES	5636 BANCROFT AVE	61
BAYWOOD	225 41ST ST	77
BELLAKEN GARDEN	2780 26TH AVE	58
BELL'S REST HOME	865 VERMONT ST	10
BETHANY HOME CARE	9450 MOUNTAIN BLVD	6
BETHANY HOME CARE 2	9460 MOUNTAIN BLVD	6
BETH ASHER	3649 DIMOND	50
BETH EDEN	1100 MARKET ST	54
BISHOP NICHOLS SENIOR HOUSING	1027 62ND ST	17
CASA VELASCO	2221 FRUITVALE AVE	20
CHARITYS RESIDENCE	2933 MONTEREY BLVD	6
DIMOND CARE	3003 FRUITVALE AVE	30
DIMOND CARE II	3015 FRUITVALE AVE	6
D'NALOR CARE HOMES, LLC	2706 106TH AVE	6
EAST BAY ASSISTED LIVING	1301 EAST 31ST ST	68
EAST BAY LONGEVITY ASSISTED LIVING	388 12TH ST	49
E.E. CLEVELAND MANOR	2611 ALVINGROOM CT	54
ELDER ASHRAM	3121 FRUITVALE AVE	90
ELEGANT LIVING	7940 HANSOM DR	6
EVERGREEN RESIDENTIAL CARE HOME	4600 FAIRFAX AVE	90
GOLDEN LIVING GUEST HOME, LLC	9450 MOUNTAIN BLVD	6
GOOD SHEPHERD RESIDENTIAL CARE FOR THE ELDERLY	5472 FOOTHILL BLVD	22
GOOD SHEPHERD VISTA	5472 FOOTHILL BLVD	22
GRAND LAKE GARDENS	401 SANTA CLARA AVE	135
GRAND LAKE HOME	365 STATEN AVE	14
GRAND LAKE HOME #2	367 STATEN AVE	8
GRAND LAKE REST HOME I	365 STATEN AVE	14
GUIDE LIGHT COMMUNITY ELDERLY CARE LLC	4201 WEST ST	14
HARRISON STREET SENIOR HOUSING	1633 HARRISON ST	81
HEART & SOUL COMMUNITIES	3770 SUTER ST	6
HILTON HOUSE	6112 HILTON ST	14
HOLY FAMILY HOME	2420 FRUITVALE AVE	19
HOTEL OAKLAND	270 13TH ST	315
HOUSE OF PSALMS ASSISTED LIVING FOR SENIORS	1525 7TH AVE	23
IRENE COOPER TERRACE	1218 2ND AVE	40
J & C CARE CENTER LLC	4240 REDDING ST	25

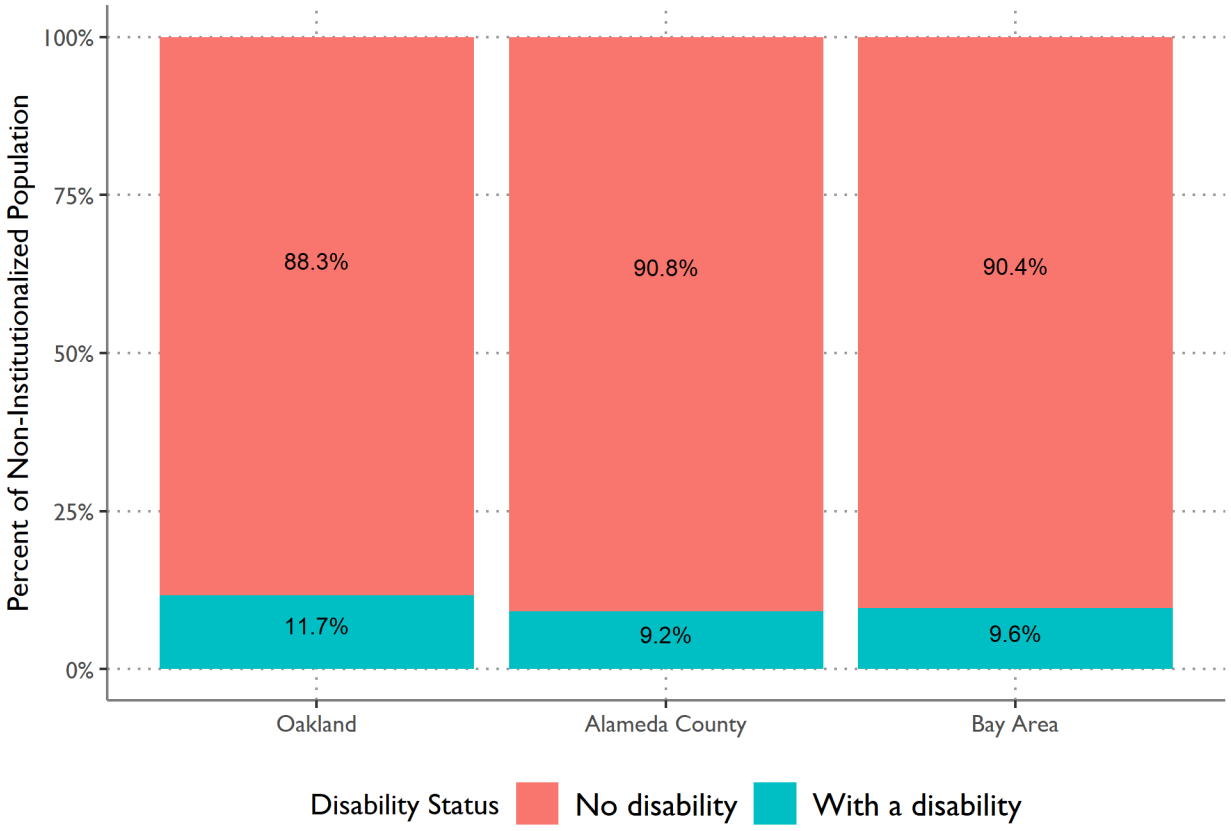
Facility Name	*Address*	*Facility Capacity*
JACK LONDON GATEWAY	989 BRUSH ST	61
J.L. RICHARDS TERRACE	250 E 12TH ST	80
KINDRED KEEP I	5761 MARKET ST	10
LAKE MERRIT APARTMENTS	1417 1ST AVE	55
LAKE MERRITT CARE HOME	576 VALLE VISTA AVE	15
LAKE PARK	1850 ALICE ST	275
LAKESHORE RESIDENTIAL CARE	1901 THIRD AVE	38
LAKESIDE PARK	468 PERKINS ST	76
LAS BOUGAINVILLEAS	1223 37TH AVE	67
LINCOLN COURT SENIOR HOUSING	2400 MACARTHUR BLVD	82
LION CREEK CROSSINGS PHASE V	6710 LION WAY	128
LOVE LAKE MERRITT	1639 4TH AVE	6
MARK TWAIN SENIOR	2426-38 35TH AVE	102
MERCY RETIREMENT & CARE CENTER	3431 FOOTHILL BLVD	160
MERRILL GARDENS AT ROCKRIDGE	5238 CORONADO AVE	150
MERRITT CROSSINGS	609 OAK ST	70
MONT KASA	6382 THORNHILL DR	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #1	5115 FOOTHILL BLVD	15
NEW HORIZON FOOTHILL RESIDENTIAL CARE #2	5111 FOOTHILL BLVD	6
NEW HORIZON FOOTHILL RESIDENTIAL CARE #3	5107 FOOTHILL BLVD	6
OAK STREET TERRACE	1109 OAK ST	39
OPAL HOME CARE	3917 OPAL ST	15
ORCHARDS ON FOOTHILL	2719 FOOTHILL BLVD	65
PACIFICA SENIOR LIVING OAKLAND	2330, 2350, 2361 E 29TH ST	197
PERCY ABRAM, JR SENIOR APARTMENTS	1094 ALCATRAZ AVE	44
PIEDMONT GARDENS #1	110-41ST STREET	321
POINT AT ROCKRIDGE, THE	4500 GILBERT ST	186
POSADA DE COLORES	2221 FRUITVALE AVE	100
SAN PABLO HOTEL	1955 SAN PABLO AVE	144
SISTER THEA BOWMAN MANOR	6400 SAN PABLO AVE	55
SOJOURNER TRUTH MANOR	5815, 5915, 6015 MLK	88
SOUTHLAKE TOWER	1501 ALICE ST	130
ST. ANDREW'S MANOR	3250 SAN PABLO AVE	60
ST. JOSEPH'S SENIOR	2647 INTERNATIONAL BLVD	84
ST. PATRICK'S TERRACE	1212 CENTER ST	66
ST. PAUL'S TOWERS	100 BAY PLACE	320
ST. FRANCIS CARE HOME	476 WICKSON AVE	15
SUNRISE ASSISTED LIVING OF OAKLAND HILLS	11889 SKYLINE BLVD	100
SYLVESTER RUTLEDGE MANOR	3255 SAN PABLO AVE	65
VERMONTCARE LLC	865 VERMONT ST	10

Source: City of Oakland, 2021

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates compiled by ABAG, 49,362 persons (11.7 percent of the non-institutionalized population) in Oakland had a disability. This proportion is slightly higher than that of Alameda County (9.2 percent) and the Bay Area (9.6 percent) as illustrated in Chart B-5.

Chart B-5: Persons with Disabilities by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing;
- Vision difficulty: blind or has serious difficulty seeing even with glasses;
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions;
- Ambulatory difficulty: has serious difficulty walking or climbing stairs;
- Self-care difficulty: has difficulty dressing or bathing; and
- Independent-living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-15 provides a breakdown of Oakland's adult population by disability type. The most prevalent disability was ambulatory difficulty at 6.05 percent.

Table B-15: Oakland Disability by Type, 2019

Disability	*Percentage of the Civilian Non-Institutionalized Population Aged 18 and Over*
With an ambulatory difficulty	6.05%
With a cognitive difficulty	4.91%
With an independent living difficulty	4.61%
With a self-care difficulty	2.72%
With a hearing difficulty	2.80%
With a vision difficulty	2.32%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Further, residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. As described in Appendix D, there are a greater proportion of persons with disabilities living in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Oakland residents with a developmental disability. Table B-16 shows that the vast majority of residents with a developmental disability (82.01 percent) live in the home of a parent/family/guardian. Further, approximately 6.3 percent (3,111 persons) of the population that has a developmental disability is under the age of 18, while the remaining 93.7 percent (46,251 persons) is over 18 years old.

Table B-16: Oakland Population with Developmental Disabilities by Residence, 2020[1]

Residence Type	*Number*	*Percent*
Home of Parent/Family/Guardian	2,689	82.01%
Community Care Facility	168	5.12%
Independent/Supported Living	306	9.33%
Intermediate Care Facility	1	0.03%
Foster/Family Home	57	1.74%
Other	58	1.77%
Total	**3,279**	**100%**

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important

consideration, as many large families do not have sufficient income to afford larger homes or apartments. At 9.40 percent of all households, Oakland has a slightly lower proportion of large family households than the county (10.8 percent) and the Bay Area region (10.8 percent). As shown in Table B-17, the 2019 American Community Survey reported 15,264 large households with five or more members, including 6,210 owner-occupied households and 9,054 renter-occupied households. About 9.38 percent of owner-occupied households and 9.41 percent of renter-occupied households were considered large households.

Table B-17: Oakland Household Size by Tenure, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	17,620	26.63%	36,428	37.85%
2 Person Household	22,047	33.32%	28,122	29.22%
3 Person Household	11,668	17.63%	13,488	14.01%
4 Person Household	8,632	13.04%	9,150	9.51%
5 Or More Person Household	6,210	9.38%	9,054	9.41%
Total	**66,177**	**100%**	**96,242**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

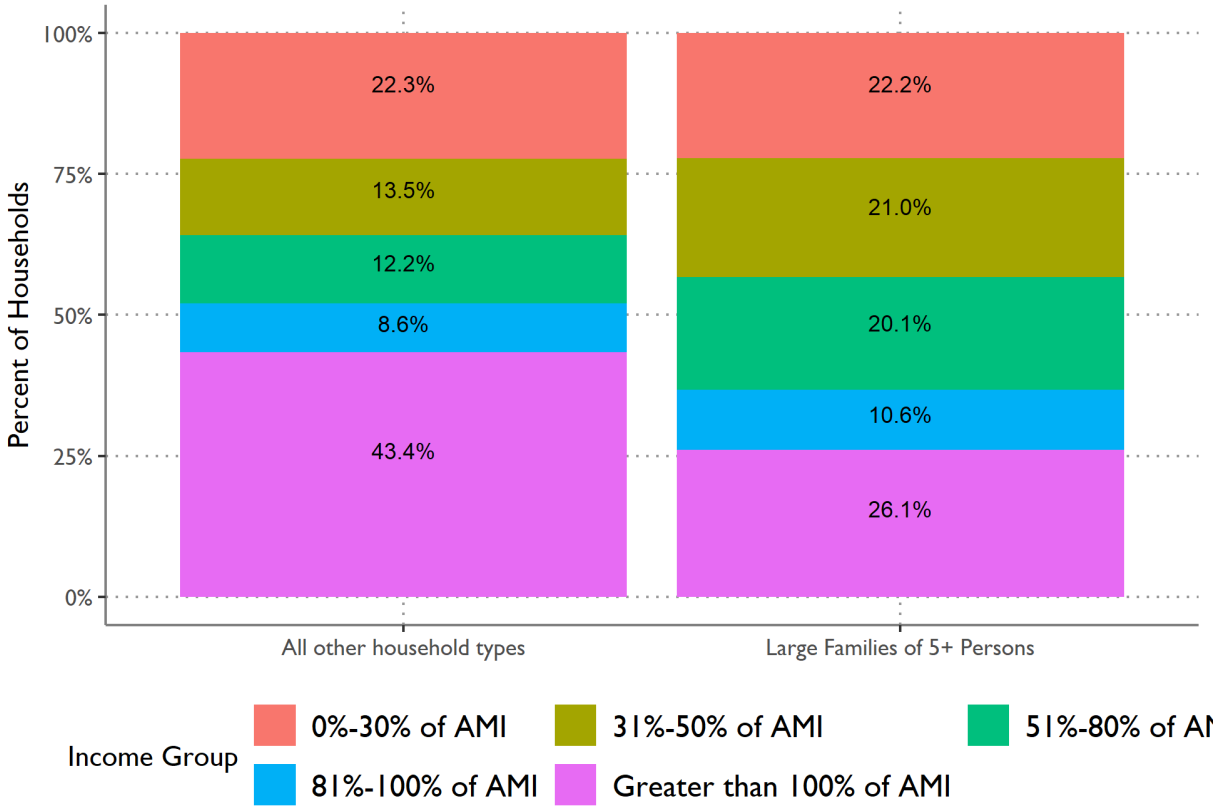
In addition to household income, cost burden can be used to determine the extent of housing needs for large-family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-18, about 42.97 percent of large families experience some level of cost burden (either regular or severe). Similarly, 42.13 percent of all other household types experience cost burden. However, as illustrated in Chart B-6, a greater proportion of large families have incomes that are less than 100% of AMI compared to all other household types in Oakland.

Table B-18: Oakland Cost Burden by Household Size, 2013-2017

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	7,210	57.03%	83,625	57.86%
Cost Burden	3,004	23.76%	29,995	20.75%
Severe Cost Burden	2,429	19.21%	30,900	21.38%
Total	**12,643**	**100%**	**144,520**	**100%**

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Chart B-6: Oakland Household Size by Household Income Level, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. This can be attributed in part to the systemic gender pay gap, and single women with children may particularly face housing discrimination when searching for a home. In Oakland, there is also a greater proportion of female-headed households with children in West Oakland and the downtown area. As shown in Table B-19 there are 21,717 female-headed households and 9,149 male-headed households in Oakland. These groups constitute 13.37 percent and 5.63 percent, respectively, of Oakland's total number of households. Female-headed households represented about 10.91 percent of owner-occupied households and 15.06 percent of renter-occupied households.

Table B-19: Oakland Household Type by Tenure, 2019

	Owner-Occupied		Renter-Occupied	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	33,183	50.14%	24,513	25.47%
Female-Headed Family Households	**7,223**	**10.91%**	**14,494**	**15.06%**
Male-Headed Family Households	**3,400**	**5.14%**	**5,749**	**5.97%**
Householders Living Alone	17,620	26.63%	36,428	37.85%
Other Non-Family Household	4,751	7.18%	15,058	15.65%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 21,717 female-headed households in Oakland, about 59.5 percent had children under 18 years. Table B-20 below shows that of these, 39.72 percent were under the poverty line, compared to only 11.49 percent of female-headed households without children. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing. Additional information on female-headed households, including households with children, is provided in Appendix D.

Table B-20: Oakland Female-Headed Households by Poverty Status[1], 2019

	Households With Children		Households Without Children	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	7,786	60.28%	7,789	88.51%
Below Poverty Level	5,131	39.72%	1,011	11.49%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last 10 days of January. The unsheltered PIT Count is conducted biannually in Alameda County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Due to COVID-19, no point in time count was conducted in 2021. As of the time of this report, the delayed point in time count took place on February 23, 2022, and a full report was published in late summer 2022.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." Each Bay Area County is its own CoC. In Alameda County, EveryOne Home oversees the CoC Program. The goals of the Everyone Home Plan include preventing homelessness and other housing crises; increasing permanent housing

opportunities for homeless and high-risk households; provide wrap-around services to ensure housing stability and quality of life; and measuring success and reporting outcomes.

Table B-21 provides an estimate of the homeless population by household type and shelter status in Alameda County. According to the 2022 PIT Count, there were 7,135 unsheltered homeless persons and 2,612 sheltered persons in Alameda County.

Table B-21: Homelessness by Household Type and Shelter Status in Alameda County, 2022

Shelter Status	*People in Households Composed Solely of Children Under 18*	*People in Households with Adults and Children*	*People in Households without Children Under 18*	***Total***
Sheltered	9	522	2,081	**2,612**
Unsheltered	88	322	6,725	**7,135**

Source:) EveryOneHome Point-in-Time Count, 2022

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Alameda County's homeless population is shown in Table B-22. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 43 percent of the unhoused population in the county, but only 10 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Alameda County residents but only 1 percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. Further, those who identify as Hispanic/Latinx are also slightly overrepresented among the unhoused.

Table B-22: Racial/Ethnic Group Share of General and Homeless Population in Alameda County, 2022

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4%	1%
Asian / API (Hispanic and Non-Hispanic)	5%	332%
Black or African American (Hispanic and Non-Hispanic)	43%	10%
White (Hispanic and Non-Hispanic)	39%	34%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7%	22%
Hispanic/Latinx	25%	23%
Non-Hispanic/Latinx	75%	77%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2022 PIT Count summary identified 5,055 persons experiencing homelessness in the City of Oakland on the night of February 23, 2022, making up approximately 52 percent of the county's unhoused population. This is an increase of 984 people (24 percent) from the 4,071 unhoused individuals who were counted in the 2019 count. A comparison of Oakland and Alameda County's unhoused population is described in Table B-23, and a description of Oakland's unhoused population by location and household type for 2022 and 2019 is described in Table B-24. As shown in Table B-24, of the 5,055 persons experiencing homelessness in the City of Oakland, 1,718 were sheltered and 3,337 were unsheltered. In 2019, 861 of the 4,071 individuals experiencing homelessness were sheltered, and in 2017, 859 of the 2,761 individuals experiencing homelessness were sheltered.

Table B-23: Homeless Population in Oakland and Alameda County, 2022

Jurisdiction	*2015*	*2017*	*2019*	*2022*
Oakland	2,191	2,761	4,071	5,055
Alameda County	4,040	5,629	8,022	9,747

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

Table B-24: Oakland Homeless Population by Location and Household Type, 2022

	Number	*Percent*
Location		
Sheltered	1,718	34%
Unsheltered	3,337	66%
Tent/Street	1,371	41%
RV/Car/Van	1,938	58%
Abandoned Building	28	1%
Household Type (N=796)		
Persons in Families	135	17%
Single Individuals	661	83%

Source: EveryOneHome Point-In-Time Count, 2019 and 2022

The Permanent Access to Housing (PATH) Framework, which is Oakland's five-year plan to address homelessness, identifies the following as the main drivers of homelessness in the city:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants

- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20 percent of AMI
- Systemic barriers that often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

Homelessness in Oakland remains a humanitarian crisis that has only been exacerbated by the COVID-19 pandemic. However, even prior to COVID-19, rapidly increasing housing costs, increased residential instability, and the lack of available affordable housing and supportive services contributed to this significant increase. Homelessness also impacts Oakland residents unequally by race/ethnicity – as discussed further in Appendix D, the vast majority of unhoused Oakland residents are Black (about 59 percent, based on 2022 PIT data). The data also does not capture those living in more precarious housing situations, including people temporarily living with friends or family members, "couch surfing," or living in a vehicle not captured during the PIT Count.

The PATH Framework organizes strategies to address homelessness under three major themes:

1. Prevention strategies to keep people from becoming homeless;

2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and;

3. Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds. Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. Th actions are described in the Housing Action Plan.

UNDOCUMENTED IMMIGRANTS

It should be noted that there is a significant undocumented population in Oakland that may or may not be captured in DOF's population data. While undocumented immigrants are typically counted in annual American Community Surveys and decennial Census reports, this data is incomplete and it can be difficult to estimate the exact number of undocumented immigrants who live in Oakland. The Migration Policy Institute (MPI) estimates that as of 2019 there are 107,000 undocumented or unauthorized immigrants living in Alameda County, about 1.0 percent of the national total (11,047,000 people) or about 3.9 percent of the State's total (2,739,000 people).[1] A 2015 study found that East Oakland in particular is home to a

[1] For more information regarding MPI's Unauthorized Immigrant Population Profiles, see: https://www.migrationpolicy.org/programs/us-immigration-policy-program-data-hub/unauthorized-immigrant-population-profiles

significant number of undocumented or unauthorized immigrants – about 17.0 percent of East Oakland's population were considered unauthorized compared to 6.0 percent of Alameda County's population.[2] According to the study "almost 70 percent of the unauthorized who are at least five years old do not speak English well, often limiting their social and economic status. For example, the unauthorized are often among the working and poor – those who work full-time but toil in low-wage industries with limited chances of economic mobility and limited access to employer-based health insurance." Further, East Oakland's undocumented or unauthorized population is predominantly Latino, compared to higher proportions of unauthorized East and South Asian immigrants throughout the county.

Undocumented immigrants are particularly at risk of housing precarity and exploitation due to their legal status and fear of repercussion. Further, a number of federal rental assistance programs—including public housing, Housing Choice Vouchers, and Section 8 project-based rental assistance—are not available to unauthorized immigrants. However, other federal grant-funded and other housing assistance programs (including HUD homeless assistance and Keep Oakland Housed) do not require the verification of immigrant status.

FARMWORKERS

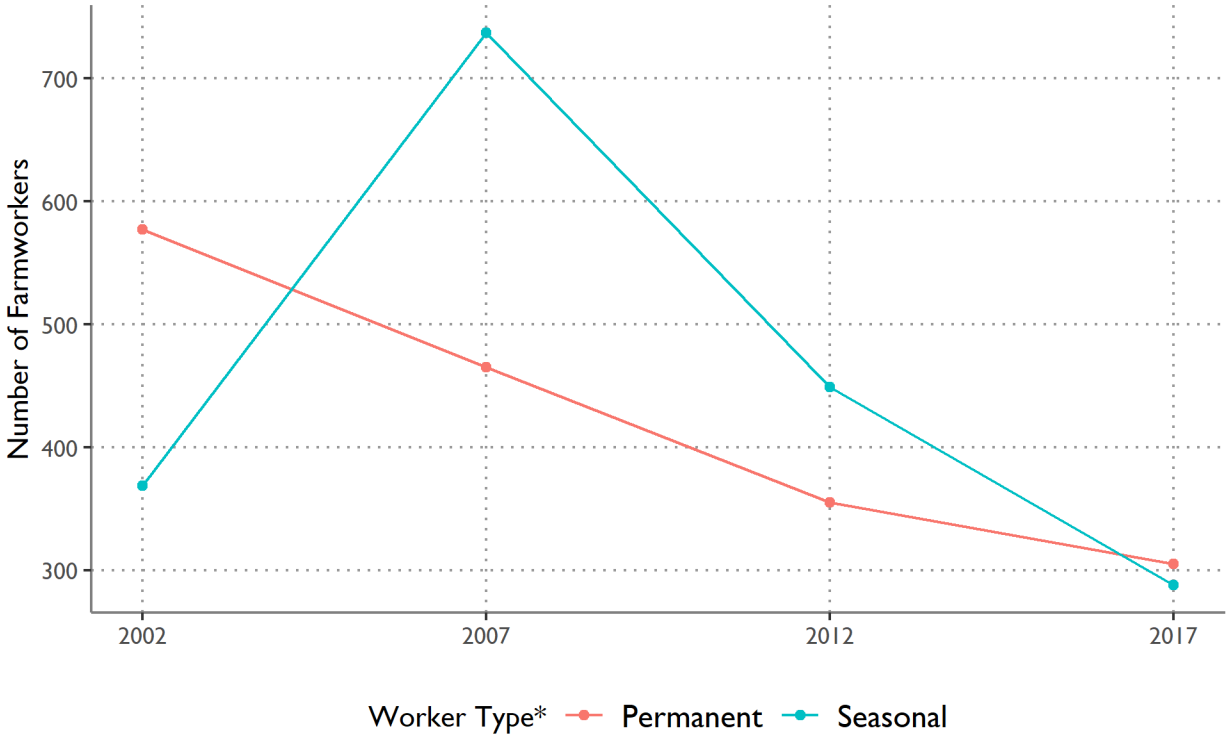
Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Oakland, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. Oakland is also located in a highly urbanized area of the Bay Area with no working farms within or adjacent to the city limits, which limits the presence of farmworkers in the city.

In Alameda County, there has been a decrease in the number of seasonal and permanent farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Alameda County experienced a 22.0 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 47.1 percent decrease in the number of permanent farmworkers. In 2017, there were 593 farmworkers in total in Alameda County. See Chart B-7 for these trends.

[2] Marcelli, Enrico A. and Manuel Pastor. "Unauthorized and Uninsured: East Oakland and Alameda County." *San Diego State University and the University of Southern California*, February 11, 2015. Available at: https://dornsife.usc.edu/assets/sites/1411/docs/2015_Unauthorized_Uninsured_East_Oakland_Contra_Costa_Cnty_CSII.pdf

Chart B-7: Farm Labor in Alameda County, 2002-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,089 Oakland residents employed in the "agriculture, forestry, fishing and hunting" industry in 2019 – about 0.5 percent of the labor force. This is similar to Alameda County (0.4 percent) and the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers, available in Table B-25. However, no schools in Oakland have reported any migrant worker students in the four years documented here by ABAG-MTC. Alameda County has seen a slight decrease over the course of these four years from 874 to 790 students and the Bay Area overall has seen a steady decrease from 4,630 to 3,976 students.

Table B-25: Migrant Worker Student Population[1] by Region, 2016-2020

Academic Year	*Oakland*	*Alameda County*	*Bay Area*
2016-2017	0	874	4,630
2017-2018	0	1,037	4,607
2018-2019	0	785	4,075
2019-2020	0	790	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

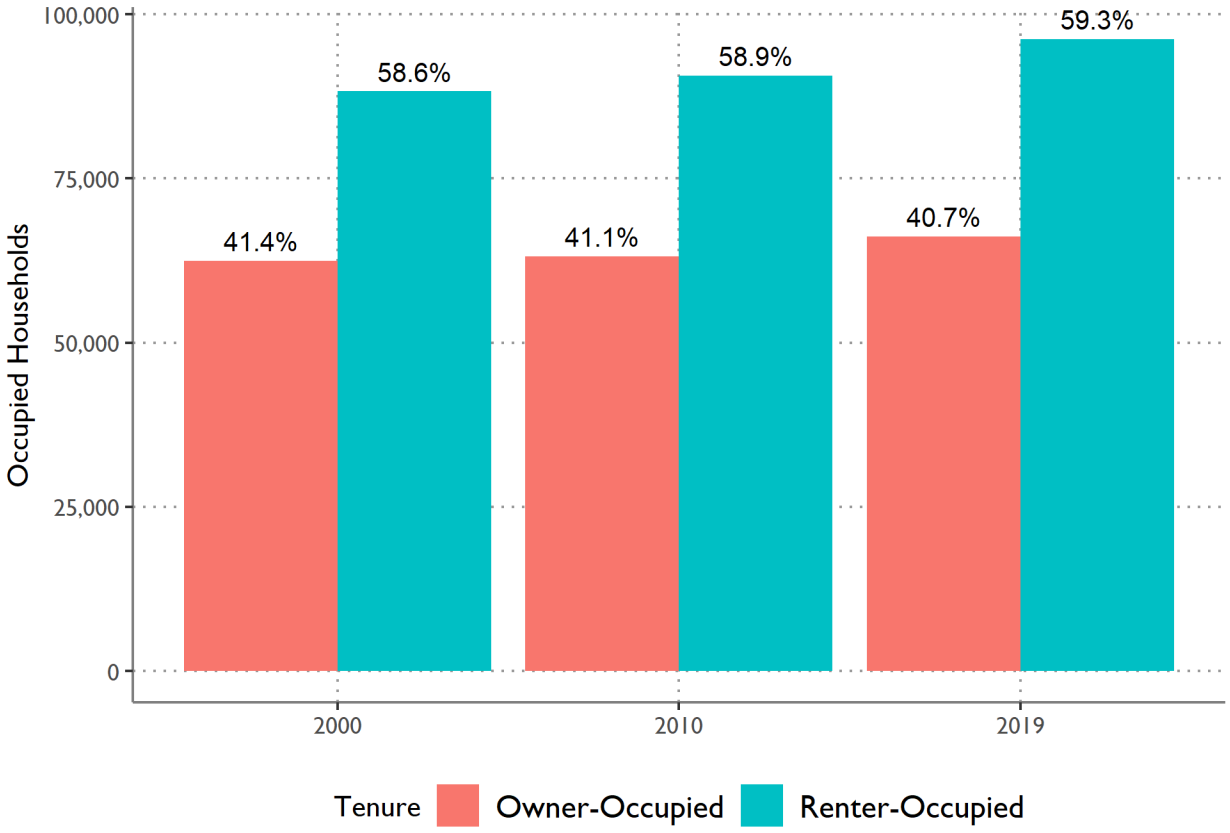
Source: ABAG-MTC Housing Needs Data Workbook (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

B.6 Housing Stock Characteristics

HOUSING TENURE

Most households in Oakland are renters. The percentage of renter-occupied households in Oakland increased modestly from 58.6 percent to 59.3 between 2010 and 2019, despite the significant increase in absolute renter and homeowner population. There were 88,301 renter-occupied units and 62,849 owner-occupied units in 2000, 90,649 renter-occupied units and 63,142 owner-occupied units in 2010, and 96,242 renter-occupied units and 66,177 owner-occupied units in 2019. Owner-occupied housing units tend to be congregated in the Oakland Hills and parts of North Oakland, while significantly more housing units are renter-occupied in West Oakland, Downtown, and East Oakland.

Chart B-8: Oakland Household Tenure, 2000 – 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Oakland's household tenure differs from patterns seen in the county and the larger Bay Area, reflecting its status as a big city. As shown in Table B-26, 53.5 percent of Alameda County households and 56.1 percent of Bay Area households lived in owner-occupied homes, compared to 40.7 percent of Oakland households. Looking at other large Bay Area cities, San Francisco has lower rates of ownership housing compared to Oakland, while San Jose and Fremont have significantly higher ownership rates.

Table B-26: Household Tenure by Region, 2019

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Oakland	66,177	40.7%	96,242	59.3%
Alameda County	308,891	53.5%	268,286	46.5%
San Francisco	136,239	37.6%	226,115	62.4%
San Jose	184,600	56.8%	140,514	43.2%
Fremont	45,912	60.1%	29,775	39.9%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Racial and ethnic disparities in tenure exist in Oakland, shown in Table B-27. Households considered to be non-Hispanic white are almost evenly split between owners and renters, while households considered to be American Indian or Alaskan native of any ethnicity, Black or African American of any ethnicity, other race or multiple races of any ethnicity, and Hispanic or Latinx are largely renters. American Indian or Alaskan native households of any ethnicity have the highest renter-occupied rates at 70.83 percent as of 2019. Racial and ethnic income disparities shown in Table B-8 above may also contribute to these disparities in tenure, since renters are more likely to be lower income than are homeowners.

Table B-27: Oakland Housing Tenure by Race/Ethnicity, 2019

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	390	29.17%	947	70.83%
Asian / API (Hispanic and Non-Hispanic)	11,094	42.78%	14,838	57.22%
Black or African American (Hispanic and Non-Hispanic)	13,904	32.17%	29,322	67.83%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7,479	29.32%	18,033	70.68%
White (Hispanic and Non-Hispanic)	33,310	50.16%	33,102	49.84%
Hispanic or Latinx	8,881	30.62%	20,124	69.38%
White, Non-Hispanic	30,030	52.10%	27,612	47.90%

2. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Oakland, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Oakland, especially among American Indian or Alaska native, Black or African American and Hispanic or Latinx households, and the significant share of Black or African American and Asian households with income below 30 percent of AMI (Table B-8), this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in Appendix D.

Table B-28: Oakland Housing Tenure by Income Level, 2019

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	5,810	15.56%	31,535	84.44%
31%-50% of AMI	6,069	27.39%	16,090	72.61%
51%-80% of AMI	6,950	34.54%	13,170	65.46%
81%-100% of AMI	5,360	38.98%	8,390	61.02%
Greater than 100% of AMI	39,210	59.34%	26,865	40.66%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Alameda Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied; see Table B-29. However, a significant share of these units—slightly less than one quarter—are renter-occupied. Further, about 55.79 percent of attached single-family homes are occupied by renters. Nearly all of Oakland's multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-29: Oakland Housing Tenure by Housing Type, 2019

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	52,515	75.08%	17,432	24.92%
Attached Single-Family Homes	3,700	44.21%	4,670	55.79%
Multi-Family Housing	9,601	11.51%	73,826	88.49%
Mobile Homes	334	53.70%	288	46.30%
Boat, RV, Van, or Other	27	50.94%	26	49.06%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

During the 2010 to 2020 period, housing development in Oakland was primarily multifamily, although there was an increase in housing units of all types. Using DOF estimates provided by ABAG-MTC, Table B-30 shows that Oakland added 564 single family detached homes in the 2010s; however, given the large pre-existing base, this was less than one percent increase. Single family attached housing stock grew by 2.41 percent, although only 155 units were added. The bulk of the housing increase—4,774 housing units—was in five-plus unit multifamily housing types. The number of total units has increased by 3.39 percent over this period driven primarily by the addition of attached single-family homes and multifamily housing consisting of five-plus units.

Table B-30: Oakland Housing Type Trends, 2010 – 2020

	2010		2020		Percent Change
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2010 – 2020)*
Single-Family Home: Detached	73,904	43.55%	74,468	42.44%	0.76%
Single-Family Home: Attached	6,842	4.03%	7,007	3.99%	2.41%
Multifamily Housing: Two to Four Units	32,600	19.21%	32,844	18.72%	0.75%
Multifamily Housing: Five-plus Units	55,809	32.88%	60,583	34.53%	8.55%
Mobile Homes	555	0.33%	555	0.32%	0.00%
Totals	**169,710**	**100%**	**175,457**	**100%**	**3.39%**

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-31, 13,653 out of 162,419 housing units in Oakland were either overcrowded or severely overcrowded (8.41 percent). This is slightly higher than the rate in Alameda County (7.87 percent) and the Bay Area (6.9 percent). While the entire city experiences some level of overcrowding higher than the region, the highest tract-level rates of overcrowding occur in parts of East and Deep East Oakland, particularly in census tracts along International Boulevard.

Table B-31: Overcrowding[1] Severity by Region, 2013-2017

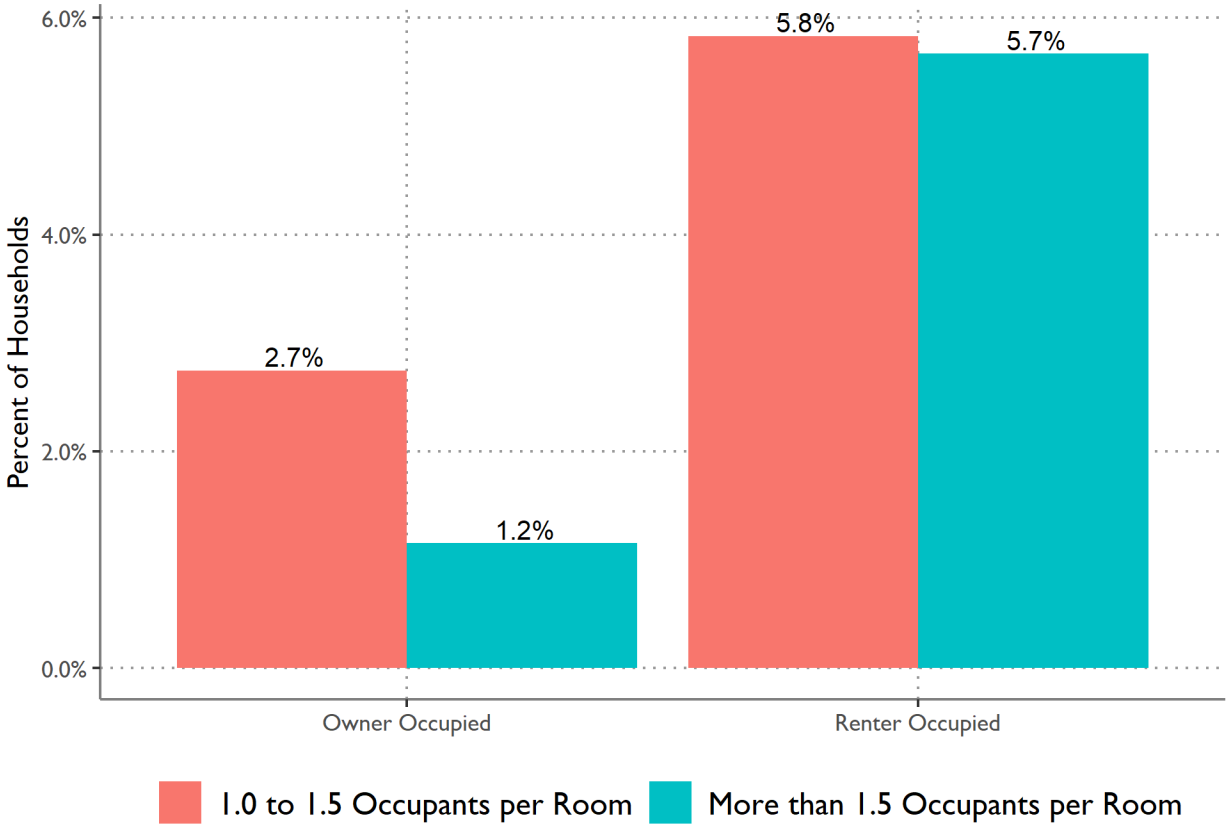
	Not Overcrowded		Overcrowded		Severely Overcrowded	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	148,766	91.59%	7,432	4.58%	6,221	3.83%
Alameda County	531,752	92.13%	29,007	5.03%	16,418	2.84%
Bay Area	2,543,056	93.10%	115,696	4.24%	72,682	2.66%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Further, renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 11.5 percent of renter-occupied households experience some level of overcrowding while only 3.9 percent of owner-occupied households do. Rates of severe overcrowding are nearly triple among renters than they are among owners.

Chart B-9: Oakland Overcrowding by Tenure and Severity, 2013-2017



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Since renters are more likely to be lower income than homeowners, they may experience higher rates of overcrowding. Lower-income households in Oakland (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 6.48 percent are considered overcrowded and 5.51 percent are severely overcrowded. Households with higher incomes (i.e., those making greater than 100 percent of AMI) are 1.88 percent overcrowded and 1.53 percent severely overcrowded.

Table B-32: Overcrowding[1] by Income Level and Severity in Oakland, 2013-2017

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	6.48%	5.51%
31%-50% of AMI	8.69%	5.42%
51%-80% of AMI	7.30%	4.24%
81%-100% of AMI	5.41%	3.52%
Greater than 100% of AMI	1.88%	1.53%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

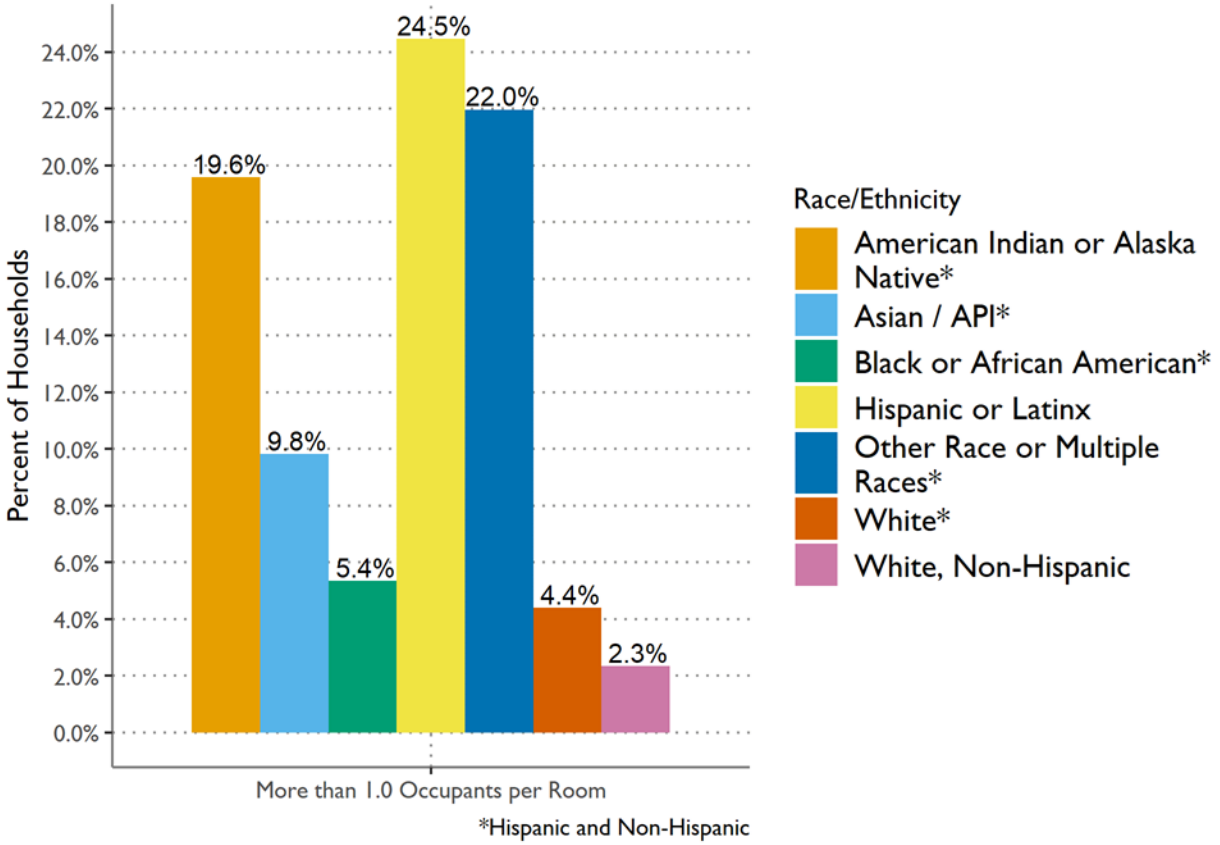
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Oakland. According to the ABAG-MTC data workbook, "Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here."[3] In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled 'Hispanic and Non-Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."[4]

When compared across racial and ethnic groups, overcrowding is most prevalent among Hispanic or Latinx households, other race or multiple race households of any ethnicity, and for American Indian or Alaska Native households of any ethnicity as 24.5 percent, 22.0 percent, and 19.6 percent of each group experiences overcrowding, respectively. In Oakland, majority Asian American communities like Saint Elizabeth, San Antonio, and East Peralta, have a higher overcrowding rate (10 percent) than the city as a whole (8 percent).[5] Overcrowding rates are low for non-Hispanic white households (2.3 percent).

[3] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[4] Association of Bay Area Governments & Metropolitan Transportation Commission, "Oakland Housing Needs Data Packets," (2021).
[5] US Census. (2015-2019). 5-year American Community Survey. https://data.census.gov/cedsci/

Chart B-10: Oakland Overcrowding by Race/Ethnicity, 2015-2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

COST BURDEN

Cost burden, or overpayment, is defined as monthly housing costs in excess of 30 percent of a household's income. Severe cost burden is defined as paying over 50 percent of household income for housing costs. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 32,479 households experience cost burden (20.10 percent) while an additional 33,050 households experience severe cost burden (20.50 percent). The means that nearly half of all Oakland households experience some level of cost burden. Of the 65,529 households experiencing some level of cost burden, 14,119 of them are considered moderate- or above-moderate-income and 51,410 are considered lower-income. This indicates that housing affordability is particularly out of reach for lower-income households in Oakland.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Oakland tend to have higher rates of cost burden than owners – for instance, 46.5 percent of all renters experience some level of cost burden while only 31.8 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as evident in Table B-33a below. As described in Appendix D, the highest rates of cost burden are experienced by non-Hispanic Black or African American and Hispanic or Latinx households, with a general geographic concentrations in East Oakland, as well as some tracts in the Jack London District and Grand-Lake neighborhood. Additional context on cost burden as it relates to racial equity is provided in Appendix D.

Table B-33a: Oakland Cost-Burdened Households by Income and Tenure, 2013-2017[1]

	Renters		*Owners*		*Total Households[2]*	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	6,765	23.10%	1,110	18.90%	7,875	22.40%
Cost Burden	4,980	17%	835	14.20%	5,815	16.50%
Severe Cost Burden	17,575	59.90%	3,935	66.90%	21,510	61.10%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	4,055	26.10%	2,080	36.30%	6,135	28.80%
Cost Burden	6,810	43.80%	1,340	23.40%	8,150	38.30%
Severe Cost Burden	4,690	30.20%	2,315	40.40%	7,005	32.90%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	6,470	53.50%	3,160	48.80%	9,630	51.90%
Cost Burden	4,780	39.50%	1,640	25.30%	6,420	34.60%
Severe Cost Burden	840	6.90%	1,670	25.80%	2,510	13.50%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	17,290	30.40%	6,350	35.10%	23,640	31.50%
Cost Burden	16,570	29.10%	3,815	21.10%	20,385	27.20%
Severe Cost Burden	23,105	40.60%	7,920	43.80%	31,025	41.30%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	34,200	86.90%	38,120	80.90%	72,320	83.70%
Cost Burden	4,724	12%	7,370	15.60%	12,094	14%
Severe Cost Burden	415	1.10%	1,610	3.40%	2,025	2.30%
All Income Groups						
No Cost Burden/Not Computed	51,490	53.50%	44,470	68.20%	95,960	59.40%
Cost Burden	21,294	22.10%	11,185	17.20%	32,479	20.10%
Severe Cost Burden	23,520	24.40%	9,530	14.60%	33,050	20.50%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table B-33b summarizes cost burden severity in Oakland compared to Alameda County and the region. Cost burden in Alameda County and the Bay Area region are comparable; cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened than in the County or region.

Table B-33b: Cost Burden Severity by Region, 2015-2019

	No Cost Burden		Cost Burden		Severe Cost Burden	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Oakland	88,832	54.69%	35,183	21.66%	33,949	20.90%
Alameda County	350,326	62.06%	117,618	20.83%	96,579	17.11%
Bay Area	1,684,831	63.06%	539,135	20.18%	447,802	16.76%

1. Percentages do not add to 100 percent as each jurisdiction includes households for which data is not computed

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS compiled by ABAG-MTC indicate that 10,881 (6.7 percent) out of the 162,419 housing units in Oakland were vacant, which is higher than in the county (5.4 percent) but about equivalent to the entire Bay Area, as shown in Table B-34.

Table B-34: Oakland Vacant Units by Type, 2019

Vacancy Status	*Oakland*	*Alameda County*	*Bay Area*
For Rent	2,457	7,998	41,117
For Sale	458	1,961	10,057
For Seasonal, Recreational, or Occasional Use	637	3,892	37,301
Other Vacant	6,208	13,569	61,722
Rented, Not Occupied	571	1,517	10,647
Sold, Not Occupied	550	1,982	11,816
Total Vacant Housing Units	**10,881 (6.7%)**	**30,919 (5.4%)**	**172,660 (6.3%)**

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

HOUSING PERMITS BY INCOME

Using data provided in the City's Annual Progress Report, the number of building permits issued from 2015 to 2021 is available by income group. In total, 16,789 building permits were issued during this period, or about 113.7 percent of the 5th cycle RHNA. Most of this development has been permitted at the higher income ranges, with 14,966 units permitted for above-moderate-income households – this translates to nearly nine above-moderate-income permits for every lower-income permit. Only 1,079 very-low-income units (52.4 percent) were permitted, 666 low-income units (32.1 percent) were permitted, and 78 moderate-income units (2.8 percent) were permitted. See Table B-35 for the proportion of the RHNA for the period within which these permits were issued.

Table B-35: Oakland Housing Permitting, 2015 – 2021

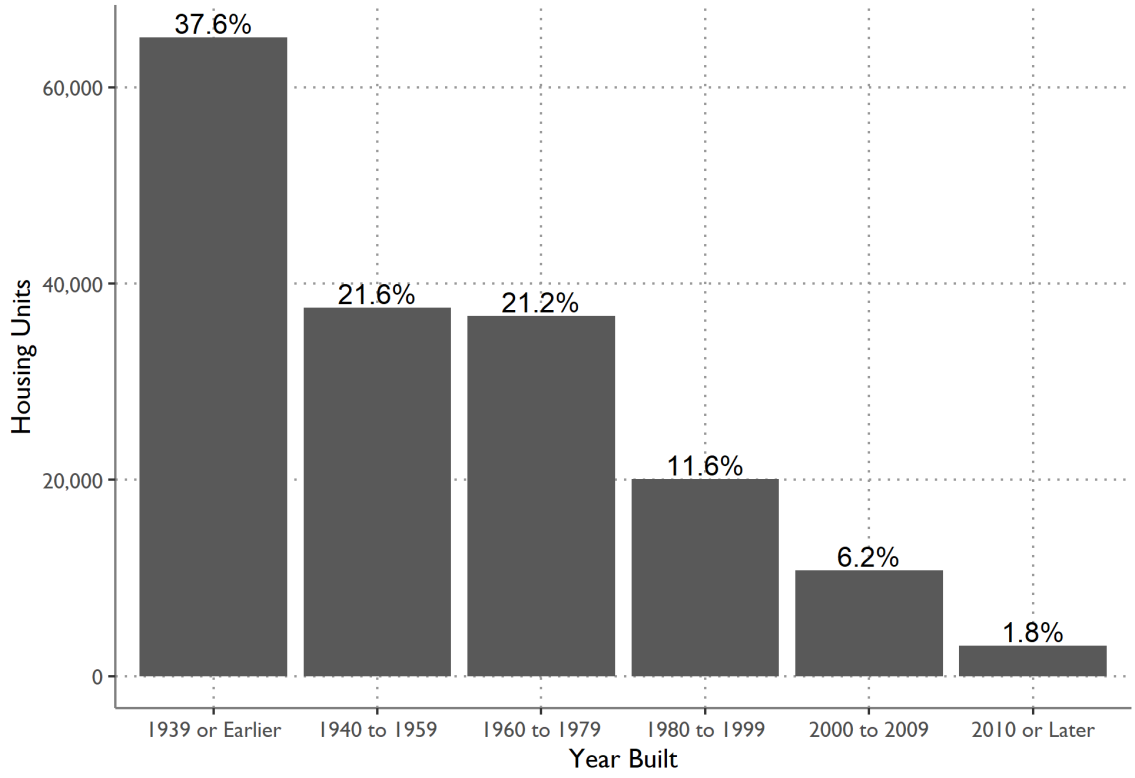
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA Met*
Very-Low-Income	1,079	52.4%
Low-Income	666	32.1%
Moderate-Income	78	2.8%
Above-Moderate-Income	14,966	191.5%
Total	**16,789**	**113.7%**

Source: City of Oakland, Housing Element Annual Progress Report, 2021

HOUSING STOCK CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Oakland, about 80.4 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010. See Chart B-11 for the age of Oakland's housing stock as of 2019.

Chart B-11: Age of Oakland Housing Stock, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substandard housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-White reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent White. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, as shown in Table B-34, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, Oakland residents also discussed the prevalence of mold and lead, both of which pose major habitability issues.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the City's housing stock is likely substandard. As discussed in the Housing Action Plan Action 2.1.3, the City is moving to a proactive enforcement framework to better address issues of substandard housing – particularly as these issues disproportionately impact BIPOC communities.

Oakland's Code Enforcement estimates the number of units in need of major rehabilitation and replacement based on an assessment of the number of units being assigned red-tag status or declared unsafe for structural reasons or other hazards generated by fire or other incidents such as vehicle impact. These numbers will change with issuance of permits to demolish or to repair. Based on estimates from 2021 and 2022, the number is estimated at 10 buildings (or approximately 50 units) per year, since the real estate market is relatively active with short supply of housing. Additionally, around 2,600 units are estimated to be in need of moderate to substantial rehabilitation or repair. These units are in structures that show major damage such as missing siding, holes in the roof or a roof that is listing, a tilted or cracked foundation, or missing windows or doors.

Table B-34: Oakland Substandard Housing Issues, 2019

Building Amenity	*Owner*	*Renter*
Incomplete Kitchen Facilities	0.28%	1.91%
Incomplete Plumbing Facilities	0.20%	1.02%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

B.7 Housing Costs and Affordability

Several housing market characteristics—such as high levels of cost burden or overcrowding—may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Oakland and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Oakland with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price or cost refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Oakland by different income households and unit size (bedrooms) are shown in Table B-37. HCD has estimated the 2021 Alameda County AMI for a family of four to be $125,600, which is about a 34.3 percent increase from the 2014 AMI estimate of $93,500.

Table B-37: Oakland Housing Affordability by Income Group, 2021

		Affordable Monthly Payment[2]		*Utilities[3]*		*Housing Costs*	*Maximum Affordable Price*	
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$28,800	$720	$720	$180	$180	$252	$541	$76,121
2 Person (1 Bedroom)	$32,900	$823	$823	$196	$196	$288	$627	$89,380
3 Person (2 Bedroom)	$37,000	$925	$925	$221	$221	$324	$704	$100,197
4 Person (3 Bedroom)	$41,100	$1,028	$1,028	$254	$254	$360	$773	$109,036
5 Person (4 Bedroom)	$44,400	$1,110	$1,110	$309	$309	$389	$802	$108,839
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$47,950	$1,199	$1,199	$180	$180	$420	$1,019	$158,113
2 Person (1 Bedroom)	$54,800	$1,370	$1,370	$196	$196	$480	$1,174	$183,179
3 Person (2 Bedroom)	$61,650	$1,541	$1,541	$221	$221	$539	$1,320	$206,068
4 Person (3 Bedroom)	$68,500	$1,713	$1,713	$254	$254	$599	$1,458	$226,714
5 Person (4 Bedroom)	$74,000	$1,850	$1,850	$309	$309	$648	$1,542	$235,751
Low-Income (51%-80% AMI)								
1 Person (Studio)	$76,750	$1,919	$1,919	$180	$180	$672	$1,739	$281,595
2 Person (1 Bedroom)	$87,700	$2,193	$2,193	$196	$196	$767	$1,997	$324,471
3 Person (2 Bedroom)	$98,650	$2,466	$2,466	$221	$221	$863	$2,245	$364,642
4 Person (3 Bedroom)	$109,600	$2,740	$2,740	$254	$254	$959	$2,486	$402,835
5 Person (4 Bedroom)	$118,400	$2,960	$2,960	$309	$309	$1,036	$2,652	$426,251
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$105,500	$2,638	$3,077	$180	$180	$1,077	$2,458	$480,363
2 Person (1 Bedroom)	$120,550	$3,014	$3,516	$196	$196	$1,231	$2,818	$551,262
3 Person (2 Bedroom)	$135,650	$3,391	$3,956	$221	$221	$1,385	$3,170	$620,105
4 Person (3 Bedroom)	$150,700	$3,768	$4,395	$254	$254	$1,538	$3,513	$686,848
5 Person (4 Bedroom)	$162,750	$4,069	$4,747	$309	$309	$1,661	$3,760	$732,813

1. AMI limits based on 2021 HCD State Income Limits for Alameda County, other assumptions are derived from Zillow estimates (as of October 4, 2021) and the National Association of Realtors. The 2021 Alameda County AMI is $125,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Alameda County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

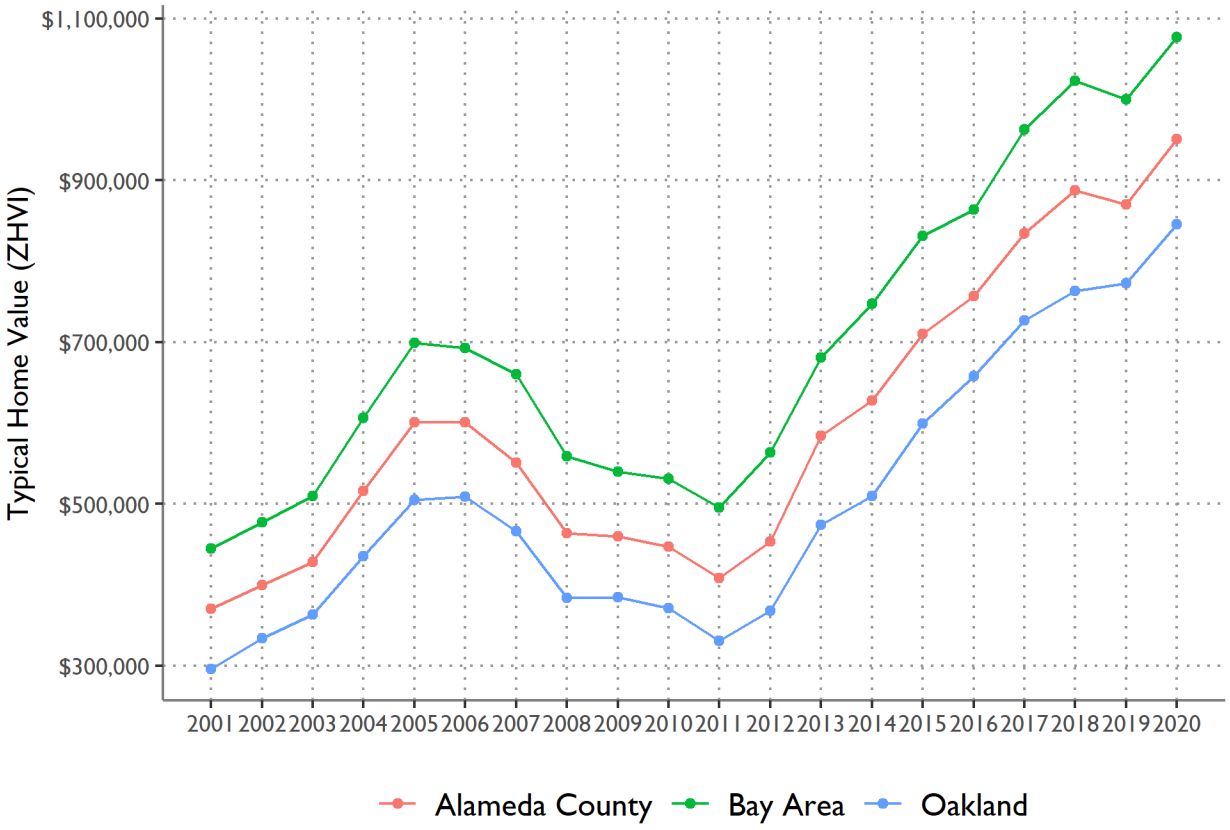
5. Assumed 30-year amortization, 2.82% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Alameda Housing Authority Utility Allowance Schedule, 2021; Zillow Mortgage Rates, October 2021; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2021

OWNERSHIP COSTS

Like many cities in the Bay Area, housing costs in Oakland have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI) as compiled by ABAG-MTC, which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values did decline as steeply in Oakland as they did in Alameda County and the Bay Area following the 2008 financial collapse. Home values in 2014 surpassed the previous high of just over $500,000 in 2005, and have risen continually since, to reach over $800,000 in 2020. These are, however, lower than that for the county as well as the Bay Area region.

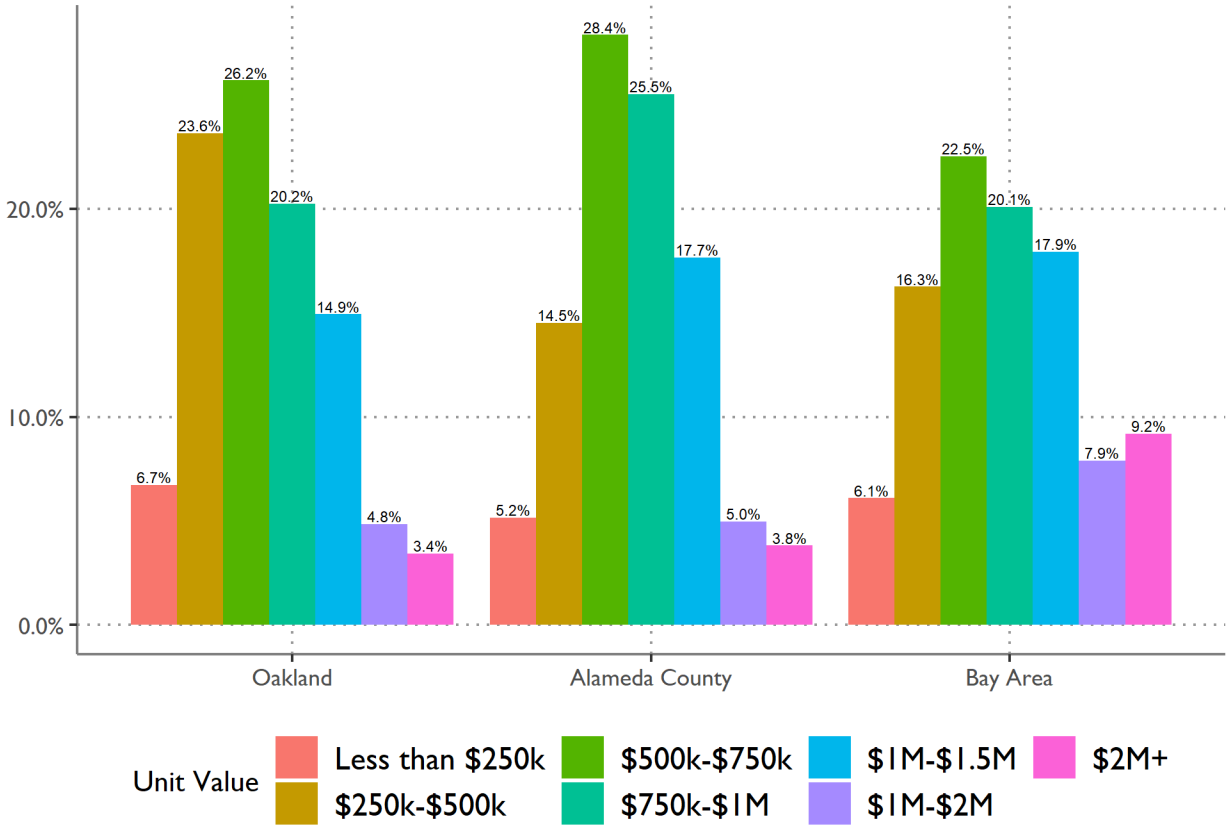
Chart B-12: Zillow Home Value Index (ZHVI) by Region, 2001 – 2020



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

In addition to the ZHVI, the ABAG-MTC data worksheet provides estimates of home values for owner-occupied units based on the 2019 ACS. Shown in Chart B-13, this data confirms the disparity in home value across region as indicated by the ZHVI. While the ZHVI estimates the typical household is valued over $800,000, the ACS indicates that the majority of units (about 56.5 percent) are actually valued below $750,000. There is a similar distribution of home values in the county, while the Bay Area has more even distributions by unit value. Alameda County does skew towards lower unit values while the Bay Area tends to skew towards higher unit values. The ZHVI is better aligned with these regional estimates. Given that housing costs have only risen since the 2019 ACS, the 2020 ZHVI is used to estimate housing value in Oakland, although it should be noted that this may slightly overestimate housing cost.

Chart B-13: Owner-Occupied Unit Values by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-38 provides a breakdown of the ZHVI by housing type and size between 2010 and 2020. In total, housing value has increased by about 127.20 percent between 2010 and 2020. Two-bedroom units in particular have seen a relatively high increase in value by about 146.30 percent during the period. As of 2020, the highest value housing type in Oakland is a five-plus bedroom housing unit at $1,563,444.

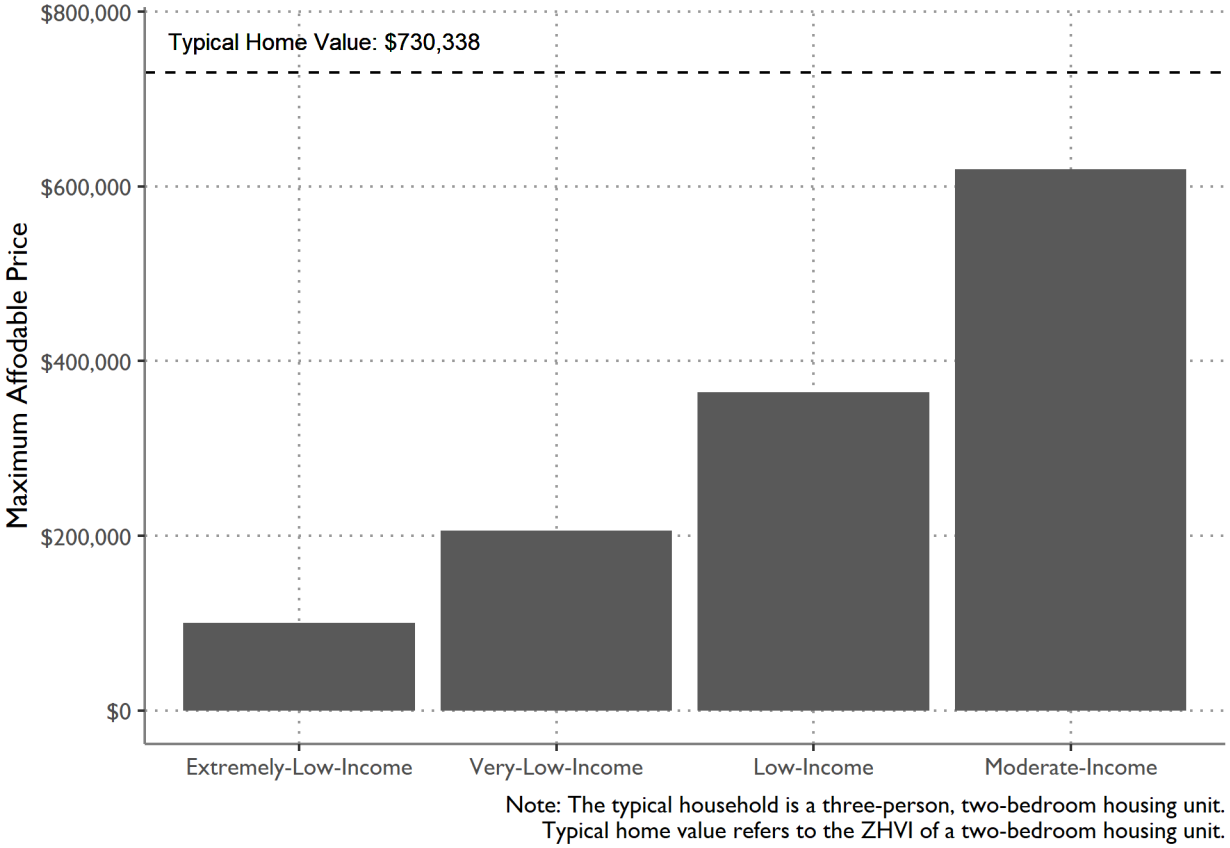
Table B-38: Oakland Zillow Home Value Index (ZHVI), 2010 - 2020

Housing Type	*December 2010 ZHVI*	*December 2020 ZHVI*	*Percent Change (2010 – 2020)*
Single-Family	393,624	903,784	**129.60%**
Condo	303,492	663,528	**118.60%**
1 Bedroom	238,093	573,501	**140.90%**
2 Bedroom	296,481	730,338	**146.30%**
3 Bedroom	436,005	966,329	**121.60%**
4 Bedroom	619,683	1,325,654	**113.90%**
5+ Bedrooms	638,487	1,563,444	**144.90%**
Total	**373,381**	**848,356**	**127.20%**

Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the ZHVI estimates provided in Table B-36 and housing affordability levels from Table B-35 it is apparent that no lower-income household can afford a home at an appropriate size. Some larger households may be able to afford units that have fewer bedrooms, which would lead to overcrowding. For instance, a three-person moderate-income household would be able to afford a $620,105 unit, which would be sufficient to purchase only a one-bedroom unit per the ZHVI. This demonstrates an affordability gap for lower-income households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing in a market like that of the Bay Area is only generally affordable to moderate- or higher-income households. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a three-person household living in a two-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household, 2021



Source: Zillow Home Value Index, December 31, 2020; Dyett & Bhatia, 2021

RENTER COSTS

In 2019, according to ACS estimates provided by ABAG-MTC, the median contract rent in Oakland was $1,345. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-39 illustrates that rent in Oakland is significantly lower than in the county and in the Bay Area during the same year. Rents in Oakland experiences increases between the 2009 and 2015 period, increasing by about 16.5 percent. This is lower from the county and Bay Area, which saw median contract rent increases by 19.4 percent and 20.4 percent, respectively. However, between 2015 and 2019

rent costs spiked in Oakland—increasing by about 26.4 percent—while the county and Bay Area saw even more dramatic increases, 30.9 percent, and 28.4 percent respectively.

Table B-39: Median Contract Rent[1] by Region, 2009 – 2019

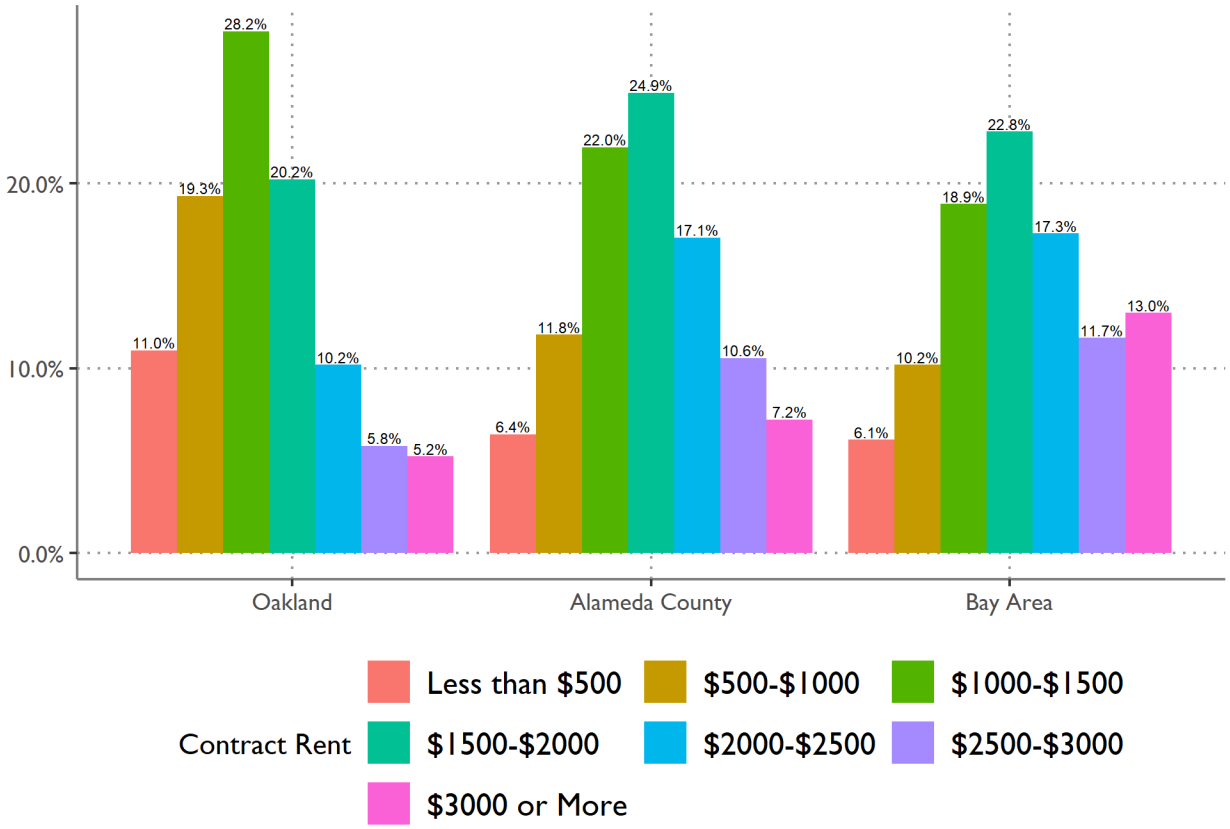
Jurisdiction	*2009 Median Contract Rent*	*2015 Median Contract Rent*	*2019 Median Contract Rent*
Oakland	$913	$1,064	$1,345
Alameda County	$1,083	$1,293	$1,692
Bay Area	$1,196	$1,440	$1,849

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas))

The distribution of contract rent by region is also provided in the ABAG-MTC data workbook. As demonstrated in Chart B-15, most (58.5 percent) renter-occupied units in Oakland have contract rents below $1,500. This differs from the county, where 40.2 percent of units have contract rents below $1,500, and the Bay Area, where 35.2 percent of units are below that threshold. Further, 17.8 percent of the county rental stock and 24.7 percent of the Bay Area rental stock have contract rents above $2,500 while only 11 percent of Oakland's rental stock exceeds that amount. Thus, rents have risen at slower pace in the city than in the surrounding region, and Oakland remains a relatively affordable option for renters when compared to the county or Bay Area.

Chart B-15: Contract Rents for Renter-Occupied Units by Region, 2019



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

As rents have risen in the city, it has become increasingly more difficult for lower-income households to afford units in a suitably sized housing unit. Table B-40 provides estimated median monthly gross rents in Oakland by number of bedrooms. Unlike contract rent which is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included; gross rent includes additional costs for utilities and fuels.

Table B-40: Oakland Monthly Gross Rental Rates, 2019

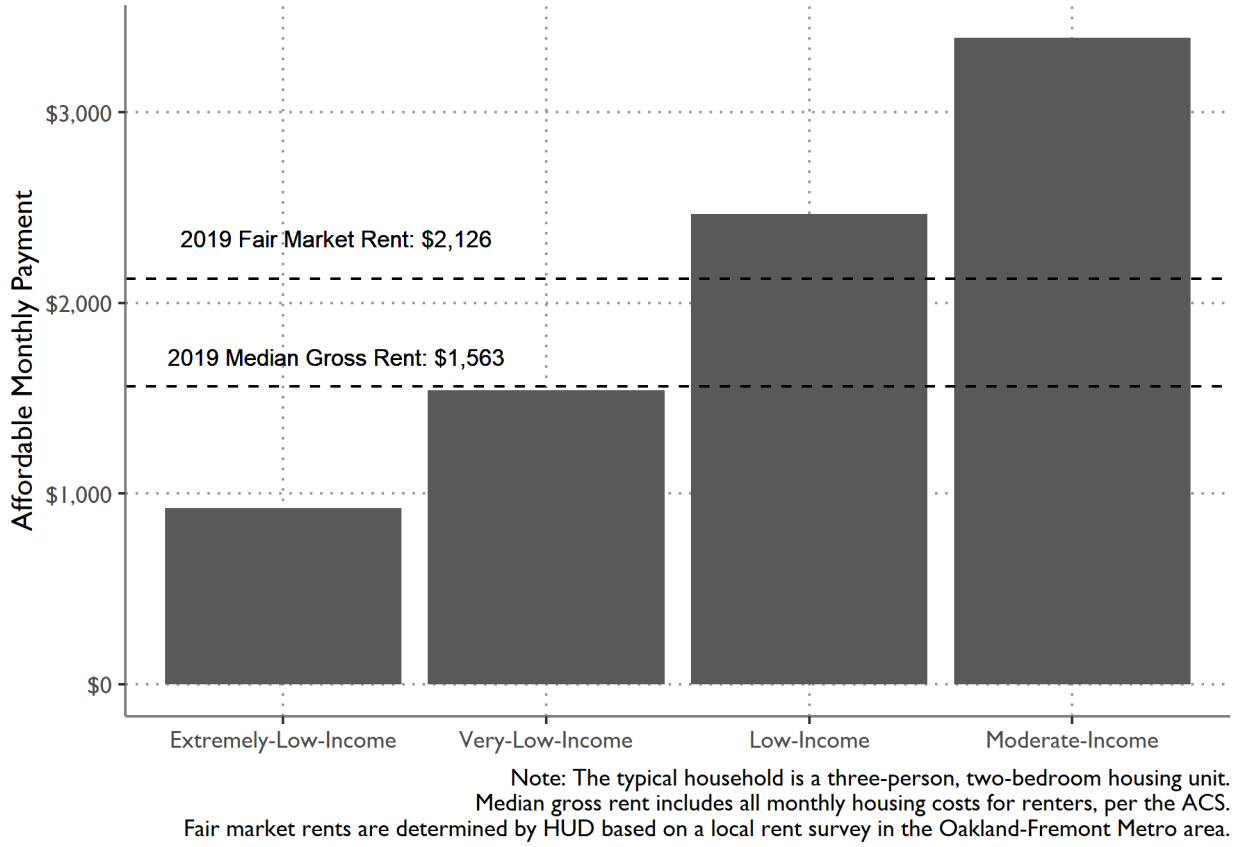
Number of Bedrooms	*2019 Median Monthly Gross Rent*
0	$979
1	$1,328
2	$1,563
3	$1,796
4	$2,095
5 or more	$2,270

Source: American Community Survey 5-Year Data (2015-2019)

According to ACS gross rental estimates (i.e., including utilities and other costs) from Table B-38 above and monthly affordable payments presented in Table B-35, extremely-low-income and very-low-income

households in Oakland would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a studio. A very-low-income three-person household could afford to rent a one-bedroom unit. This mismatch may be one of the causes behind the city's relatively high rate of overcrowding. All other income levels, including low-income households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income and very-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household, 2019



Source: American Community Survey 5-Year Data (2015-2019); HUD, Fair Market Rent, 2019

B.8 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031 for this Housing Element). The California Housing Partnership (CHP) estimates that there are 12,979 assisted low-income units in Oakland. Table B-41 shows that while most units in Oakland are at low risk of conversion, there are 216 units at moderate risk and 42 units at high risk. The proportion of assisted units facing some level of risk is lower in the city (2.0 percent) than in the county (4.3 percent) the Bay Area region as a whole (5.1 percent). While California Housing Partnership's Preservation Database is the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-41: Summary of Assisted Units at Risk of Conversion, 2022

	Oakland[2]		*Alameda County*		*Bay Area*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Low	12,721	98.0%	26,150	95.7%	127,484	94.9%
Moderate	216	1.7%	757	2.8%	3,175	2.4%
High	42	0.3%	334	1.2%	2,720	2.0%
Very High	0	0.0%	91	0.3%	919	0.7%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
2. Risk levels in Oakland have been modified from CHP's findings to reflect local knowledge – including that the Hotel Oakland is not at risk of conversion to market rate.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-39. The assisted housing inventory is available in Table B-42 below.

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
United Together Manor	9410 MacArthur Blvd	Local	0	17	High	1/26/2025
Lottie Johnson Apartments	970 14th St	HUD	0	25	High	6/30/2023
Hamilton Hotel	2101 Telegraph Ave	Local	0	92	Moderate	9/25/2027
CURA-North	531 24th St	Local	0	17	Moderate	6/14/2031
Effie's House	829 E. 19th St	Local	0	20	Moderate	1/10/2029
Courtyards at Acorn	923 Adeline St	Local	0	87	Moderate	1/3/2031
Hotel Oakland[1]	270 Thirteenth St	HUD	315	315	Low	4/30/2030
Alameda County Comfort Inn	8452 Edes Ave	HCD	0	102	Low	2075
Days Hotel	8350 Edes Ave	HCD	0	138	Low	2075
Town Center at Acorn	1143 10th St	HUD	0	25	Low	8/31/2034
St. Joseph's Family Apartments	1272 26th Avenue	LIHTC	0	61	Low	2067
Ironhorse at Central Station	1801 14th Street	LIHTC; HCD; Local	0	98	Low	12/21/2065
St. Joseph's Senior Apartments	2647 International Boulevard	LIHTC	83	83	Low	2064
MacArthur Transit Village Apartments	3838 Turquoise Way	LIHTC	0	89	Low	2067
460 Grand Avenue Apartments	460 Grand Avenue	LIHTC	0	67	Low	2067
Fruitvale Transit Village Phase IIB	3511 E 12th Street	LIHTC	0	179	Low	2074

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Mandela Gateway	1350 7th Street	LIHTC; CalHFA; Local	0	166	Low	5/16/2060
Percy Abram, Jr. Senior Apartments	1094 Alcatraz Ave	HUD; Local	44	44	Low	8/24/2061
Irene Cooper Manor	1218 2nd Ave	HUD; Local	40	40	Low	3/23/2041
SOUTHLAKE TOWER	1501 Alice St	HUD; CalHFA; Local	130	130	Low	2/21/2058
Harrison Street Senior Housing	1633 Harrison Street	LIHTC; HUD	72	72	Low	2066
J. L. RICHARD TERRACE	250 E. 12th Street	HUD	80	80	Low	8/31/2028
Westlake Christian Terrace East	251 28th Street	LIHTC; HUD; HCD	0	198	Low	2068
Westlake Christian Terrace West	275 28th Street	LIHTC; HUD	0	199	Low	2072
Bancroft Senior Homes	5636 Bancroft Avenue	HUD	60	60	Low	6/30/2041
Sojourner Truth Manor	5815 Martin Luther King Jr Way	HUD	87	87	Low	3/20/2044
Sister Thea Bowman Manor	6400 San Pablo Ave	HUD; Local	55	55	Low	12/12/2037
St. Mary's Gardens	801 10th St	HUD	0	100	Low	6/30/2030
Clifton Hall	5276 Broadway	HCD	0	63	Low	2075
Cathedral Gardens	618 21st Street	LIHTC; CalHFA	0	99	Low	2059
Madison Park Apartments	100 9th Street	LIHTC; HCD; Local	0	96	Low	2072
1110 Jackson	1110 Jackson Street	LIHTC	0	70	Low	2068
Oakland Point , L.P.	1448 10th Street	LIHTC; HCD; Local	0	31	Low	12/21/2055

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Noble Tower Apartments	1515 Lakeside Drive	LIHTC; HUD; CalHFA	0	194	Low	2073
Marcus Garvey Hismen Hin-Nu (Site A)	1769 Goss Street	LIHTC; HCD; Local	0	111	Low	2069
San Pablo Hotel	1955 San Pablo Avenue	LIHTC; HCD	142	142	Low	12/17/2073
Drasnin Manor Apartments	2530 International Blvd	LIHTC; HCD; Local	0	25	Low	2067
Oak Park Apartments	2618 East 16th Street	LIHTC; HCD; Local	0	34	Low	11/30/2059
Frank G Mar Apartments	283 13th Street	LIHTC	0	117	Low	2074
Seven Directions	2946 International Boulevard	LIHTC; HCD; Local	0	35	Low	10/1/2063
California Hotel	3501 San Pablo Avenue	LIHTC; CalHFA; HCD	0	135	Low	3/13/2067
Fruitvale Transit Village II-A (aka Casa Arabella)	3611 East 12th St.	LIHTC	0	92	Low	2071
Madrone Hotel	477 8th Street	HCD; Local	0	32	Low	2069
Slim Jenkins Court	700 Willow St	Local	0	13	Low	2021
			0			
Swan's Market Hall Apartments	918 Clay Street	LIHTC; CalHFA	0	17	Low	2053
Jack London Gateway Senior Housing	989 Brush Street	LIHTC; Local	60	60	Low	6/30/2064
The Altenheim Senior Housing, Phase 2	1720 MacArthur Blvd.	LIHTC	80	80	Low	2064

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Altenheim Senior Housing	1720 MacArthur Boulevard	LIHTC; HCD; Local	92	92	Low	1/31/2062
Allen Temple Arms III	10121 E. 14th St	HUD; Local	49	49	Low	3/1/2042
Allen Temple Arms II	1388 81st Ave	HUD	51	51	Low	9/1/2027
Allen Temple Manor	7607 International Boulevard	HUD	24	24	Low	12/31/2040
Allen Temple	8135 International Blvd	HUD	75	75	Low	5/31/2022
Santana Apartments	2220 10th Avenue	LIHTC	0	30	Low	
Hamilton Apartments	510 21st Street	LIHTC	0	92	Low	2051
Brooklyn Basin Family Housing Project 1_9% & 4%	101 10th Avenue	LIHTC	0	100	Low	2072
Brooklyn Basin Senior Housing Project 2	280 8th Avenue	LIHTC	109	109	Low	2072
Foon Lok West	311 9th Avenue	LIHTC	0	129	Low	2074
Tassafaronga Village Phase 2	1001 83rd Avenue	LIHTC; HCD	0	19	Low	5/6/2066
Chestnut Linden Court	1060 West Grand Ave.	LIHTC	0	149	Low	2057
Linden Court Rental	1089 26th St	Local	0	79	Low	8/13/2057
Keller Plaza Apartments	5321 Telegraph Avenue	LIHTC; HUD	0	167	Low	2066
Oak Grove North & South	620 17th Street	LIHTC	0	149	Low	2072
Foothill Family Apartments	6946 Foothill Blvd.	LIHTC	0	64	Low	2057

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Tassafaronga Village Phase 1	930 84th Ave	LIHTC; HCD; Local	0	136	Low	2/10/2066
Coliseum Gardens Phase II aka Lion Creek Crossings	6615 Leona Creek Dr	LIHTC; CalHFA; HCD	128	145	Low	10/11/2062
Lion Creek Crossings Phase V	6710 Lion Way	LIHTC	0	127	Low	2068
Lion Creek Crossings fka Coliseum Gardens Phase I	6818 Lion Way	LIHTC; CalHFA; HCD; Local	0	114	Low	1/23/2064
Lion Creek Crossings, Phase IV	6888 Lion Way	LIHTC; HCD	0	71	Low	12/27/2067
Lion Creek Crossings Phase III	928 66th Avenue	LIHTC; CalHFA; HCD	0	105	Low	1/23/2064
Drachma Housing	1029 Campbell Street	LIHTC	0	19	Low	2057
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	LIHTC	0	25	Low	2067
Embark Apartments	2126 Martin Luther King Jr. Way	LIHTC; HCD	0	61	Low	2071
Northgate Apartments	2301 Northgate Avenue	LIHTC; Local	0	41	Low	11/15/2058
Vernon Street Housing, Inc.	269 Vernon St	HUD; Local	0	12	Low	5/7/2036
Eldridge Gonaway Commons	275 East 12th Street	LIHTC; HUD	0	39	Low	2067
Empyrean Harrison Renovation (Site A)	344 13th St.	LIHTC; HCD	0	146	Low	2072
Fox Courts	555 19th Street	LIHTC; HCD; Local	0	79	Low	1/28/2065
Stanley Avenue Apartments	6006 International Blvd.	LIHTC; CalHFA; HCD	0	23	Low	2057

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
International Blvd. Family Housing Initiative	6600 International Blvd.	LIHTC	0	29	Low	2053
Eastmont Court	6850 Foothill Blvd	HUD; Local	0	18	Low	3/22/2064
Clinton Commons	720 East 11th Street	LIHTC; CalHFA	0	54	Low	2066
Coliseum Place	905 72nd Avenue	LIHTC; HCD	0	58	Low	2073
Oak Street Terrace	1109 Oak Street	LIHTC; Local	38	38	Low	2058
Adeline Street Lofts	1131 24th Street	LIHTC; Local	0	37	Low	2056
Lakeside Senior Apartments	116 E. 15th Street	LIHTC; HCD	91	91	Low	2068
St. Patrick's Terrace	1212 Center St	HCD; HUD	65	65	Low	12/23/2064
Camino 23	1233 23rd Ave.	LIHTC; HCD	0	36	Low	9/23/2075
Jefferson Oaks Apartments (Site A)	1424 Jefferson Street	LIHTC; CalHFA; HCD	0	101	Low	2066
Madison Apartments	160 14th Street	LIHTC; HCD; Local	0	78	Low	9/30/2063
Homes Now in the Community	1800 Linden St	HUD	0	10	Low	3/31/2031
The Orchards on Foothill	2719 Foothill Boulevard	LIHTC; Local	64	64	Low	11/30/2063
Valdez Plaza	280 28th St	HUD	0	150	Low	8/31/2026
Linda Glen	32 Linda Ave	HUD	0	40	Low	9/30/2025
St. Andrew's Manor	3250 San Pablo Ave	HUD; HCD	59	59	Low	9/25/2068

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
3268 San Pablo	3268 San Pablo Avenue	LIHTC; HCD	0	50	Low	2073
Beth Asher	3649 Dimond Ave	HUD	50	50	Low	9/30/2026
Fairmount Apartments	401 Fairmount Avenue	LIHTC; CalHFA	0	30	Low	2065
Redwood Hill Townhomes	4856 Calaveras Ave.	LIHTC	0	27	Low	2070
Otterbein Manor	5375 Manila Ave	HUD	0	39	Low	7/31/2024
Satellite First Communities	540 21st Street	LIHTC; HUD	0	345	Low	2066
Merritt Crossing	609 Oak Street	LIHTC; CalHFA	69	69	Low	2066
Kenneth Henry Court	6455 Foothill Blvd	LIHTC; HCD; Local	0	50	Low	2066
Las Bougainvilleas	1223 37th Ave	HUD; Local	67	67	Low	4/1/2038
Posada de Colores Apartments	2221 Fruitvale Avenue	LIHTC; HUD	99	99	Low	2071
Casa Velasco	3430 Foothill Blvd.	LIHTC; HUD; Local	20	20	Low	2058
Bishop Roy C. Nichols fka Downs Senior Housing	1027 60th Street	LIHTC	16	16	Low	2057
Oakland International	10500 International Blvd.	LIHTC	0	321	Low	2072
City Towers	1065 8th Street	LIHTC; HUD	0	229	Low	2058
Oakland 34	10920 MacArthur Boulevard	LIHTC	0	32	Low	2068

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
BETH EDEN HOUSING DEVELOPMENT	1100 Market St	HUD	54	54	Low	12/31/2035
LakeHouse Commons Affordable Apartments	121 E. 12th Street	HCD	0	90	Low	2071
Lakemount Apartments	136 E. 12th St	HUD	0	66	Low	7/31/2036
Coit Apartments	1445 Harrison Street	LIHTC; HCD	0	105	Low	2050
Oak Center Towers	1515 Market Street	LIHTC; HUD	0	195	Low	2060
Rose of Sharon Homes	1600 Lakeshore Avenue	LIHTC; HUD	0	142	Low	2061
Oak Center I Apartments	1601 Market St	LIHTC; HUD	0	76	Low	2069
Lake Merritt Apartments	1714 1st Ave	LIHTC; HUD; Local	55	55	Low	2071
Villa Oakland	2116 Brush St	LIHTC	0	104	Low	2075
Piedmont Apartments	215 West MacArthur Boulevard	LIHTC	0	247	Low	2066
Baywood Apartments	225 41st Street	LIHTC; HUD; CalHFA	76	76	Low	2058
East Side Arts and Housing	2285 International Blvd	Local	0	16	Low	2/8/2062
Lincoln Court Senior Housing	2400 MacArthur Blvd.	LIHTC; HCD; Local	81	81	Low	1/16/2062
United Seniors Housing at the Eastmont Town Center	2520 Church Street	LIHTC	68	68	Low	2061
San Pablo Suites	2551 San Pablo Avenue	LIHTC	0	43	Low	2047

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
E.E. Cleveland Manor	2611 EC Reems Court	LIHTC; HUD	53	53	Low	2071
Gatewood Commons	2700 Alvingroom Court	LIHTC	0	118	Low	2052
East Bay Transit Homes	2787 79th Ave	HUD	0	12	Low	6/30/2036
North Oakland Senior Housing	3255 San Pablo Avenue	LIHTC; Local	64	64	Low	7/31/2058
Mark Twain Senior Community Center	3525 Lyon Avenue	LIHTC; Local	102	105	Low	2051
Rising Oaks (aka Emancipation Village)	3800 Coolidge Avenue	HCD	0	30	Low	4/1/2069
Coolidge Court	3850 Coolidge Avenue	HUD	0	18	Low	8/31/2038
St. Marks Apartments	392 12th Street	LIHTC; HUD	0	100	Low	2070
Harp Plaza	430 28th Street	LIHTC; Local	0	20	Low	2049
NOVA Apartments	445 30th Street	LIHTC	0	56	Low	2073
Uptown Apartments	500 William Street	LIHTC	0	135	Low	2063
Adcock Joyner Apartments	532 16th Street	LIHTC; HCD; Local	0	49	Low	2074
Providence House Oakland	540 23rd Street	LIHTC; HUD	0	40	Low	2070
Temescal Apartments	5406 Telegraph Avenue	HCD	0	6	Low	6/17/2060
Northgate Terrace Apartments	550 24th Street	LIHTC; HUD	0	199	Low	2069
Brookfield Place Apartments	555 98th Avenue	LIHTC	0	57	Low	2063
Oaks Hotel	587 15th St	Local	0	85	Low	5/4/2040

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Aztec Hotel	587 8th Street	HCD; Local	0	57	Low	1/13/2042
Granite Pointe Apartments	6311 Foothill Boulevard	CalHFA	0	54	Low	2/22/2037
Civic Center 14 TOD	632 14th Street	LIHTC; HCD	0	39	Low	9/25/2074
The Claridge Hotel Ridge Hotel	634 15th Street	LIHTC	0	198	Low	2048
C.L. Dellums Apartments	644 14th Street	LIHTC	0	72	Low	2068
Aurora Apartments	657 W. MacArthur Boulevard	LIHTC	0	43	Low	2073
James Lee Court (Dignity House)	690 Fifteenth Street	HCD; Local	0	25	Low	3/13/2090
MORH I Housing	741 Filbert St.	LIHTC; HUD	0	125	Low	2069
Oak Village Apartments	801 14th Street	LIHTC; CalHFA	0	116	Low	2058
Coliseum Connections	801 71st Ave.	LIHTC; HCD	0	55	Low	9/29/2075
Oak Center Homes	850 18th Street	LIHTC; HUD	0	88	Low	2066
94th and International Apartments	9400 International Blvd	LIHTC	0	58	Low	2069
95th & International Apartments	9409 International Boulevard	LIHTC	0	54	Low	2074
MacArthur Apartments	9800 MacArthur Blvd.	LIHTC; CalHFA	0	31	Low	2067
Garden Villas fka Garden Manor	9914 99th Avenue Court	LIHTC	0	71	Low	2063
MacArthur Studios	4311 & 4317 MacArthur Blvd	LIHTC	0	191	Low	2075

Table B-42: Oakland Assisted Housing Inventory, 2022

Project Name	*Project Address*	*Funding Program*	*Affordable Elderly Units*	*Total Affordable Units*	*Risk Level*	*Estimated Affordability End Date*
Oakland Homekey 4	3270 Telegraph Ave	HCD	0	21	Low	2075
Project Reclamation	15 properties, scattered site**	HCD	0	89	Low	2075
Hugh Taylor House	1935 Seminary Avenue	HCD; Local	0	42	Low	11/10/2043
		Total Units	**2,967**	**12,979**		
		Units At-Risk	**0**	**258**		

1. According to the Oakland Housing Authority, this property is not at risk of conversion to market rate housing.

Source: City of Oakland, 2022; California Housing Partnership Preservation Database, February 2022

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."[6] The typical development cost of affordable housing projects in Oakland is about $553,121 per unit, based on average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications; see Table B-43. Please note that the table below features a mix of rehabilitation and new construction projects, with new construction projects representing higher costs per unit. The most recent project costs are more indicative of the escalated construction costs that projects are experiencing, with each year adding approximately 5% to construction costs. If the 258 units identified as facing some level of risk converted to market rate housing during the 10-year period were to be replaced, the total replacement cost would be at least $142,705,218, but likely must more with escalation.

Table B-43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Posada de Colores Apartments	2017	$298,295
E.E. Cleveland Manor	2017	$276,427
Fruitvale Transit Village II-A	2017	$566,418
Lake Merritt Apartments	2017	$483,393
Camino 23	2017	$649,002
Embark Apartments	2017	$514,918
San Pablo Hotel	2018	$305,768
Westlake Christian Terrace West	2018	$336,289
Brooklyn Basin Family Housing Project 1_4%	2018	$673,804
Brooklyn Basin Family Housing Project 1_9%	2018	$679,952
Empyrean Harrison Renovation	2018	$437,971
Madison Park Apartments	2018	$407,128
Oakland International	2018	$340,026
Brooklyn Basin Senior Housing Project 2	2018	$559,155
Oak Grove North & South	2018	$526,932
3268 San Pablo	2019	$688,757
NOVA Apartments	2019	$681,880
Coliseum Place	2019	$892,262
Noble Tower Apartments	2019	$593,324
Aurora Apartments	2019	$830,236
Granite Pointe Apartments	2019	$349,068
LakeHouse Commons Affordable Apartments	2020	$688,838
Foon Lok West	2020	$757,052
Frank G Mar Apartments	2020	$512,004

[6] Planning and zoning: housing element: rezoning of sites: prohousing local policies, Assembly Bill 1398 (Cal. 2021).

Table B-43: Affordable Housing Development Costs in Oakland, 2017-2020

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Adcock Joyner Apartments	2020	$343,689
95th & International Apartments	2020	$714,604
Baywood Apartments	2020	$697,624
Fruitvale Transit Village Phase IIB	2020	$682,577
Average		**$553,121**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of conversion from market rate to affordable housing can be estimated by finding the difference between fair market rent and affordable rent, but typically requires additional resources to support acquisition, deferred maintenance, and rehabilitation, as well as service connection and other important operational costs. As shown in Table B-35, the affordable monthly rental payment for an extremely-low-income, four-person household and a very-low-income, four-person household in Oakland is $1,028 and $1,713 respectively. In fiscal year 2021, the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $2,168 and $1,483 for the two income levels in Oakland. Given the affordability gap for extremely-low-income households, the total cost of preserving all 258 at-risk units (assuming they are all extremely-low-income units) would be approximately $559,344 per month or $6,712,128 per year. This translates to a cost of $67,121,280 over the 10-year period, or $260,160 per unit. Thus, preservation costs in Oakland are significantly lower than replacement costs but opportunities for such projects are restricted by what the market offers, and does not produce new residential units.

RESOURCES FOR PRESERVATION

The primary resources available for preserving at-risk units come from public financing agencies. Preservation is implemented by mission-driven entities that committed to affordabilit restrictions. California HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-44 provides the list of all qualified entities for Alameda County. The City would work with a subset of these organizations that are active in Oakland to preserve the housing units in danger of conversion, with focus on preserving the City's existing portfolio, as well as and expanding preservation opportunities by acquiring and converting market rate properties to affordable housing. Additional housing resources, including funding sources, that the City utilizes are discussed further in Appendix E.

Table B-44: Qualified Entities in Alameda County

Qualified Entity	*City*	*Contact*
Housing Authority of City of Alameda	Alameda	(510) 747-4300
Housing Authority of the City of Livermore	Livermore	(925) 447-3600
Housing Authority of County of Alameda	Hayward	(510) 538-8876
Affordable Housing Associates	Berkeley	(510) 647-0700
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Community and Economic Development Agency	Oakland	(510) 238-3502
Bay Area Community Services	Oakland	(510) 499-0365
Satellite Affordable Housing Associates	Berkeley	(510) 647-0700
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6712
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Alameda County Allied Housing Program	Hayward	(510) 670-5404
ROEM Development Corporation	Santa Clara	(408) 984-5600
Alameda Affordable Housing Corporation	Alameda	(510) 747-4343
Housing Authority of the City of Alameda	Alameda	(510) 747-4343

Source: HCD, May 2021

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA; and

- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included at the end of this appendix (see Table C-26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region's housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.

- Low-income - between 51 and 80 percent of the county median income.

- Moderate-income - between 81 and 120 percent of the county median income.

- Above-moderate-income - greater than 120 percent of the county median income.

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Oakland's RHNA is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region's total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens,

[1] More information on the Bay Area RHNA process is available on ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

overcrowding, and vacancy. The increase in Oakland's RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology's emphasis on proximity to jobs and higher resource areas,[2] as well as the share of future growth projected by Plan Bay Area.[3] To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet "no net loss" requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning period to accommodate the remaining RHNA by income category. To ensure that sufficient capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent more capacity than required or project site capacity at less than the maximum density to allow for some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

[2] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

[3] The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region's official long-range plan. More information on Plan Bay Area 2050 is available at the following link: https://www.planbayarea.org/finalplan2050

C.1 Sites Inventory Overview

Oakland's 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland's residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 below.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,978	2,191	776	10,176	**15,121**
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,061***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects[3]	413	1,332	194	5,417	**7,357**
Vacant	*203*	*787*	*23*	*1,201*	***2,213***
Non-Vacant	*211*	*545*	*171*	*4,217*	***5,144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,628**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,866**	**1,307**	**7,204**	**10,377**
		118.2%	**129.3%**	**162.5%**	**139.5%**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-1: City of Oakland 2023-2031 Housing Sites Inventory

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter 2, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City's AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city's 6thth Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,061***
Projected ADUs	*692*	*692*	*394*	*0*	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	1,978	2,191	776	10,176	**15,121**
Remaining Housing Need	**4,533**	**1,559**	**3,681**	**1,357**	**11,130**

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit that have not yet applied for a building permit; are currently seeking a building permit; or have already received an approved building permit and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately 20.9 percent of pipeline capacity is affordable for lower-income households, while 5.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. "Approved" and "Approved-Pending Appeal" have received entitlement and approval from City Council. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain consistency with the City's records. While there are various planning approval statuses, as shown in Table C-4, this sites inventory only includes projects that are Approved and Approved-Pending Appeal for maximum likelihood of development. For building permits, all projects are considered highly likely to be completed within the planning period, especially as expired permits can be reinstated up to three years after issuance. A survey of projects approved in 2015 shows that 98.6 percent of these projects were built in eight years. Thus, realistic capacity for pipeline projects is taken directly from provided from building permit applications. Other pre-application and early-stage projects with planning permits are described in 'Potential Development Projects.'

Expected completion dates are estimates provided by Planning staff based on typical project timelines; all pipeline projects are estimated to be available within the Housing Element planning period (completed by 2031). Pipeline projects with lower income units (including extremely-low, very-low, low-, and moderate-income units) have either been entitled as a density bonus project, which requires lower-income unit affordability as part of development approval and construction concurrently with market rate units; or have deed restriction agreements either in progress or in place. Housing Action Plan 3.3.19 establishes a coordination system to coordinate tracking units with Development Services staff to ensure that as projects are developed, there is adequate capacity available citywide to meet RHNA targets and no net loss requirements.

Table C-4: Planning and Building Permit Descriptions

Type of Permit	*Permit Status*	*Description*
Planning Permit	Approved	Planning entitlement was approved by Planning Commission and/or City Council.
	Approved - Pending Appeal	Project was approved by Planning Commission and/or City Council. The City's appeal period is only 10-days following issuance of planning approval. Projects with this status that are over 10 days past the approval status date should be considered approved. This status is maintained to retain consistency with the City's record keeping.
	Assigned	Project application was submitted and assigned to a Planner for review.
	Complete	Project or application is complete and moving forward for review by Planning Commission and/or City Council.
	Extended	Project application received planning approval from Planning Commission or zoning entitlements, but permit expired and applicant requested an extension.
	Filed	Project application was submitted to the City by applicant and fees are paid.
	Incomplete	Project was assigned to a Planner, but application lacked sufficient information to process or partial fees were paid and application status was changed from "Under Review" to "Incomplete."
	Under Review	Planner is reviewing the project application.
Building Permit	Permit Reinstated, Reinstated	After building permits are issued, the permit will become inactive if no inspection activity initiated by the applicant occurs for 180 days and the permit will expire after 730 days of inactivity as per California Building Code. Permits may become inactive or expire due to factors such as construction delays, labor or supply shortages, and/or the scale of the project itself. Once the applicant pays a fee to the City, the City will reinstate an active building permit.
	Permit Issued, Issued	The permit is approved and active. The applicant can begin construction and schedule inspection anytime they are ready.
	Permit Expired	The building permit is expired. Building permits expire if no inspection activity initiated by the applicant occurs for 730 days, as per California Building Code. Issued permits may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	Application Inactive	The building permit application is considered inactive after 180 days of no activity from the applicant, due to issues such as insufficient documentation, payment of fees, etc. Permit applications may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	On Hold - Fee Due	The issuance of the permit is on hold, requiring applicant action to address payment of fees. Once fees are paid and the applicant meets all the documentation requirements, the building permit will be issued.
	Permit on Hold	The issuance of the permit is on hold requiring applicant action to address issues such as insufficient documentation, payment of fees, or missing required submittals from applicant including regulatory agreements, Construction Management Plans, recycling requirement, etc.
	Plan Review in Progress	The application has been referred to Building Bureau Engineers for review. This is one of the required reviews that occurs during the standard building permit application review process, prior to approving the application and issuing the building permit.
	Final Check - On Hold	The last step prior to building permit issuance is Final Check by the City and it is on hold due to incomplete status for one or more of the following: verification of stamped plans, required standard reviews by City, fees paid, required submittals from applicant, etc.

Source: City of Oakland, Building & Planning, October 2022

Table C-5a: Pipeline Projects Capacity, Planning Permits

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses - Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus Regulatory Agreement Recorded	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant - Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses - Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550902000	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN15378-PUDF03; PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN VIEW, OAKLAND	043A467500323	Not Available	Vacant	163.59923	RH-4-NA	1 per lot	1	100%	12/31/2025	0	0	0	0	112
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.36522615	CBD-P-2	217.8	460	211%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved-Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
												Total:	**131**	**707**	**992**	**102**	**6,154**
												Percent of RHNA:		**17.8%**		**2.3%**	**53.4%**

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, *2022*

Table C-5b: Pipeline Projects Capacity, Building Permits

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism[2]*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82
B2200158	On Hold - Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.51238222	D-BV-1-NA	348.5	644	185%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106; B2100107; B2100108	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism[2]*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus Regulatory Agreement Recorded	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.88661658	CN-3-60	116.2	87	75%	12/31/2025	0	22	54	1	0
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	911	628%	12/31/2025	0	0	0	0	157
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Vacant	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	6	0	0	51
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses - Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72
B1703245; B1704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Vacant	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses - Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses - Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47
	On Hold-Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6
												TOTAL:	**194**	**449**	**504**	**80**	**4255**
																1.8	**36.9**
															11.2%	**%**	**%**

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	Number of Projects	Unit Count
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

Source: City of Oakland, Building & Planning, November 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects

PROJECTED ACCESSORY DWELLING UNITS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of Accessory Dwelling Units (ADUs) and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

Year	*ADU Building Permits Issued*
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	**989**
Annual Average	**247.25**
Projected ADU Development (2023-2031)	**1,978**

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[4] According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period. Housing Action Plan actions also seek to implement

[4] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income homeowners to legalize ADUs (Action 3.2.4); reduce constraints to development of ADUs (Action 3.2.5); and monitor affordability of permitted ADUs (Action 3.2.6).

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	35.0%	**692**
Low-Income	45.9%	30.0%	35.0%	**692**
Moderate-Income	8.1%	30.0%	30.0%	**593**
Above-Moderate-Income	0.0%	10.0%	0.0%	**0**
Total Units	**100.0%**	**100.0%**	**100.0%**	**1,978**

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[5] These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;
- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; or
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. Table C-9a below presents projects in which the City has

[5] Further specific conditions that sites included under this option must meet are provided by State HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

committed assistance through a legally enforceable agreement such that the projects can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the "Funding Sources" column. Both properties represent conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units.

The City anticipates that additional units will be created through the 2023-2031 planning period through further opportunities for preservation and rehabilitation Notices of Funding Availability, Acquisition and Conversion to Affordable Housing (ACAH) Program Notices of Funding Availability, and future Project Homekey grants. However, only projects that already have committed assistance at the time of this Housing Element's adoption can be utilized under the Adequate Sites Alternative requirements.

Table C-9a: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 08130080 0	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 22950160 5	Acquisition/ Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.

2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.

3. Above-moderate-income units include manager's units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

Table C-9b. Adequate Sites Alternative Requirements

Project Name	*Homekey Project Status*	*Developer/ Owner; Property Manager; Service Provider*	*Project Address*	*Project Type*	*Target Population*	*Total Units*	*# Homeless Units*	*Chronically Homeless Units*	*# Homeless Youth Units*	*Homekey Capital Award*	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1,89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or "greenfield" sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory's residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	4,533	1,559	3,681	1,357	11,130
Potential Development Projects	413	1,332	194	5,417	**7,357**
Vacant	*203*	*787*	*23*	*1,201*	***2,213***
Non-Vacant	*211*	*545*	*171*	*4,217*	***5,144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,628**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,866**	**+1,307**	**+7,204**	**+10,377**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.

3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022; Dyett & Bhatia, 2022

SITE DEVELOPMENT CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the survey (including completed projects) is shown in Exhibit 1 of this appendix. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

Realistic capacities provided in Table C-11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, or where there is expressed developer interest or preliminary discussions, a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

As described in Appendix F: Constraints, Oakland permits housing in almost all zones, with the exception of some industrial zones. Within some commercial zones, such as CN-1, CN-2, CN-3, CC-1, CC-2, CC-3, and some D-BV zones, 100 percent residential projects may be limited to maintain ground floor commercial in commercial districts. Despite this conditioning, several projects in commercial zones have developed from 2018 to 2021, and realistic capacity assumptions reflect the densities of completed and approved projects in each Oakland neighborhood. Of all pipeline development sites, approximately 25 percent of all project units are within these commercial zones, with many projects far exceeding the maximum capacity, as shown in Table C-11. In addition, future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use,and will not allow a 100% non-residential use in this overlay.

Figure C-3: Recently Completed and Approved Residential Projects, 2018-2021

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Table C-11a: Realistic Capacity Assumptions

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	35	No	79.2	50.9%	40.3
	35*	No	-[1]	-[1]	-[1]
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	1,050.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	19.4%	7.7[2]
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4
Coliseum/Airport					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot[2]	140.6%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	85.3%	1 per lot/33.8[2]
			Downtown		
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
CBD-P	1	Yes	145.2	98.7%	143.3
	2	Yes	217.8	48.3%	105.2
	6	Yes	484.0	84.3%	407.8
	7	Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4
	LM-275	Yes	396.0	58.8%	232.9

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
D-LM-4	LM-45	Yes	96.8	28.3%	27.4
	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
D-LM-5	LM-85	No	193.6	51.9%	100.6
	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
CN-3	35	No	79.2	33.1%	26.3
	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot[2]	127.6%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	250.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	5.1%	None/2.0[2]
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					
CC-1	60	No	116.2	95.2%	110.5

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	-[1]	-[1]	-[1]
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot[2]	98.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	89.6%	1 per lot/35.5[2]
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0
	60	No	116.2	85.7%	99.6

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
CN-1	35	No	79.2	219.1%	79.2
	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
CN-3	35	No	79.2	219.1%	79.2
	35*	No	-[1]	-[1]	-[1]
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	75.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	253.8%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	134.6%	1 per lot/39.6[2]
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-[1]	-[1]	-[1]
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RH-1		No	1 per lot	100.7%	1 per lot

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-3		No	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8
D-BV-2	45	No	96.8	253.7%	96.8

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-BV-3	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
D-BV-4	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	74.1%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	107.7%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
RU-5	45	Yes	96.8	12.6%	12.2
	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3
	90	Yes	193.6	91.1%	176.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
West Oakland					
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	246.9%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	131.8%	1 per lot/39.6^2
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2
	75	Yes	158.4	108.7%	158.4

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-12a for a summary of parcels that converted from existing non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.[6] The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period.

6. Assessors data does not provide information on what affordability level these uses were converted to.

Table C-12a: Summary of Non-Residential to Residential Conversion, 2014-2021

Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, which provides a list of completed and approved[7] projects from 2018 to 2021, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

A sample of projects that converted from an existing commercial or industrial use to a residential use are shown below in table C-16a.

[7] Includes one pre-application project

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	*Year*	*APN*	*Address*	*Current Base Zone*	*Prior Base Zone*	*Existing Land Use*	*Prior AV Ratio*	*Prior FAR*	*Acres*	*Allowable Density*	*Percentage of Allowable Density*	*Density*	*Area*	*VLI*	*LI*	*MI*	*AMI*
Completed	2020	041 4166054 00	805 71ST AVE, 94621	D-CO-1	D-CO-1	Exempt Public Agency	0	0	1.36	335.1	24%	80.8	Central East Oakland	55	0	0	55
Completed	2018	046 5423025 00 001	9400 INTERNATIONAL BLVD	RM-2	RM-2	Exempt Public Agency	0	0	0.08	1 per lot	726%	726.4	Central East Oakland	0	0	0	59
Pre-Application	2022	0139001 00 001	430 Broadway, 94607	C-45	C-45	Public	N/A	N/A	1.38	145.2	136%	197.3	Downtown	0	100	0	172
Approved	2022	0139015 00	419 4th ST, 94607	C-45	C-45	General Industrial	0.76	0.99	0.32	145.2	148%	214.9	Downtown	0	0	0	69
Approved	2020	008 0647001 00	2125 TELEGRAPH AVE, Oakland, CA 94612	CBD-C	CBD-C	Parking Lot	N/A	N/A	0.17	484	115%	555.9	Downtown	97	0	0	0
Approved	2017	008 0624034 00	1433 WEBSTER ST	CBD-P	CBD-P	Office	N/A	1	0.14	484	713%	3450.5	Downtown	7	0	0	161
Approved	2022	008 0664006 00 001	2301 Telegraph Ave, 94612	CC-2	CC-2	General Commercial	1.23	0.61	0.19	98.6	311%	306.9	Downtown	0	58	0	0
Approved	2021	0169001 00	51 9TH ST, 94607	D-LM-2	D-LM-2	Parking Lot	N/A	N/A	1.38	98.6	408%	402.6	Downtown	123	74	36	324
Approved	2019	025 0719007 01	3050 INTERNATIONAL BLVD, 94601	CC-2	CC-2	Parking Lot	N/A	N/A	0.75	158.4	64%	101.9	Eastlake-Fruitvale	47	28	1	0
Completed	2020	033 2177021 02	3611 E 12TH, CA 94601	S-15	S-15	Exempt Public Agency	0	0	1.26	193.6	39%	74.9	Eastlake-Fruitvale	72	20	0	2

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	*Year*	*APN*	*Address*	*Current Base Zone*	*Prior Base Zone*	*Existing Land Use*	*Prior AV Ratio*	*Prior FAR*	*Acres*	*Allowable Density*	*Percentage of Allowable Density*	*Density*	*Area*	*VLI*	*LI*	*MI*	*AMI*
Completed	2020	037 2544035 00	4690 TOMPKINS AVE, OAKLAND, CA	RM-3	RM-3	Residential Care/Assisted Living/Nursing Facility	0.85	0.62	0.85	29.04	162%	47.1	Glenview/Redwood Heights	0	0	0	40
Completed	2020	009 0688001 01	411 29TH ST, Oakland, CA 94609	CC-2	CC-2	Office	0.1	0.81	0.74	158.4	71%	112.8	North Oakland/Adams Point	0	0	0	83
Completed	2018	009 0699023 01	445 30TH ST, Oakland, CA 94609	S-1	S-1	Office	0.04	0.27	0.26	NA	NA	224.6	North Oakland/Adams Point	0	57	1	0
Completed	2018	005 0437014 04	2506 Magnolia Street	HBX-4	HBX-4	General Industrial	4.49	0.79	1.47	43.6	17%	7.5	West Oakland	0	0	0	11
Approved	2019	005 0406030 00	1842 ADELINE ST, Oakland, CA 94607	RM-4	RM-4	Religious/Institutional	N/A	N/A	0.10	39.6	1248%	494.0	West Oakland	49	0	1	0
Approved	2018	005 0479003 01	3419 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	General Commercial	N/A	0.1	0.16	158.4	237%	375.1	West Oakland	15	44	1	0
Completed	2020	008 0663006 00	674 23RD ST, Oakland, CA 94612	RU-5	RU-5	General Industrial	0.46	2.14	0.29	96.8	85%	82.6	West Oakland	0	0	0	24
Completed	2019	009 0722007 00	3268 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	Religious/Institutional	0.03	0.25	0.26	116.2	171%	198.3	West Oakland	13	38	0	0
Approved	2020	004 0071003 00	1451 7TH STREET, OAKLAND, CA 94607	S-15W	S-15W	Utilities	N/A	N/A	2.75	158.4	175%	277.4	West Oakland	90	148	2	522

Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022

Figure C-4: Non-Residential to Residential Conversion Locations

Development Capacity Modifiers

As noted previously, Oakland's RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.[8] However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland's development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. This means that other opportunity sites are subject to both realistic capacity modifiers (Table C-11) as well as development capacity modifiers (Table C-13). Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Sites with pre-applications Table C-13 below summarizes the percentage modifiers applied to opportunity sites.

[8] Kapur et al., "What Gets Built on Sites that Cities 'Make Available' for Housing." *UCLA Lewis Center for Regional Policy Studies*. August 2021. Available at https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/.

Table C-13: Development Capacity Modifiers

Existing Use/Site Type	*AV Ratio*	*FAR*	*Capacity Modifier*
Pre-Application/Early-Stage Planning Application[1]			90%
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

1. This modifier is applied to "Potential Project" totals in Table C-1, as the capacity likelihood would not be site-specific

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further, environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4 and Appendix D.

Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and near the Rockridge Bay Area Rapid Transit (BART) station, in lower Dimond, and along Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites, 2022

Source: Dyett & Bhatia, 2022

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the "default density." In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent

affordable housing, and City-owned parcels have either been declared "surplus" or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). As noted above, 98.6 percent of planning projects approved in 2015 developed as housing over an eight-year period. While there is no available data on how many pre-application or early-phase planning application projects receive an 'approved' status, the total inventory applies a modifier of 0.9 to densities and affordability drawn from the pre-application or planning permit application to approximate realistic capacity. This capacity modifier is applied to the "Potential Projects" total as shown in Table C-1, as it would not apply to any one site.

Distribution of unit affordability is taken from applications. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.

These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below. Actions in the Housing Action Plan support development of these potential sites through streamlining the permitting process (Action 3.6.1); expanding by-right approvals and implementation of entitlement reform (Action 3.6.3); continuing online permitting (Action 3.6.5); providing access to low-cost financing for development (Action 3.3.6); adjusting or waiving City fees and payment timing for affordable housing developments (Action 3.3.9); and expanding the availability of predevelopment finding and low-debt products for affordable housing development (Action 3.3.13).

Table C-14: Potential Development Projects, 2023-2031

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A2755012 00	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	0	0	0	4
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E7322015 00	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	0	0	0	1
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	0	17	16	0
PLN16053	Assigned	7/19/2021	2 EVERGREEN LN OAKLAND 94705	048H7663035 00	Vacant	0.03	RH-4-NA	1 per lot	1534.2	440%	12/31/2026	0	0	0	44
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	0	0	0	1
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	0	3	0	10
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	0	0	0	4
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST OAKLAND 94612	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	0	10	0	92
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001	General Commercial	0.17	CC-2-45	96.8	735.1	759%	12/31/2026	0	6	0	121
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	0	0	38	338
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD	048G7433026 00	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD OAKLAND 94601	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	0	0	0	2
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E732202300	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307	General Commercial	0.44	D-BV-3-85	158.4	450.8	285%	12/31/2025	0	0	17	181
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM-175	396	662.5	167%	12/31/2027	0	0	0	253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	0	0	0	3
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	0	0	0	2
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G742602900	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	0	0	0	1
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A346700500	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	0	0	0	1
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H760602200	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	0	0	0	1
PLN20027	Incomplete	5/18/2020	1601 39TH AVE	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	0	0	0	2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94601												
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	0	0	0	3
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F7400014 00	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	0	0	0	1
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	0	16	0	206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F7378066 00	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F7378065 00	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	0	0	0	1
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	0	26	0	289
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	0	0	0	69
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	0	0	51	459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A3156009 00	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	0	0	0	1
PLN20147	Assigned	10/8/2020	310 BROADWAY	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	0	0	0	12

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94607												
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	0	0	539	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	0	2	0	1
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A131805000	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	0	0	0	1
PLN21010	Filed-Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	5	0	0	0
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A342604300	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A467604900	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	0	0	0	1
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	0	0	0	21
PLN21027	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001600	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001701	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	0	0	0	1
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	0	0	0	1
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	0	42	0	0
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502	General Commercial	0.05	D-BV-3-85	158.4	1449.4	915%	12/31/2025	0	7	0	69
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE OAKLAND 94609	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	0	0	0	14
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	0	1	0	8
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G742701106	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F737405502	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	0	4	0	28
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	0	0	0	1
PLN21065	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203000	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	0	0	0	1
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029 106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009 071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21079	Incomplete	5/9/2021	RUTHLAND RD OAKLAND 94603	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	0	0	0	1
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	0	0	0	1
PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	0	0	0	1
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014 121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	0	2	0	18
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022 030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	0	2	2	16
PLN21090	Assigned	5/12/2021	2218 82ND AVE OAKLAND 94605	043 457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D730300501	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	0	0	0	1
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H770000501	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	0	0	0	1
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H756300202	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C719302500	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	0	0	0	1
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E732004800	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	0	0	0	1
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D730405703	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21108	Assigned	6/16/2021	MASTLANDS DR OAKLAND 94603	048D726800263	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	0	0	0	1
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	0	0	0	2
PLN21112	Assigned	6/16/2021	HUNTINGTON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	0	0	0	1
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD	048 626201100	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			ST OAKLAND 94605												
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	0	0	0	1
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D727401004	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE OAKLAND 94601	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	0	0	0	4
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	0	5	0	39
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	0	0	0	2
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G743201400	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G743201500	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	0	0	0	1
PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE OAKLAND 94605	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	0	3	0	25

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902600	Vacant	0.12	RD-1-NA	1 per lot	8.1	100%	12/31/2024	0	0	0	1
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902700	Vacant	0.12	RD-1-NA	1 per lot	8.2	100%	12/31/2024	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	0	0	0	2
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	0	0	0	3
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702100	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	0	0	0	1
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702703	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	0	0	0	1
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	0	0	0	6
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	0	0	0	1
PLN21158	Assigned	8/23/2021	7521 MACARTHU	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	0	1	0	10

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			R BLVD OAKLAND 94605												
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H760600903	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	0	0	0	1
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A131600400	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	0	0	0	1
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G745002800	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	0	0	0	1
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	0	0	0	2
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A710705000	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	0	0	0	3
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	0	0	0	5
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600	General Commercial	0.09	C-45-NA	145.2	2381.3	1640%	12/31/2028	0	0	62	143
PLN21187	Incomplete	12/3/2021	8816 BURR ST OAKLAND 94605	043A464102700	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	0	0	0	1
PLN21193	Assigned	10/19/2021	LONDON RD OAKLAND 94608	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	0	0	0	276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	0	0	0	1
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A130205100	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	0	9	1	29
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	0	0	0	1
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	0	0	0	6
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A464204900	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD OAKLAND 94605	043A464205000	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 138700100	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	0	0	3	20
PLN21215	Assigned	12/3/2021	248 GRAVATT DR OAKLAND 94603	048H760605400	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	0	0	0	1
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D730205200	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	0	0	0	1
PLN21222	Assigned	12/22/2021	THORNDALE DR OAKLAND 94603	048G744401000	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D728205000	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	0	0	0	3
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E731902000	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	0	0	0	2
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	0	0	0	1
PLN21231	Filed	11/22/2021	GOULDIN RD	048F737204500	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	0	2	0	16
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	0	0	0	5
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	0	0	0	2
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A314908002	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	0	0	2	18
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A314204800	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	0	0	0	1
PLN21247	Accepted	12/17/2021	HARRINGTON AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	0	0	0	2
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D730306900	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101200	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101300	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	0	0	0	1
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101400	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	0	0	0	1
PLN21254	Accepted	12/20/2021	WESTOVER DR OAKLAND 94603	048D730307200	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D730303000	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	0	28	0	0
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	0	0	0	3
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	0	58	0	0
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	0	0	0	2
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	0	0	13	117
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	0	0	0	5
ZP200010	Pre-Application (Under Review)	3/9/2020	2359 HARRISON ST OAKLAND 94612	008 067000400	General Commercial	0.26	D-BV-1-NA	348.48	1272.3	365%	12/31/2025	0	0	0	325
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	0	0	0	91
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	0	4	0	13
PLN21041	Under Review	9/16/2021	2901 BROADWAY OAKLAND 94611	009 070100800	General Commercial	0.12	D-BV-3-85	158.4	1866.4	1178%	12/31/2027	0	23	0	197

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD OAKLAND 94601	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	0	106	0	0
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	0	0	2	0
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	0	0	0	15
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	623.9	537%	12/31/2026	0	58	15	0
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	0	0	0	8
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	0	0	0	4
ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	0	0	0	0
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	0	0	0	1
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	0	67	0	1
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702	Vacant	0.03	S-15-90	193.6	1135.1	586%	12/31/2025	0	0	0	38
PLN21161	Under Review	1/7/2022	3600 LAGUNA	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			AVE OAKLAND 94602												
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	0	0	0	3
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	0	0	0	54
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501	Mixed Uses - Residential	0.36	CN-2-75	158.4	509.1	321%	12/31/2028	90	90	3	0
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	0	19	2	59
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	0	2	0	6
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	0	0	0	12
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	0	0	0	5
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	0	100	0	172
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	0	0	0	1
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD	048H752400101	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	0	31	3	164

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94611												
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	0	0	0	600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	0	0	2	12
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	0	0	0	1
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H752401100	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	0	0	0	2
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	0	3	0	12
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H761803400	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	0	0	0	1
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON ST OAKLAND 94607	001 020302000	Vacant	0.17	CBD-P-1	145.2	294.4	203%	12/31/2027	0	0	0	50
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	0	0	0	2
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A342201700	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	5/4/2022	0	40	0	0

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A467500323	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	0	0	0	267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	0	0	0	196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLEN LN OAKLAND 94611	048E732403300	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	0	0	0	5
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	0	0	0	1
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	0	0	0	32
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	0	0	0	4
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	0	0	0	3
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST OAKLAND 94608	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	0	0	0	2

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E732104802	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	0	0	0	1
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	0	0	0	9
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	0	200	200	0
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A344301103	Vacant	0.17	RD-1-NA	1 per lot	6.0	100%	12/31/2022	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H767201300	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	0	0	0	2
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-1-NA	1 per lot	22.9	200%	12/31/2024	0	0	0	2
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G744502800	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	0	0	0	1
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A315201500	Vacant	28.37	RH-1-NA	1 per lot	0.9	1019%	12/31/2026	0	0	0	26
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	0	0	0	289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D731002200	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F737701800	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	0	0	0	4
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-1-NA	1 per lot	65.8	900%	12/31/2026	0	0	0	9

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	0	0	0	14
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	0	0	0	2
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A3151002 05	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	0	0	0	20
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H7523009 00	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	0	0	0	0
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDALE DR OAKLAND 94603	048G7447039 04	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	0	0	0	1
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	0	26	0	150
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D7303012 14	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	0	0	0	1
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	1247.8	126%	12/31/2026	0	58	15	0
											Total:	168	1,013	971	6,022
											Percent of RHNA:		12%	22%	52%

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 Housing Element period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. There are six vacant parcels that were included in both the 4th and 5th Housing Element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001, 032 208405100). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, three parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing (Action 3.4.10).

There are 27 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). Twelve of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 008 062403700) and an additional four parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are

permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous Housing Element cycles. Realistic capacity and development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th Housing Element cycles are noted in Table C-26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	0	754	0
Coliseum/Airport	124	0	0
Downtown	183	1360	306
East Oakland Hills	4	10	0
Eastlake/Fruitvale	146	682	1
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	83	531	0
West Oakland	120	458	381
Total Units	**714**	**3795**	**688**

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. As most of these sites have lower FAR and AV ratios, appropriate capacity modifiers as described in Table C-13 are also applied to these sites, including vacant sites

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.[9,10]

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[11] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may "tier" off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[12] LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-16a below.

Sites owned by the City are shown in Table C-16b. Action 3.3.1 in the Housing Action Plan notes will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors.

[9] The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF

[10] As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one project or geographic location. Further, although City Council provided direction to prioritize 100% affordable development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

[11] These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to appropriate to accommodate lower-income development.

[12] Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units.

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
014 126800901		1.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	1	50	
001 013700101	401 BROADWAY OAKLAND 94607	0.6	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	79	0	0	
001 013700102	499 5TH ST OAKLAND 94607	0.8	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	600	0	0	GGG
001 016700300	69 7TH ST OAKLAND 94607	0.4	D-LM-4-LM-85	193.6	Public	NA	Agency Owned (BART)	0	0	0	0	GGG
001 019900100	620 WASHINGTON ST OAKLAND 94607	1.4	CBD-X-4	484	Public	NA	Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable	0	34	0	0	
002 011200700	1013 HARRISON ST OAKLAND 94607	0.2	D-LM-2-LM-85	193.6	Mixed Uses - Residential	NA	Property Owner Interest (LISC/Faith-based)	0	180	0	420	
003 006700400	1414 CLAY ST OAKLAND 94612	0.7	CBD-C-7	484	Public	1912	Agency Owned (City; surplus property; seismically unfit parking garage)	0	0	16	16	
004 007300900	349 MANDELA PKWY OAKLAND 94607	0.3	S-15W-60	116.16	Public	NA	Agency Owned (BART)	0	255	0	0	
005 038301800	1420 MYRTLE ST OAKLAND 94607	0.2	RM-4-NA	1 per lot	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	31	0	0	
006 001702801	728 WILLOW ST OAKLAND 94607	0.2	RM-3-NA	1 per lot	Religious/ Institutional	1910	Property Owner Interest (LISC/Faith-based)	0	0	24	0	
006 002702402	1203 WILLOW ST OAKLAND 94607	1.6	RM-2-NA	1 per lot	Religious/ Institutional	1915	Property Owner Interest (LISC/Faith-based)	0	0	0	0	
008 062601600	1443 ALICE ST OAKLAND 94612	0.3	CBD-C-2	217.8	Parking Garage	1922	Specific Plan Site (parking lot)	0	0	0	0	
008 062602300	1434 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	53	0	
008 062602600	1500 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	71	0	
008 062604100	1520 HARRISON ST OAKLAND 94612	0.1	CBD-R-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	59	0	
008 064201800	1800 SAN PABLO AVE OAKLAND 94612	1.0	CBD-X-6	484	Parking Lot	1954	Agency Owned (City; surplus property)	0	0	18	0	
008 064500901	548 THOMAS L BERKLEY WA OAKLAND 94612	0.3	CBD-X-4	484	Religious/Institutional	1912	Property Owner Interest (faith-based); lot consolidation incentive	0	225	0	0	
008 064502805	556 THOMAS L BERKLEY WA OAKLAND 94612	0.4	CBD-X-4	484	Mixed Uses - Residential	1966	lot consolidation incentive	0	29	0	0	JJJ
008 064503301	525 21ST ST OAKLAND 94612	0.6	CBD-X-6	484	Office	NA	lot consolidation incentive	0	40	0	0	JJJ

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
008 065001604	2001 FRANKLIN ST OAKLAND 94612	0.7	CBD-C-7	484	General Commercial	NA	Specific Plan Site (parking lot)	0	68	0	0	JJJ
008 065002300	2044 BROADWAY OAKLAND 94612	0.7	CBD-C-7	484	Office	NA	Specific Plan Site	0	130	0	0	CCC
008 066005203	W GRAND AVE OAKLAND 94612	0.9	CBD-X-4	484	Parking Lot	NA	Agency Owned (BART)	0	268	0	0	CCC
008 067200500	2433 VALDEZ ST OAKLAND 94612	0.1	D-BV-1-NA	348.48	General Commercial	1928	Specific Plan Site	0	190	0	0	
008 071605800	1911 TELEGRAPH AVE OAKLAND 94612	1.0	CBD-R-6	484	Public	NA	Agency Owned (City; surplus property)	0	0	37	0	
010 080001006	111 FAIRMOUNT AVE OAKLAND 94611	1.3	RM-3-NA	1 per lot	Religious/ Institutional	1986	Property Owner Interest (LISC/Faith-based)	0	149	0	0	
012 096600500	534 37TH ST OAKLAND 94609	0.1	RU-3-NA	96.8	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	25	0	0	0	
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	S-15-75	158.4	Office	NA	High AFFH potential; adjacent to other multifamily development	0	1	0	0	PP
012 098201000	3815 BROADWAY OAKLAND 94611	0.2	CC-2-60	116.16	Mixed Uses - Residential	NA	Use not likely to continue; property boarded	0	35	0	0	
012 098201600	3822 MANILA AVE OAKLAND 94609	0.4	CC-2-60	116.16	General Industrial	NA	Use not likely to continue; property boarded	0	0	7	0	
012 099300500	4016 HOWE ST OAKLAND 94611	0.3	CN-1-35	79.2	Parking Lot	NA	Property Owner Interest (100-unit affordable housing)	0	0	26	0	
012 099300601	41ST ST OAKLAND 94611	0.6	CN-1-35	79.2	Parking Lot	1974	Property Owner Interest (100-unit affordable housing)	0	0	0	0	NN
012 100200601	4299 BROADWAY OAKLAND 94611	0.5	CC-2-45	96.8	General Commercial	1925		0	100	0	0	NN
012 100200900	4225 BROADWAY OAKLAND 94611	0.1	CC-2-45	96.8	General Commercial	1929	Project with prior residential application	0	16	0	0	
013 109902501	4432 TELEGRAPH AVE OAKLAND 94609	0.1	CN-2-45	96.8	General Commercial	1964	High AFFH potential; lot consolidation incentive	0	8	0	0	
013 109902600	4400 TELEGRAPH AVE OAKLAND 94609	0.2	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	4	0	0	KKK
013 109902800	4444 TELEGRAPH AVE OAKLAND 94609	0.3	CN-2-60	116.16	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	6	0	0	KKK
013 110902001	4200 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	1991	High AFFH potential; lot consolidation incentive	0	14	0	0	KKK
013 110902200	4220 BROADWAY OAKLAND 94611	0.2	CC-2-45	96.8	General Commercial	1997	High AFFH potential; lot consolidation incentive	0	15	0	0	III
013 110902501	4224 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	2016	High AFFH potential; lot consolidation incentive	0	12	0	0	III

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	20	0	0	III
014 124200600	5050 BROADWAY OAKLAND 94611	15.5	CC-2-60		General Commercial	NA	Strong public and decisionmaker support. Upzoning candidate	0	182	0	0	
014 126503806	5609 SHAFTER AVE OAKLAND 94618	0.4	RM-1-NA	1 per lot	Public	1910	Agency Owned (BART)	0	189	16	583	
014 126504000	5655 COLLEGE AVE OAKLAND 94618	1.2	CN-1-35	79.2	Public	NA	Agency Owned (BART)	0	10	0	0	
014 126803501	6028 CLAREMONT AVE OAKLAND 94618	0.5	CN-1-35	79.2	Office	NA	High AFFH potential	0	92	0	0	
018 044501202	510 FALLON ST OAKLAND 94607	4.6	D-LM-4-LM-275	396	School/ College/ Educational Facility	NA	Agency Owned (Laney College parking lot)	0	23	0	0	
019 002701400	BELLEVUE AVE OAKLAND 94609	0.9	D-LM-1-LM-85	193.6	Parks, Recreation & Open Space	NA	Project with prior residential application	0	266	178	444	
020 011700300	1235 INTERNATIONAL BLVD OAKLAND 94606	0.2	CN-3-35	79.2	Public	NA	Agency owned. relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)	0	54	0	0	
020 015300600	1449 MILLER AVE OAKLAND 94601	0.3	RM-2-NA	1 per lot	Mobile Homes	NA	Agency Owned (City surplus site)	0	0	10	0	
025 069200600	E 12TH ST OAKLAND 94611	1.4	CN-3-75	158.4	Public	NA	Agency Owned (BART site)	0	0	0	0	
030 198105800	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	182	0	0	
030 198105901	3925 MACARTHUR BLVD OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	5	0	0	HHH
030 198105902	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
033 219102100	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	7	0	0	HHH
033 219102300	35TH AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	15	0	0	TT
033 219201900	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	21	0	0	TT
033 219202300	34TH AV OAKLAND 94601	0.7	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	16	0	0	TT
033 219302300	33RD AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	52	0	0	TT

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
035 236402202	5216 INTERNATIONAL BLVD OAKLAND 94601	0.1	RU-5-75	158.4	Parking Lot	1924	Use not likely to continue; existing nonconforming use	0	22	0	0	
035 236402300	5228 INTERNATIONAL BLVD OAKLAND 94601	0.4	RU-5-75	158.4	Parking Lot	NA	Use not likely to continue; existing nonconforming use	0	0	0	0	
035 236402601	5300 INTERNATIONAL BLVD OAKLAND 94601	0.6	RU-5-75	158.4	General Commercial	NA	Use not likely to continue; existing nonconforming use	0	0	8	0	
037 255200100	4655 STEELE ST OAKLAND 94619	6.9	RD-1-NA	1 per lot	School/College/Educational Facility	1915	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.)	0	0	10	0	
038 317701100	5782 FOOTHILL BLVD OAKLAND 94605	0.5	CN-3-45	96.8	Religious/Institutional	NA	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	0	20	0	0	
038 321001300	5940 HAYES ST OAKLAND 94621	0.2	RM-3-NA	1 per lot	Single Family Residential	NA	Property Owner Interest (LISC/Faith-based)	100	0	0	0	
039 327203600	68TH AV OAKLAND 94608	0.3	CC-2-45	96.8	School/College/Educational Facility	NA	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	
039 327301400	2511 CHURCH ST OAKLAND 94605	0.1	CC-2-45	96.8	School/College/Educational Facility	1973	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 327302103	CHURCH ST OAKLAND 94605	0.8	CC-2-45	96.8	School/College/Educational Facility	2005	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 329102200	7200 BANCROFT AVE OAKLAND 94605	4.2	CC-1-60	116.16	General Commercial	1989	Underutilized commercial center	0	68	0	0	DDD
039 329900102	7000 BANCROFT AVE OAKLAND 94605	5.7	CC-1-60	116.16	General Commercial	1920	Underutilized commercial center	0	58	5	180	EEE
039 329900300	7000 BANCROFT AVE OAKLAND 94605	0.4	CC-1-60	116.16	General Commercial	NA	Underutilized commercial center	0	106	9	326	EEE
041 390100400	796 66TH AVE OAKLAND 94621	4.6	D-CO-2-NA	335.077	Parking Lot	NA	Agency Owned (city surplus site)	0	32	0	0	EEE
041 390101000	66TH AVE OAKLAND 94621	2.2	D-CO-2-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	296	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
041 406201200	1016 66TH AVE OAKLAND 94621	0.2	RD-1-NA	1 per lot	Public	NA	Property Owner Interest (faith-based)	0	140	0	0	
041 416402403	71ST AV OAKLAND 94621	2.7	D-CO-1-NA	335.077	Parking Lot	NA	Agency Owned (BART)	0	0	0	1	
041 417000504	7001 SNELL ST OAKLAND 94621	0.6	D-CO-1-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	174	0	0	
041 418900202	7317 INTERNATIONAL BLVD OAKLAND 94621	0.4	CC-2-75	158.4	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	40	0	0	
041 418901602	73RD AV OAKLAND 94621	2.0	RM-3-NA	1 per lot	Road Right of Way	1980	Property Owner Interest (faith-based); lot consolidation incentive	0	0	40	0	
042 432800116	633 HEGENBERGER RD OAKLAND 94621	12.2	D-CO-2-NA	335.077	Public	1961	Agency Owned (city surplus site)	0	0	0	0	
042 432800124	8000 S COLISEUM WAY OAKLAND 94621	8.9	D-CO-2-NA	335.077	Public	NA	Agency Owned (city surplus site)	0	236	0	0	
043A467500232	8800 FONTAINE ST OAKLAND 94605	3.1	RD-1-NA	1 per lot	Religious/Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	173	115	288	
045 519600101	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	50	0	3	
045 519600201	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	7	0	0	UU
045 519600400	1360 107TH AVE OAKLAND 94603	0.2	RD-1-NA	1 per lot	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	9	0	0	UU
048 687000200	BARCELONA ST OAKLAND 94621	4.7	RH-3-NA	1 per lot	Public	NA	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	0	0	0	0	UU
048F736101100	6226 MORAGA AVE OAKLAND 94611	0.5	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	27	19	47	
048F736101200	6226 MORAGA AVE OAKLAND 94611	0.4	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	0	0	0	VV
014 126801200		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	0	0	0	VV
014 126803600		0.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	1	0	0	
014 126801101		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units												

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
620 WASHINGTON ST OAKLAND 94607	001 019900100		CBD-X	484	1.37	Public	Available	180		420	PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
1260 M L KING JR WAY OAKLAND 94612	002 002700609		CBD-C	484	1.79	Parking Garage	Available	183	122	306	
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1606 CHESTNUT ST OAKLAND 94607	005 038701400		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1608 CHESTNUT ST OAKLAND 94607	005 038701500		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1664 7TH ST OAKLAND 94606	006 001701900	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1666 7TH ST OAKLAND 94607	006 001702000	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1672 7TH ST OAKLAND 94607	006 001702100	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1676 7TH ST OAKLAND 94607	006 001702200	I	CC-2	96.8	0.11	Public	Pending Project	0	0	0	
1440 HARRISON ST OAKLAND 94612	008 062602400		CBD-C	484	0.29	Parking Lot	Available	0	100	0	DOSP site; LMSAP site
1450 HARRISON ST OAKLAND 94612	008 062602500		CBD-C	484	0.24	Parking Lot	Available	0	81	0	DOSP site; LMSAP site
1500 HARRISON ST OAKLAND 94612	008 062602600		CBD-C	484	0.17	Parking Lot	Available	0	59	0	DOSP site
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
2100 TELEGRAPH AVE OAKLAND 94612	008 064801603	J	CBD-P	484	1.65	Parking Garage	Pending Project	0	0	0	
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
3829 M L KING JR WAY OAKLAND 94609	012 096400400	CC	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
3823 M L KING JR WAY OAKLAND 94609	012 096400500	CC	CN-3	116.16	0.14	Vacant - Public	Pending Project	0	0	0	

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
4000 HOWE ST OAKLAND 94611	012 099300400	NN	CN-1	79.2	0.17	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
4016 HOWE ST OAKLAND 94611	012 099300500	NN	CN-1	79.2	0.27	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
41ST ST OAKLAND 94611	012 099300601	NN	CN-1	79.2	0.56	Parking Lot	Available	100	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
1707 WOOD ST OAKLAND 94607	018 031000707		D-WS-7	64.15316642	0.25	Vacant - Public	Available	0	3	0	WOSP site. The City has an exclusive negotiating agreement to develop 140 units restricted to low, very low, extremely low, and moderate income households.
WOOD ST OAKLAND 94607	018 031001400		D-WS-7	64.15316642	3.15	Vacant - Public	Available	0	46	0	WOSP site
389 9TH AVE OAKLAND 94607	018 046501200		D-OTN	#N/A	2.31	Multi Family Residential	Pipeline Project	123	0	1	
BELLEVUE AVE OAKLAND 94609	019 002701400		D-LM-1	193.6	0.92	Parks, Recreation & Open Space	Available	54	0	0	Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
1235 INTERNATIONAL BLVD OAKLAND 94606	020 011700300		CN-3	79.2	0.16	Public	Available	0	10	0	Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3050 INTERNATIONAL BLVD OAKLAND 94601	025 071900701		CC-2	158.4	0.75	Parking Lot	Pending Project	75	1	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3301 SAN LEANDRO ST OAKLAND 94601	033 218700302		HBX-1	43.56	0.57	Parking Lot	Available	0	19		
35TH AV OAKLAND 94601	033 219701901		S-15	193.6	2.16	Parking Lot	Pending Project	179	0	2	
FOOTHILL BLVD OAKLAND 94605	039 329102000		CC-1	116.16	1.22	Vacant - Public	Available	0	95	0	City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2500 76TH AVE OAKLAND 94605	040 333900603		RM-4	39.6	0.67	Vacant - Public	Available	0	4	0	Larger site that OHA hasn't received funding for to develop yet
7526 MACARTHUR BLVD OAKLAND 94605	040A3409O0113		RM-3	2 per lot	1.08	Vacant - Public	Available	0	2	0	
796 66TH AVE OAKLAND 94621	041 390100400		D-CO-2	335.0769231	4.59	Parking Lot	Available	296	0	0	City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.0769231	2.17	Open Space	Available	140	0	0	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											negotiations w/ African American Sports and Entertainment Group.
1016 66TH AVE OAKLAND 94621	041 406201200		RD-1	1 per lot	0.21	Public	Available	0	0	1	
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.0769231	0.62	Open Space	Available	40	0	0	City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.0769231	0.32	Vacant - Public	Available	20	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.0769231	0.35	Vacant - Public	Available	22	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.0769231	0.50	Vacant - Public	Available	32	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 418901602	OO	RM-3	2 per lot	1.98	Road Right of Way	Available	0	0	0	Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
633 HEGENBERGER RD OAKLAND 94621	042 4328001 16		D-CO-2	335.0769231	12.23	Public	Available	236	4	10	City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
8000 S COLISEUM WAY OAKLAND 94621	042 4328001 24		D-CO-2	335.0769231	8.93	Public	Available	173	115	288	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
2824 82ND AVE OAKLAND 94605	043A464400202		RU-4	96.8	0.07	Vacant - Public	Available	0	1	0	City owned site (HCD)
8327 GOLF LINKS RD OAKLAND 94605	043A464400902		RD-1	1 per lot	0.49	Vacant - Public	Available	0	1	0	City owned site (HCD)
GOLF LINKS RD OAKLAND 94605	043A464402509		RD-1	1 per lot	0.09	Vacant - Public	Available	0	1	0	City owned site (HCD)
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8329 GOLF LINKS RD OAKLAND 94605	043A465100915		RD-1	1 per lot	0.16	Vacant - Public	Available	0	1	0	City owned site (HCD)
9409 INTERNATIONAL BLVD OAKLAND 94603	044 496700200	E	CN-3	116.16	0.15	Vacant - Public	Pending Project	0	0	0	
9415 INTERNATIONAL BLVD OAKLAND 94603	044 496700300	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
1361 95TH AVE OAKLAND 94603	044 496700402	E	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
9423 INTERNATIONAL BLVD OAKLAND 94603	044 496700403	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
9431 INTERNATIONAL BLVD OAKLAND 94603	044 496700500	E	CN-3	116.16	0.06	Vacant - Public	Pending Project	0	0	0	
9437 INTERNATIONAL BLVD OAKLAND 94603	044 496700701	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
95TH AV OAKLAND 94621	044 496700900	E	CN-3	116.16	0.04	Vacant - Public	Pending Project	0	0	0	
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant - Public	Pipeline Project	124	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant - Public	Available	0	5	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
GIRVIN DR OAKLAND 94603	048D728105001		RH-4	1 per lot	0.65	Parks, Recreation & Open Space	Pending Project	0	0	1	
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they made lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4
Sites in High/Highest Resource TCAC Areas							
013 110802401		4366 Broadway	0.29	Zoning	Lot Size	Current Max Density	
023 047602101		3600 Park Blvd	0.37	CC-2	0.29	28 du	
026 083402201		2120 Montana Street	0.41	CN-4	0.37	14 du	
014 124000901		5211 Broadway	0.42	CN-3	0.41	32 du	
010 077202001		Lenox Avenue	0.35	CC-2	0.42	40 du	
011 083600101		3374 Grand Ave	0.35	RU-2	0.35	19 du	
026 083500601		2055 MacArthur Blvd	0.30	CN-2	0.35	33 du	
016 142402205		6407 Telegraph	0.31	CN-1	0.30	29 du	

1. Affordable to lower-income households.

2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and

provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[13] This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. Over 52 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

[13] Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,705
ADU Capacity[1]	1,384
Adequate Sites Alternative	82
Capacity on Vacant Sites	1,154
Total Capacity[2]	**5,325**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,578= 4,936**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**4,936/10,261 = 48.1%**

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace "protected units" subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[14] Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against AFFH

[14] SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as "disadvantaged communities," the City of Oakland has opted to use the term "environmental justice communities," in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at http://www.caleja.org/sb1000-toolkit.

criteria and ongoing environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category. Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered "high resource."

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process



ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. These "earmarked" housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified

(using the methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	4,169	776	10,176	**15,121**
RHNA 5 Sites	714	3,795	688	5,197
Potential Projects/New Opportunity Sites	7,244	1,193	7,873	16,310
Percent of Capacity in Moderate to Highest Resource Tracts[2]	37%	25%	39%	**36.3%**

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in "lower resource" neighborhoods, including through affordable housing projects, should not be discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled

with continued investments in place-based strategies[15] for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

[15] Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. "Promoting Place-Based Strategies to Address Poverty: Exploring the Governor's Role." *National Governors Association*, 2017. Available at https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf.

Figure C-6: Map of constraints considered

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[16] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Three parcels in the Rockridge area will be upzoned and encourage to develop with residential Uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96	Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47	High Resource	Grouped strip of underutilized commercial and office sites
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8	Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and

[16] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	Address	Acres	Lower-Income Capacity	TCAC Opportunity Area	Justification for Inclusion
					adjacent to a potential residential project.
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17	Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park - temporarily used by Kaiser, and has high housing potential
14122902103	5354 CLAREMONT AVE	1.70		High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
14126604701	5727 COLLEGE AVE	1.7		Highest Resource	Larger parcel, medium FAR , proximity to BART
048A706901000	6209 COLLEGE AVE	0.5		High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189	Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites – AFFH Sites

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels in located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods. As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call those neighborhoods home.

Table C--21: Residential Capacity by Fair Housing Issues

			Inventory Capacity			*AFFH Indicators*					
Census Tract	*Neighborhood*	*# Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001400100	Panoramic Hill	1,293	-	-	63	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	239	29	89	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	409	104	1,103	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	21	3	22	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	-	2	16	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	-	1	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	2	-	28	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	1	69	25	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	-	45	-	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification

Census Tract	*Neighborhood*	*# Households*	*Inventory Capacity*			*AFFH Indicators*					
			Lower-Income	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001402600	Jack London Gateway	631	-	-	5	86%	High Segregation & Poverty	82%	50%	4%	At Risk of Gentrification
06001402700	Bunche/ MLK Jr	693	1	-	13	77%	Moderate Resource	60%	38%	5%	Advanced Gentrification
06001402800	Uptown/ Downtown	2,389	10	-	-	72%	Moderate Resource	82%	42%	3%	At Risk of Gentrification
06001402900	Downtown	949	4	42	36	78%	Moderate Resource	79%	45%	0%	At Risk of Gentrification
06001403000	Chinatown	1,469	23	-	-	94%	High Segregation & Poverty	80%	54%	7%	At Risk of Gentrification
06001403100	Downtown/ Old Oakland	898	-	21	1	72%	High Segregation & Poverty	61%	51%	10%	Early/Ongoing Gentrification
06001403300	Chinatown/ Laney	2,143	100	-	3	74%	Low Resource	54%	50%	8%	Low-Income/Susceptible to Displacement

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001403400	Lake Merritt	2,838	-	-	-	61%	Moderate Resource (Rapidly Changing)	60%	42%	3%	Early/Ongoing Gentrification
06001403501	Oakland/ Harrison West	2,655	-	-	-	63%	Moderate Resource	77%	52%	6%	Early/Ongoing Gentrification
06001403502	Oakland/ Harrison East	1,158	-	-	3	58%	Moderate Resource	35%	41%	6%	Early/Ongoing Gentrification
06001403600	Adams Point North	2,643	-	-	5	71%	High Resource	39%	42%	2%	At Risk of Becoming Exclusive
06001403701	Adams Point West	1,738	31	3	186	57%	High Resource	47%	38%	2%	Advanced Gentrification
06001403702	Adams Point East	1,102	-	-	2	48%	Moderate Resource	56%	27%	0%	Advanced Gentrification
06001403800	Lakeshore	1,814	-	2	26	32%	Highest Resource	33%	33%	4%	Becoming Exclusive
06001403900	Grand Lake	2,059	4	-	35	43%	High Resource	29%	38%	1%	Advanced Gentrification
06001404000	Piedmont Ave South	1,638	-	-	3	45%	Moderate Resource	41%	41%	2%	Stable Moderate/Mixed Income
06001404101	Piedmont Ave North	1,660	31	33	29	38%	High Resource	31%	35%	0%	Becoming Exclusive
06001404102	Piedmont Ave Central	1,657	19	-	14	34%	Moderate Resource	54%	42%	1%	Stable Moderate/Mixed Income
06001404200	Upper Piedmont Ave	1,286	13	-	6	38%	Highest Resource	13%	25%	0%	Stable/Advanced Exclusive
06001404300	Upper Rockridge	1,284	-	-	-	35%	Highest Resource	12%	49%	0%	Stable/Advanced Exclusive
06001404400	Glen Highlands	2,315	1	4	56	33%	Highest Resource	14%	27%	0%	Stable/Advanced Exclusive
06001404501	Montclair South	659	7	-	51	34%	Highest Resource	6%	0%	0%	Stable/Advanced Exclusive
06001404502	Montclair North	2,483	-	148	-	25%	Highest Resource	12%	42%	0%	Stable/Advanced Exclusive
06001404600	Piedmont Pines	1,783	-	-	1	30%	High Resource	6%	20%	1%	Stable/Advanced Exclusive
06001404700	Oakmore North	805	109	10	2	30%	High Resource	10%	36%	0%	Stable/Advanced Exclusive
06001404800	Oakmore South	1,159	-	-	14	51%	Moderate Resource	28%	58%	3%	Becoming Exclusive

			Inventory Capacity			AFFH Indicators					
Census Tract	*Neighborhood*	*# Households*	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001404900	Glenview	1,860	-	-	2	44%	High Resource	45%	29%	1%	Becoming Exclusive
06001405000	Trestle Glen	1,446	-	-	-	38%	High Resource	19%	43%	0%	Stable/Advanced Exclusive
06001405100	Crocker Highland	1,608	-	-	7	35%	Highest Resource	12%	19%	0%	Stable/Advanced Exclusive
06001405200	Cleveland Heights North	2,414	78	3	9	62%	Moderate Resource	48%	42%	0%	Advanced Gentrification
06001405301	Cleveland Heights South	1,572	29	-	-	47%	Moderate Resource	53%	40%	2%	Early/Ongoing Gentrification
06001405302	Eastlake	1,377	195	79	1,813	69%	Low Resource	80%	42%	7%	At Risk of Gentrification
06001405401	Eastlake Clinton West	1,657	876	203	74	80%	Low Resource	78%	51%	14%	At Risk of Gentrification
06001405402	Eastlake Clinton East	1,180	2	2	4	83%	Low Resource	57%	45%	7%	At Risk of Gentrification
06001405500	Ivy Hill	1,572	128	13	1	79%	Moderate Resource	64%	44%	11%	At Risk of Gentrification
06001405600	Bella Vista	1,386	-	-	5	74%	Moderate Resource	60%	50%	6%	Early/Ongoing Gentrification
06001405700	Upper San Antonio/ Highland Park	1,368	-	-	1	86%	Low Resource	47%	46%	8%	At Risk of Gentrification
06001405800	San Antonio/ Highland Terrace	1,338	-	-	5	85%	Low Resource	76%	60%	12%	At Risk of Gentrification
06001405901	Lower San Antonio East	1,100	8	-	15	96%	High Segregation & Poverty	85%	57%	19%	At Risk of Gentrification
06001405902	Lower San Antonio West	925	-	-	3	91%	Low Resource	62%	67%	16%	At Risk of Gentrification
06001406000	Oakland Estuary	1,551	-	-	16	82%	High Segregation & Poverty	74%	43%	10%	At Risk of Gentrification
06001406100	Jingletown/ Kennedy	1,475	-	-	1	85%	Low Resource	59%	63%	4%	Low-Income/Susceptible to Displacement
06001406201	Reservoir Hill/ Meadow Brook	1,485	161	39	8	95%	Low Resource	76%	59%	31%	At Risk of Gentrification
06001406202	Fruitvale/ Hawthorne	1,337	12	2	8	91%	High Segregation & Poverty	81%	46%	30%	At Risk of Gentrification
06001406300	San Antonio/ Sausal Creek	1,255	233	14	7	87%	Low Resource	79%	42%	11%	At Risk of Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001406400	Reservoir Hill/ Manzanita	748	-	104	13	69%	Low Resource	59%	63%	8%	Low-Income/Susceptible to Displacement
06001406500	Peralta/ Hacienda	1,948	-	38	2	88%	Low Resource	71%	65%	12%	At Risk of Gentrification
06001406601	Laurel/ Upper Peralta Creek	1,746	472	125	5	85%	Low Resource	63%	61%	4%	Low-Income/Susceptible to Displacement
06001406602	Lower Dimond School	941	97	36	10	87%	Low Resource	67%	63%	0%	Low-Income/Susceptible to Displacement
06001406700	Lincoln Highlands	2,178	100	9	6	55%	Moderate Resource	29%	52%	1%	Stable Moderate/Mixed Income
06001406800	Redwood Heights West	1,360	-	-	7	67%	Moderate Resource (Rapidly Changing)	45%	45%	3%	Becoming Exclusive
06001406900	Redwood Heights Central	1,551	3	-	25	53%	Moderate Resource	43%	43%	5%	Stable Moderate/Mixed Income
06001407000	Lower Laurel/ Allendale	1,991	-	-	16	87%	Low Resource	69%	61%	11%	Low-Income/Susceptible to Displacement
06001407101	Harrington/ Fruitvale	1,056	20	-	6	95%	High Segregation & Poverty	63%	48%	21%	At Risk of Gentrification
06001407102	Jefferson/ Fruitvale	1,355	-	2	19	90%	Low Resource	72%	49%	13%	At Risk of Gentrification
06001407200	Fruitvale	1,927	-	-	329	91%	High Segregation & Poverty	79%	59%	25%	At Risk of Gentrification
06001407300	Melrose	730	-	-	4	88%	Low Resource	69%	54%	17%	Low-Income/Susceptible to Displacement
06001407400	Fremont District	1,127	41	28	29	98%	Low Resource	81%	44%	19%	At Risk of Gentrification
06001407500	Seminary	1,358	192	134	510	96%	High Segregation & Poverty	81%	54%	7%	At Risk of Gentrification
06001407600	Fairfax/ Lower Maxwell Park	2,123	-	64	-	83%	Low Resource	69%	68%	7%	Ongoing Displacement
06001407700	Maxwell Park	1,651	639	50	1	70%	Low Resource	38%	53%	3%	Stable Moderate/Mixed Income
06001407800	Mills College	748	-	10	4	69%	Low Resource	46%	58%	1%	High Student Population
06001407900	Redwood Heights East	1,126	347	285	5	50%	Moderate Resource (Rapidly Changing)	30%	63%	3%	Becoming Exclusive
06001408000	Woodminster	1,037	-	-	1	45%	Moderate Resource	7%	24%	2%	Stable/Advanced Exclusive

Census Tract	*Neighborhood*	*# Households*	*Inventory Capacity*			*AFFH Indicators*					
			Lower-Income	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001408100	Caballo Hills	2,717	533	119	298	60%	Moderate Resource	17%	56%	1%	At Risk of Becoming Exclusive
06001408200	Millsmont	1,961	-	-	2	82%	Low Resource	47%	62%	3%	Low-Income/Susceptible to Displacement
06001408300	Eastmont Hills	1,828	-	-	-	78%	Low Resource	61%	53%	3%	Becoming Exclusive
06001408400	Eastmont	1,157	340	38	401	93%	Low Resource	71%	65%	7%	Low-Income/Susceptible to Displacement
06001408500	Arroyo Viejo	1,611	54	45	3	98%	Low Resource	76%	62%	21%	Low-Income/Susceptible to Displacement
06001408600	Bancroft/ Havenscourt East	1,811	-	15	-	97%	Low Resource	73%	76%	16%	Low-Income/Susceptible to Displacement
06001408700	Bancroft/ Havenscourt West	2,455	-	-	-	92%	Low Resource	79%	58%	13%	Low-Income/Susceptible to Displacement
06001408800	Lockwood/ Coliseum/ Rudsdale	2,225	9	1	23	95%	High Segregation & Poverty	87%	60%	12%	Low-Income/Susceptible to Displacement
06001408900	Fitchburg	1,016	50	4	6	95%	High Segregation & Poverty	85%	51%	13%	Low-Income/Susceptible to Displacement
06001409000	Brookfield Village/ Hegenberger	1,135	27	19	51	98%	Low Resource	84%	60%	20%	Low-Income/Susceptible to Displacement
06001409100	Brookfield Village	675	-	-	4	98%	Low Resource	65%	55%	10%	At Risk of Gentrification
06001409200	Sobrante Park	982	17	26	43	98%	Low Resource	88%	73%	11%	Low-Income/Susceptible to Displacement
06001409300	Stonehurst	1,627	-	-	-	95%	Low Resource	66%	64%	18%	Low-Income/Susceptible to Displacement
06001409400	Elmhurst	1,268	-	-	-	96%	Low Resource	68%	62%	34%	Low-Income/Susceptible to Displacement
06001409500	New Highland	1,131	69	-	1	96%	High Segregation & Poverty	78%	66%	19%	Low-Income/Susceptible to Displacement
06001409600	Webster	1,484	-	46	340	97%	Low Resource	76%	52%	20%	At Risk of Gentrification
06001409700	Castlemont	1,577	-	-	-	97%	Low Resource	75%	66%	13%	Low-Income/Susceptible to Displacement
06001409800	Golf Links	1,294	-	20	-	80%	Low Resource	48%	59%	7%	Stable Moderate/Mixed Income
06001409900	Sequoyah	1,423	106	104	415	71%	Low Resource	18%	33%	0%	Stable Moderate/Mixed Income

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001410000	Chabot Park	1,227	-	-	63	71%	Moderate Resource	42%	38%	4%	Stable Moderate/Mixed Income
06001410100	Foothill Square/ Toler Heights	1,100	239	29	89	88%	Low Resource	57%	52%	4%	Low-Income/Susceptible to Displacement
06001410200	Las Palmas	1,127	409	104	1,103	99%	Low Resource	69%	62%	10%	At Risk of Gentrification
06001410300	Cox/ Elmhurst	1,023	21	3	22	98%	Low Resource	89%	67%	27%	Low-Income/Susceptible to Displacement
06001410400	Durant Manor	1,351	-	2	16	94%	Low Resource	54%	49%	15%	Low-Income/Susceptible to Displacement
06001410500	DeFremery/ Oak Center	925	-	-	1	85%	High Segregation & Poverty	87%	52%	3%	At Risk of Gentrification
06001981900	Port Lower	27	2	-	28	14%	High Resource	50%	26%	0%	Unavailable or Unreliable Data
06001982000	Acorn Industrial	32	1	69	25	84%	Low Resource	64%	0%	0%	Unavailable or Unreliable Data
06001983200	Jack London Square	340	-	45	-	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001983200	Jack London Square	340	-	-	5	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.
2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ), and is therefore not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the City's highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	**4.1%**	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC are a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

Site & Service Amenities	*Points*	*Criteria*
Transit	3	The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.
	4	The site is within 0.33 miles of the above.
	5	The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	2	The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	1	The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.
	2	The site is within 0.5 miles of the above.
	3	• The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	4	• The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	5	The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
Public Elementary	2	The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.

Site & Service Amenities	*Points*	*Criteria*
Middle, or High School	3	The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.
Medical Clinic or Hospital	2	The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, Nine Percent Application, 2022

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23
012 099300601	NN	0	7	3	3	3	5	3	24

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15
038 317701100		0	7	2	2	2	5	3	21

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21
011 083600101		8	7	3	3	3	5	3	32

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC's 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland's Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers' markets match TCAC definitions exactly. "Neighborhood markets" and "Supermarkets" were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for "Grocery" or "Fruits & Veggies" was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.
- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

ISOLATION OF THE RHNA

While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*
Central East Oakland	**2,319**	**373**	**1,085**
High Segregation & Poverty	347	373	9
Low Resource	1,972	462	1,076
Coliseum/Airport	**533**	**119**	**298**
Low Resource	533	119	298
Downtown	3,222	**2,176**	**6,010**
High Segregation & Poverty	403	667	1,792
Low Resource	497	687	1,345
Moderate Resource	2,322	754	2,620
Moderate Resource (Rapidly Changing)	-	68	253
East Oakland Hills	**138**	**56**	**430**
Low Resource	138	54	345
Moderate Resource	-	2	85
Eastlake/Fruitvale	**1,984**	**709**	**2,072**
High Segregation & Poverty	1,036	371	1,826
Low Resource	943	277	156
Moderate Resource	5	61	90
Glenview/ Redwood Heights	237	**40**	**99**
High Resource	54	-	21
Highest Resource	-		1
Moderate Resource	9	1	69
Moderate Resource (Rapidly Changing)	174	39	8

North Oakland Hills	**224**	**72**	**1,359**
High Resource	4	-	36
Highest Resource	220	72	1,323
North Oakland/Adams Point	**1,360**	**641**	**3,515**
High Resource	162	9	199
Highest Resource	248	26	8
Low Resource	393	287	862
Moderate Resource	527	244	2,300
Moderate Resource (Rapidly Changing)	30	75	146
West Oakland	**1,494**	**748**	**4,454**
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,627
Moderate Resource	283	12	399

Source: *City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022*

Figure C-8: Housing Sites Access to Opportunity, 2022

The full Sites Inventory is provided in Table C-26. Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,700 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.

Table C-26: City of Oakland 2023-2031 Housing Sites Inventory

Source: Dyett & Bhatia, 2022

Appendix C: Sites Inventory

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This appendix presents the inventory of sites suitable for residential development in Oakland to meet the 2023-2031 Regional Housing Needs Allocation (RHNA), as determined by the State Department of Housing and Community Development (State HCD), and summarized in Chapter 3. The sites inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA; and
- Opportunity sites where additional development could occur.

The following sections explore the capacity of these two major groups, as well as the various subgroups contained within each. The complete Housing Sites Inventory (Inventory) is included at the end of this appendix (see Table C-26), as well as a map of sites identified in the Inventory (see Figure C-1).

The RHNA is a critical component of State housing law that mandates all California cities and counties plan for the housing needs of its residents. Under the RHNA mandate, State HCD, in collaboration with the Association of Bay Area Governments (ABAG), first determines the total number of new homes the nine-county Bay Area needs, and how affordable those homes need to be, in order to meet the housing needs of people at all income levels. For the planning period running from January 31, 2023, to January 31, 2031, State HCD determined that the Bay Area region must plan for 441,176 new housing units. After receiving this regional determination, ABAG was responsible for developing a RHNA Methodology for distributing a share of the region's housing need to each city and county in the region. The RHNA Methodology must meet five objectives specified in State law, which include promoting infill development and socioeconomic equity, promoting improved intraregional jobs-housing relationships, and affirmatively further fair housing. The RHNA Methodology also must be consistent with the forecasted development pattern from Plan Bay Area 2050.

In accordance with Government Code Section 65584, the final RHNA plan was adopted by ABAG's Executive Board on December 16, 2021 and was approved by State HCD on January 27, 2022.[1] The RHNA plan distributes regional housing need across jurisdictions by the following income categories:

- Very-low-income - less than 50 percent of the county median income.
- Low-income - between 51 and 80 percent of the county median income.
- Moderate-income - between 81 and 120 percent of the county median income.
- Above-moderate-income - greater than 120 percent of the county median income.

The 2023-2031, or 6th cycle, RHNA identifies an overall need of 26,251 new units in Oakland, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Oakland's RHNA

[1] More information on the Bay Area RHNA process is available on ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation. The Final RHNA Plan is available at the following link: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

is about 6.0 percent of the nine-county Bay Area allocation of 441,176 units. The region's total RHNA increased by nearly 135.0 percent since the previous cycle, partly due to changes in methodology that now address existing needs such as housing cost burdens, overcrowding, and vacancy. The increase in Oakland's RHNA is mostly driven by the overall regional increase, although a smaller portion is due to the 6th Cycle RHNA methodology's emphasis on proximity to jobs and higher resource areas,[2] as well as the share of future growth projected by Plan Bay Area.[3] To meet the 6th cycle RHNA, Oakland would need to produce an average of 3,281 units annually.

Table C-1 shows the income breakdown of the RHNA. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need, or about 3,256 units during the planning period.

Table C-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

To meet "no net loss" requirements, an additional 15 percent buffer beyond the RHNA is assumed in each income category (see Table C-1). No net loss requirements (Government Code Section 65863) ensure that adequate sites are maintained throughout the planning period to accommodate the remaining RHNA by income category. To ensure that sufficient capacity exists throughout the planning period, State HCD recommends that jurisdictions create a buffer of at least 15 percent more capacity than required or project site capacity at less than the maximum density to allow for

[2] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

[3] The Final Plan Bay Area 2050, adopted by MTC-ABAG on October 21, 2021, is the region's official long-range plan. More information on Plan Bay Area 2050 is available at the following link: https://www.planbayarea.org/finalplan2050

some reductions in density at a project level. The City is employing a combination buffer and reduced capacity strategy to remain compliant with no net loss provisions.

C.1 Sites Inventory Overview

Oakland's 2023-2031 Housing Sites Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. Total capacity is derived from both site-specific approaches—including pipeline projects and opportunity sites—as well as non-site-specific projections of accessory dwelling units (ADUs), discussed further below. In addition to providing adequate capacity to meet the RHNA, a buffer of at least 15.0 percent was identified in each income category to ensure that the City can meet the no net loss requirement pursuant to State law. See Table C-2 below for a summary of Oakland's residential capacity and ability to accommodate the 2023-2031 RHNA. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 below.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

Table C-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,978	2,191	776	10,176	**15,121**
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,061***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects[3]	413	1,332	194	5,417	**7,357**
Vacant	*203*	*787*	*23*	*1,201*	***2,213***
Non-Vacant	*211*	*545*	*171*	*4,217*	***5,144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,628**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,866**	**1,307**	**7,204**	**10,377**
		118.2%	**129.3%**	**162.5%**	**139.5%**

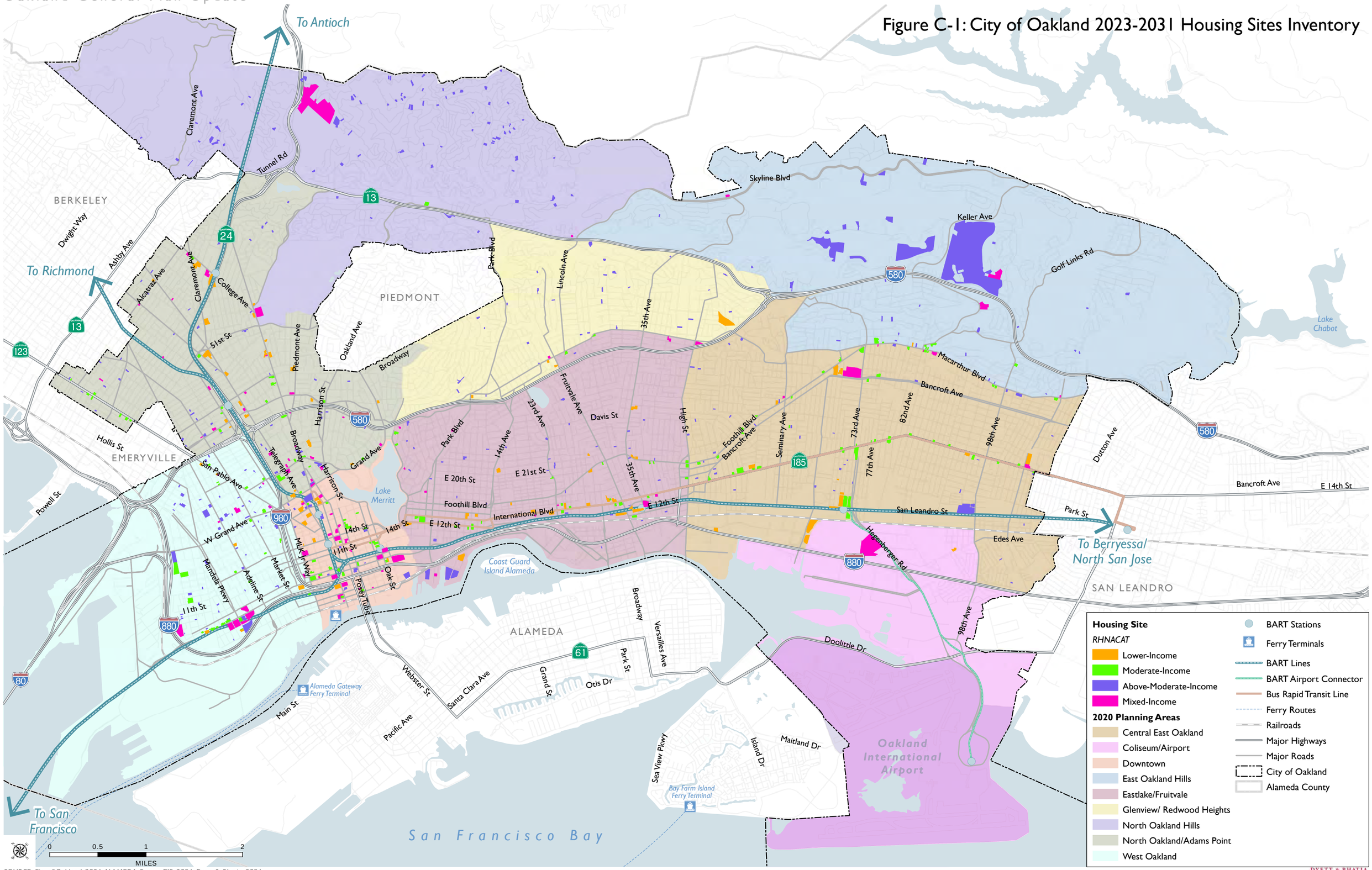
1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure C-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, it should be noted that increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan (Chapter 4). This includes investments in new affordable housing projects, which can help reduce displacement pressures in those neighborhoods and allow long-time residents to remain in their communities. As discussed in Chapter 2, community feedback regularly expressed the opinion that existing Oakland residents may want to remain in their current neighborhoods and may not want to relocate to higher-resource areas that may not provide resources available in ethnic enclaves such as culturally specific grocery stores, churches, and other neighborhood amenities. Therefore, efforts to increase access to exclusive neighborhoods should also be paired with investing in and preserving the culture in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Efforts taken to ensure that the Inventory remains compliant with the City's AFFH mandate are described further in Section C.4 below.

C.2 Credit Towards RHNA

Before identifying the availability of land to accommodate the city's 6thth Cycle RHNA, State HCD Guidance provides that the RHNA can be accommodated by looking at both projects that are currently in the development pipeline and by considering alternative means of meeting the RHNA.

Projects that have been approved, permitted, or receive a Certificate of Occupancy during the projection period (June 30, 2022 to December 15, 2030) can be credited toward the 6th cycle RHNA. It should be noted that the projection period differs from the planning period – while the planning period is the time between housing element due dates, the projection period is the time period for which the regional housing need is calculated.

According to State HCD, in order to credit units that are affordable to very-low-, low-, and moderate-income households toward the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- Actual sales prices;
- Actual rents; or
- Subsidies, financing, or other mechanisms that ensure affordability (e.g., the development used funding from the state Multifamily Housing Program, federal HOME program, or low-income housing tax credits).

Pursuant to Government Code Section 65583.1, a variety of alternative methods may also be used to satisfy the RHNA. This includes projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households. This

section discusses the capacity of each method to credit residential development towards the RHNA, summarized in Table C-3 below.

Table C-3: Credit Towards the 2023-2031 RHNA

	Very-Low-Income	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,061***
Projected ADUs	*692*	*692*	*394*	*0*	1,978
Adequate Sites Alternative	80	0	0	2	82
Total Credits	1,978	2,191	776	10,176	**15,121**
Remaining Housing Need	**4,533**	**1,559**	**3,681**	**1,357**	**11,130**

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

PIPELINE PROJECTS

Pipeline projects are those projects that have already received an approved planning permit that have not yet applied for a building permit; are currently seeking a building permit; or have already received an approved building permit and will likely be completed during the projection period. Where there are pipeline projects located on Inventory sites, actual proposed densities and affordability levels are reflected. Unit affordability levels within a project are proposed by the developer and then reviewed by both the Planning and Building Department and Oakland HCD to assess whether the unit mix conforms with State law and local regulations, as related to density bonus projects. Other projects that have applied for planning approval, submitted a pre-application, or are otherwise under review are discussed as opportunity sites below.

Pipeline projects are spread across the city, with the majority of new capacity in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. See Figure C-2 for the location and affordability of these pipeline projects. The affordability of pipeline units was determined based on the affordability levels or projected rents specified on the project proposal as approved by the City. Approximately 20.9 percent of pipeline capacity is affordable for lower-income households, while 5.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. Table C-5a below provides information on each pipeline project that have received entitlements but have not yet applied for a building permit, Table C-5b provides information on pipeline projects that have received entitlements and are actively seeking a building permit or have been issued a permit, and Table C-6 provides a summary of the residential capacity of one- and two-unit pipeline projects. The full list of one- and two-unit pipeline projects is available in the full Inventory in Table C-26.

The status of pipeline projects is pulled directly from the City's Accela permitting system. "Approved" and "Approved-Pending Appeal" have received entitlement and approval from City Council. Projects designated "Approved-Pending Appeal" should be considered approved, as Oakland's appeal period is only ten days after issuance – this designation is maintained to retain consistency with the City's records. While there are various planning approval statuses, as shown in Table C-4, this sites inventory only includes projects that are Approved and Approved-Pending

Appeal for maximum likelihood of development. For building permits, all projects are considered highly likely to be completed within the planning period, especially as expired permits can be reinstated up to three years after issuance. A survey of projects approved in 2015 shows that 98.6 percent of these projects were built in eight years. Thus, realistic capacity for pipeline projects is taken directly from provided from building permit applications. Other pre-application and early-stage projects with planning permits are described in 'Potential Development Projects.'

Expected completion dates are estimates provided by Planning staff based on typical project timelines; all pipeline projects are estimated to be available within the Housing Element planning period (completed by 2031). Pipeline projects with lower income units (including extremely-low, very-low, low-, and moderate-income units) have either been entitled as a density bonus project, which requires lower-income unit affordability as part of development approval and construction concurrently with market rate units; or have deed restriction agreements either in progress or in place. Housing Action Plan 3.3.19 establishes a coordination system to coordinate tracking units with Development Services staff to ensure that as projects are developed, there is adequate capacity available citywide to meet RHNA targets and no net loss requirements.

Table C-4: Planning and Building Permit Descriptions

Type of Permit	*Permit Status*	*Description*
Planning Permit	Approved	Planning entitlement was approved by Planning Commission and/or City Council.
	Approved - Pending Appeal	Project was approved by Planning Commission and/or City Council. The City's appeal period is only 10-days following issuance of planning approval. Projects with this status that are over 10 days past the approval status date should be considered approved. This status is maintained to retain consistency with the City's record keeping.
	Assigned	Project application was submitted and assigned to a Planner for review.
	Complete	Project or application is complete and moving forward for review by Planning Commission and/or City Council.
	Extended	Project application received planning approval from Planning Commission or zoning entitlements, but permit expired and applicant requested an extension.
	Filed	Project application was submitted to the City by applicant and fees are paid.
	Incomplete	Project was assigned to a Planner, but application lacked sufficient information to process or partial fees were paid and application status was changed from "Under Review" to "Incomplete."
	Under Review	Planner is reviewing the project application.
Building Permit	Permit Reinstated, Reinstated	After building permits are issued, the permit will become inactive if no inspection activity initiated by the applicant occurs for 180 days and the permit will expire after 730 days of inactivity as per California Building Code. Permits may become inactive or expire due to factors such as construction delays, labor or supply shortages, and/or the scale of the project itself. Once the applicant pays a fee to the City, the City will reinstate an active building permit.
	Permit Issued, Issued	The permit is approved and active. The applicant can begin construction and schedule inspection anytime they are ready.
	Permit Expired	The building permit is expired. Building permits expire if no inspection activity initiated by the applicant occurs for 730 days, as per California Building Code. Issued permits may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	Application Inactive	The building permit application is considered inactive after 180 days of no activity from the applicant, due to issues such as insufficient documentation, payment of fees, etc. Permit applications may be reinstated for up to 3 years in increments of 6 months to 1 year. Requests after 3 years require further review due to code changes, impact fees, etc.
	On Hold - Fee Due	The issuance of the permit is on hold, requiring applicant action to address payment of fees. Once fees are paid and the applicant meets all the documentation requirements, the building permit will be issued.
	Permit on Hold	The issuance of the permit is on hold requiring applicant action to address issues such as insufficient documentation, payment of fees, or missing required submittals from applicant including regulatory agreements, Construction Management Plans, recycling requirement, etc.
	Plan Review in Progress	The application has been referred to Building Bureau Engineers for review. This is one of the required reviews that occurs during the standard building permit application review process, prior to approving the application and issuing the building permit.
	Final Check - On Hold	The last step prior to building permit issuance is Final Check by the City and it is on hold due to incomplete status for one or more of the following: verification of stamped plans, required standard reviews by City, fees paid, required submittals from applicant, etc.

Source: City of Oakland, Building & Planning, October 2022

Table C-5a: Pipeline Projects Capacity, Planning Permits

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PUD06010-PUDF010	Approved-Pending Appeal	3/4/2020	8th AVE, #Lot H	018 046501700	Not Available	Vacant	2.16930637	D-OTN	#N/A	175	#N/A	12/31/2026	0	0	0	0	380
PLN21175	Approved-Pending Appeal	11/30/2021	578 7TH ST, Oakland, CA 94607	001 020901500	HCD/HSD deed restricted project.	General Commercial	0.16991634	CBD-X-2	217.8	335	154%	12/31/2025	0	0	0	16	41
PLN21174	Approved-Pending Appeal	12/7/2021	1440 23RD AVE, Oakland, CA 94606	020 015301501	Density Bonus	Mixed Uses - Residential	0.11478504	CN-3-35	79.2	78	99%	12/31/2025	0	0	1	0	8
PLN21115	Approved-Pending Appeal	9/30/2021	347 E 18TH ST, Oakland, CA 94606	021 022300301	Density Bonus	General Commercial	0.23192577	CN-2-45	96.8	116	120%	12/31/2025	0	0	3	0	24
PLN21113	Approved-Pending Appeal	8/19/2021	8201 MACARTHUR BLVD, Oakland, CA 94605	043 462000102	Density Bonus	Vacant	0.11533745	RU-5-45	96.8	87	90%	12/31/2025	0	0	0	1	9
PLN20166	Approved	5/17/2021	1035 YERBA BUENA AVE, Oakland, CA 94608	012 095303000	Not Available	General Industrial	0.27995071	HBX-2-NA	46.8	36	76%	12/31/2025	0	0	0	0	10
PLN20160	Approved	4/12/2021	3414 ANDOVER ST, Oakland, CA 94609	009 073401300	Not Available	Single Family Residential	0.1377415	S-1	#N/A	145	#N/A	12/31/2025	0	0	0	0	20
PLN20159	Approved	3/29/2021	6518 SAN PABLO AVE, Oakland, CA 94608	016 145301701	Not Available	Parking Lot	0.11704687	CC-2-60	116.2	77	66%	12/31/2024	0	0	0	0	9
PLN20152	Approved	2/8/2021	2700 INTERNATIONAL BLVD, Oakland, CA 94601	025 071201902, 025 071201500, 025 071201600, 025 071201700, 025 071201400	Density Bonus	Vacant	0.61239394	RM-2-NA	17.4	122	703%	12/31/2024	0	30	44	0	1
PLN20150	Approved	5/6/2021	451 28TH ST, Oakland, CA 94609	009 068403001	Density Bonus	Vacant	0.27748517	CC-2-75	158.4	195	123%	12/31/2025	0	3	0	0	51
PLN20138	Approved	1/19/2021	3525 LYON AVE, Oakland, CA 94601	032 210800400, 032 210800500, 032 210802900, 032 210802801	HCD/HSD deed restricted project	Multi Family Residential	1.1594117	RM-4-NA	39.6	94	237%	12/31/2026	0	108	1	0	0
PLN20130	Approved	5/3/2021	3261 HOLLIS ST, Oakland, CA 94608	007 059400504	Not Available	Duplex/Two Units	0.15270782	HBX-2-NA	46.8	20	42%	12/31/2023	0	0	0	0	3
PLN20116	Approved	8/26/2020	2372 INTERNATIONAL BLVD, Oakland, CA 94601	020 015301601	HCD/HSD deed restricted project	Religious/Institutional	0.63679686	CN-3-45	96.8	94	97%	12/31/2024	0	0	60	0	0
PLN20112	Approved	9/20/2021	5812 FOOTHILL BLVD, Oakland, CA 94605	038 317708400, 038 317708500	Not Available	Vacant	0.21033547	RM-3-NA	29.0	14	49%	12/31/2023	0	0	0	0	3
PLN20068	Extended	9/23/2021	325 7TH ST, Oakland, CA 94607	001 018900700, 001 018900800, 001 018900900, 001 018901300, 001 018901401, 001 018900300, 001 018900400, 001 018900600, 001 018900500	Not available	Vacant	0.82	D-LM-2-LM-275	396.0	463	117%	12/31/2027	0	0	0	0	380
PLN20107-R01	Approved	9/24/2021	1510 WEBSTER ST, Oakland, CA 94612	008 062503200, 008 062503401	Density Bonus Regulatory Agreement Recorded	Vacant	0.3267062	CBD-P-6	484.0	680	140%	12/31/2026	0	0	35	0	187
PLN20078	Approved	8/5/2021	8425 MACARTHUR BLVD, Oakland, CA 94605	043 462200402, 043 462200102	Density Bonus	Religious/Institutional	0.89198863	RU-4-45	96.8	31	32%	12/31/2025	0	0	5	0	23
PLN20062	Approved	8/24/2020	335 3rd, OAKLAND, CA	001 014900402	Not Available Regulatory Agreement Recorded	Vacant	0.13774167	C-45-NA	145.2	276	190%	12/31/2024	0	3	0	0	35

Record ID	*Status*[1]	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
PLN20051	Approved-Pending Appeal	7/2/2021	0 PARK BLVD, Oakland, CA 94608	021 027701700	Not Available	Vacant	0.10596554	CN-3-45	96.8	94	97%	12/31/2025	0	0	0	0	10
PLN20038	Approved	6/1/2021	51 9TH ST, Oakland, CA 94607	001 016900100, 001 017100200	HCD/HSD deed restricted project	Parking Lot	2.7607272	D-LM-2-LM-275	396.0	202	51%	12/31/2027	51	72	74	36	324
PLN20018	Approved	8/3/2020	1435 45TH AVE, Oakland, CA 94601	035 235600700	Not Available	Single Family Residential	0.17217869	RU-2-NA	54.5	17	32%	12/31/2022	0	0	0	0	3
PLN19289	Approved	6/16/2020	369 MACARTHUR BLVD, Oakland, CA 94610	010 078502102	Not Available	Single Family Residential	0.13684757	RU-2-NA	54.5	22	40%	12/31/2022	0	0	0	0	3
PLN19283	Approved	11/1/2021	2600 TELEGRAPH AVE, Oakland, CA 94612	009 068401100, 009 068401201, 008 064700200	Density Bonus	Multi Family Residential	1.31721477	CBD-C-6	484.0	171	35%	12/31/2026	0	15	0	0	210
PLN19279	Approved	5/17/2021	2432 CHESTNUT ST, Oakland, CA 94607	005 043500500, 005 043501700, 005 043501801	Not Available	Vacant	0.56910475	RM-2-NA	17.4	21	121%	12/31/2025	0	0	0	0	12
PLN19269	Approved	7/2/2021	3440 BOSTON AVE, Oakland, CA 94602	028 090902400	Not Available	Single Family Residential	0.15031763	RM-3-NA	29.0	20	69%	12/31/2023	0	0	0	0	3
PLN19260	Approved	3/29/2021	430 ADAMS ST, Oakland, CA 94610	010 078500200	Density Bonus	Single Family Residential	0.1412193	RU-2-NA	54.5	78	143%	12/31/2024	0	1	0	0	10
PLN19252	Approved	7/9/2020	4631 CONGRESS AVE, Oakland, CA 94601	036 241500400	Not Available	Single Family Residential	0.17612242	RM-3-NA	29.0	17	59%	12/31/2022	0	0	0	0	3
PLN19242	Approved	3/29/2021	31 EXCELSIOR CT, Oakland, CA 94610	023 041800401	Density Bonus	Multi Family Residential	0.18034677	RU-3-NA	96.8	61	63%	12/31/2024	0	0	1	0	10
PLN19233	Approved	5/24/2021	2323 SAN PABLO AVE, Oakland, CA 94612	003 002100700, 003 002100800	Density Bonus	Vacant	0.12974167	RU-5-45	96.8	123	127%	12/31/2025	1	0	0	0	15
PLN19166	Approved	6/24/2020	1218 MILLER AVE, Oakland, CA 94601	020 010400800	Not Available	General Industrial	0.24104887	CIX-2	#N/A	17	#N/A	12/31/2022	0	0	0	0	4
PLN19162	Approved	11/19/2019	0 WEBSTER ST, Oakland, CA 94612	008 062400400, 008 062400500	Not Available	Office	0.22210834	CBD-C-7	484.0	486	100%	12/31/2024	0	0	0	11	97
PLN19159	Approved	2/28/2020	330 40TH ST, Oakland, CA 94609	012 100001500	Not Available	Parking Lot	0.09071138	CC-2-60	116.2	232	199%	12/31/2023	0	0	0	0	21
PLN19153	Approved-Pending Appeal	9/23/2020	2619 MAGNOLIA ST, Oakland, CA 94607	005 044500601	Not Available	General Industrial	2.2478782	CIX-1A/S-19	#N/A	5	#N/A	12/31/2024	0	0	0	0	12
PLN19116	Approved	10/8/2019	3050 INTERNATIONAL BLVD, Oakland, CA 94601	025 071900701	HCD/HSD deed restricted project	Parking Lot	0.74572957	CC-2-75	158.4	102	64%	12/31/2023	0	47	28	1	0
PLN19104	Approved	9/25/2019	3829 M L King Jr WY, OAKLAND, CA	012 096400700, 012 096400400, 012 096400500, 012 096400600	HCD/HSD deed restricted project	Vacant - Public	0.48880117	CN-3-60	116.2	158	136%	12/31/2023	0	38	38	1	0
PLN19039	Approved	9/24/2020	9811 MacArthur BLVD, OAKLAND, CA	046 549000300, 046 549000400	Not Available	Vacant	0.23016218	CN-3-60	116.2	35	30%	12/31/2024	0	0	0	0	8
PLN19025	Approved	10/16/2019	2400 FILBERT ST, Oakland, CA 94607	005 043301805, 005 043301806	Density Bonus	Vacant	1.41401456	RM-4-NA	39.6	62	155%	12/31/2023	0	0	12	0	75
PLN18523	Approved	1/4/2021	999 98th AVE, OAKLAND, CA	044 508018000, 044 508017900	Not Available	Vacant	9.6643227	HBX-1-NA	43.6	41	95%	12/31/2027	0	0	0	0	399
PLN18519-R01	Approved	7/31/2020	636 HILLSBOROUGH ST, Oakland, CA 94606	023 041005400, 023 041005500	Not Available	Single Family Residential	0.12398451	RM-3-NA	29.0	32	111%	12/31/2022	0	0	0	0	4
PLN18490-R02	Approved	11/16/2020	1451 7TH STREET, OAKLAND, CA 94607	004 007100300, 004 007700300	Density Bonus	Utilities	5.01939778	S-15W-100	193.6	152	78%	12/31/2026	79	11	148	2	522
PLN18406	Approved	3/3/2020	88 GRAND AVE, OAKLAND, CA	008 065600100, 008 065600400	Density Bonus	Office	0.51087234	D-BV-2-250	229.3	538	235%	12/31/2025	0	12	0	0	263
PLN18369	Approved	3/3/2020	1750 BROADWAY, Oakland, CA 94612	008 062301300	Not Available	Office	0.64871213	CBD-P-7	484.0	473	98%	12/31/2026	0	0	0	0	307
PLN18344	Approved	2/18/2020	4042 EVERETT AVE, Oakland, CA 94602	024 052004001	Not Available	Duplex/Two Units	0.21865425	RM-2-NA	17.4	14	79%	12/31/2022	0	0	0	0	3

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
PLN18252	Approved-Pending Appeal	6/14/2021	0 Pine (between 9th & Shorey) ST, OAKLAND, CA 94607	006 004700101	HCD/HSD deed restricted project	Vacant	4.65474338	CIX-1B/S-19	#N/A	68	#N/A	12/31/2027	0	0	101	0	215
PLN18202	Approved	1/7/2019	1842 ADELINE ST, Oakland, CA 94607	005 040603000, 005 040603100, 005 040603200	Awarded City affordable housing funds	Religious/Institutional	0.49626392	RM-4-NA	39.6	101	254%	12/31/2022	0	49	0	1	0
PLN18082	Permit Issued (B1901911)	8/19/2020	0 19TH ST, Oakland, CA 94607	003 006100603	Not Available	Vacant	0.19287866	CBD-X-4	484.0	456	94%	12/31/2022	0	0	0	0	88
PLN17428	Approved	9/2/2019	500 KIRKHAM ST, Oakland, CA 94607	004 004901000, 004 004900800, 004 004900900, 004 005101802	Density Bonus Regulatory Agreement Recorded	Vacant	3.02374515	S-15W-160	193.6	341	176%	12/31/2025	0	85	0	0	947
PLN17348	Approved	7/30/2018	3007 TELEGRAPH AVE, Oakland, CA 94609	009 070800400, 009 070800600	Density Bonus	General Commercial	0.54670241	CC-2-45	96.8	82	85%	12/31/2022	0	2	0	0	43
PLN17281	Approved	12/11/2018	601 MACARTHUR BLVD, Oakland, CA 94610	023 042700100, 023 042700200, 023 042700803	Not Available	Vacant	0.47001039	RU-2-NA	54.5	53	98%	12/31/2022	0	0	0	0	25
PLN17225-R01	Approved-Pending Appeal	9/29/2021	550 27TH ST, Oakland, CA 94612	009 068904001	Not Available	Vacant	0.32727713	RU-5-45	96.8	12	13%	12/31/2023	0	0	0	0	4
PLN17112	Approved	4/9/2018	3419 SAN PABLO AVE, Oakland, CA 94608	005 047900301, 005 047900302, 005 047900400, 005 047900500	Awarded City affordable housing funds on 6/7/22 pursuant to Resolution No. 89241 CMS.	General Commercial	0.34836734	RU-5-75	158.4	172	109%	12/31/2022	0	15	44	1	0
PLN17050-R01-R01	Extended	4/19/2021	2044 FRANKLIN ST, Oakland, CA 94612	008 065101801	Density Bonus	Vacant	0.58445652	CBD-C-7	484.0	611	126%	12/31/2027	0	20	0	0	337
PLN16456	Extended	2/16/2021	2015 TELEGRAPH AVE, Oakland, CA 94612	008 064500400, 008 064500500	Not Available	General Commercial	0.23569944	CBD-P-6	484.0	484	100%	12/31/2026	0	0	0	0	114
PLN16440-PUDF01	Approved	7/31/2018	2100 TELEGRAPH AVE, Oakland, CA 94612	008 064800100, 008 064801103, 008 064801603, 008 064801700, 008 064801800	Not Available	Mixed Uses - Residential	3.14163677	CBD-P-7	484.0	126	26%	12/31/2024	0	0	0	0	395
PLN15292-R01	Approved	1/5/2021	10500 INTERNATIONAL BLVD, Oakland, CA 94603	047 550902000	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	3.91713453	CC-2-60	116.2	100	86%	12/31/2024	0	0	393	0	0
PLN15237-R01	Approved	8/16/2019	905 72nd AVE, OAKLAND, CA	041 415301302	Density Bonus	Multi Family Residential	0.46578452	S-15-60	116.2	127	109%	12/31/2023	0	58	0	1	0
PLN15015	Extended	2/11/2021	500 GRAND AVE, Oakland, CA 94610	010 078001507, 010 078001508	Density Bonus	Multi Family Residential	0.32966266	CN-2-45	96.8	121	125%	12/31/2024	0	0	4	0	36
PLN14363	Approved	4/12/2019	2270 BROADWAY, Oakland, CA 94612	008 065600201	Not Available	Parking Lot	0.46202915	D-BV-2-250	229.3	483	211%	12/31/2024	0	0	0	0	223
PLN15378-PUDF03; PLN15378-PUDF04	Approved	11/29/2021	8750 MOUNTAIN VIEW, OAKLAND	043A467500323	Not Available	Vacant	163.59923	RH-4-NA	1 per lot	1	100%	12/31/2025	0	0	0	0	112
PLN16117	Approved	3/6/2018	1433 WEBSTER ST, Oakland, CA 94612	008 062403500, 008 062403600	Density Bonus	Office	0.36522615	CBD-P-2	217.8	460	211%	12/31/2023	0	7	0	0	161
PLN21037, PLN19247	Approved	12/2021	820 W MACARTHUR BLVD, Oakland, 94608	012 095900903	Density Bonus	Vacant	0.51	RU-5-60	116.16	81.7	36%	12/31/2025	0	0	0	27	65
PLN20021, PLN20022, PLN20023, PLN21005	Approved	8/26/2021	345 51ST ST, Oakland, 94609	013 113704505	Not Available	Vacant	0.32	RM-1-NA	1 per lot	24.8	400%	12/31/2025	0	0	0	0	4
CMDV13321-R01-R01, ZP200113	Approved-Pending Appeal	7/14/2022	2805 PARK BLVD, Oakland, 94610	023 040403100	Density Bonus	Multifamily Residential	0.28	RU-2-NA	54.45	140.5	73%	12/31/2024	0	0	0	4	16

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
												Total:	**131**	**707**	**992**	**102**	**6,154**
												Percent of RHNA:		**17.8%**		**2.3%**	**53.4%**

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, *2022*

Table C-5b: Pipeline Projects Capacity, Building Permits

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
RBC2102852	Permit Issued	11/8/2021	3855 WEST ST, Oakland, CA 94608	012 096001700	Not Available	General Industrial	0.19191389	RM-4-NA	39.6	31	79%	12/31/2023	0	0	0	0	6
RB1903152	Reinstated	3/3/2021	1014 CHESTER ST, Oakland, CA 94607	004 008501600	Not Available	Duplex/Two Units	0.13753004	RM-2-NA	17.4	29	167%	12/31/2022	0	0	0	0	4
RB1502414	Reinstated	11/17/2021	8032 MACARTHUR BLVD, Oakland, CA 94605	040A342201300	Not Available	Duplex/Two Units	0.22958466	RU-4-45	96.8	17	18%	12/31/2022	0	0	0	0	4
B2201034	Application Inactive	9/26/2022	2400 ADELINE ST, Oakland, CA 94607	005 043601102	Not Available	General Industrial	0.54508098	HBX-4-NA	54.5	53	98%	12/31/2025	0	0	0	0	29
B2200276	Application Inactive	7/20/2022	685 9TH ST, Oakland, CA 94607	001 021704800	Density Bonus	General Industrial	0.35392396	CBD-R-2	217.8	331	152%	12/31/2026	0	0	0	35	82
B2200158	On Hold - Fee Due	7/10/2022	520 31ST ST, Oakland, CA 94609	009 071500800	Not Available	Multi Family Residential	0.13213521	RU-2-NA	54.5	53	97%	12/31/2025	0	0	0	0	7
B2105280	Application Inactive	6/17/2022	2125 TELEGRAPH AVE, Oakland, CA 94612	008 064700100	Density Bonus	Parking Lot	0.17448341	CBD-C-6	484.0	556	115%	12/31/2024	0	97	0	0	0
B2104948	Permit Issued	10/6/2022	0 WOOD ST, Oakland, CA 94607	018 031000308, 018 031000309, 018 031000310, 018 031000311	Not Available	Vacant	2.56628641	D-WS-8-NA	131.2	92	70%	12/31/2026	0	0	0	0	235
B2104693	Permit Issued	10/25/2022	1925 BRUSH ST, Oakland, CA 94612	003 004700901	Not Available	Office	0.57112332	RM-4-NA	39.6	32	80%	12/31/2025	0	0	0	0	18
B2104424	Issued	3/4/2022	316 12TH ST, Oakland, CA	002 006300700	Density Bonus Regulatory Agreement Recorded	General Commercial	0.21700451	D-LM-4-LM-85	193.6	124	64%	12/31/2025	0	0	3	0	24
B2104072	Permit Issued	10/24/2022	2201 Brush Street, Oakland, CA	003 002501100, 003 002501000	HCD/HSD deed restricted project Regulatory Agreement Recorded	Vacant	0.40176714	CC-2-75	158.4	147	93%	12/31/2025	33	17	8	0	1
B2103682	Permit Issued	4/13/2022	4311 MACARTHUR BLVD, Oakland, CA 94619	030 198212100, 030 198212200, 030 198212300	Density Bonus Regulatory Agreement Recorded	Vacant	0.91003863	CN-2-45	96.8	212	219%	12/31/2026	0	0	154	39	0

Record ID	Status[1]	Status Date	Project Address	APN(s)	Affordability Mechanism[2]	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	ELI	VLI	LI	MI	AMI
B2103226	Plan Review In Progress	3/7/2022	48 5TH AVE, Oakland, CA 94606	018 046000200	HCD/HSD deed restricted project	General Industrial	0.41867824	D-OTN	#N/A	50	#N/A	12/31/2025	1	10	7	3	0
B2102787	Application inactive	12/20/2021	424 28TH ST, Oakland, CA 94609	009 068800600	Density Bonus	Vacant	0.23303082	CC-2-75	158.4	202	127%	12/31/2024	0	5	0	0	42
B2102751	Permit Issued	6/30/2022	4328 Martin Luther King Jr WY, OAKLAND, CA 94609	013 109402801	Density Bonus Regulatory Agreement Recorded	Multi Family Residential	0.43578966	RU-4-45	96.8	131	135%	12/31/2025	0	0	5	0	52
B2102566	Final Check - On Hold	4/16/2022	2116 BRUSH ST, Oakland, CA 94612	003 002300802, 003 002300501, 003 002300601, 003 002300701, 003 002300802, 003 002300902, 003 002301002, 003 002301102	Density Bonus	Vacant	0.44295613	CC-2-75	158.4	237	150%	12/31/2026	53	0	52	0	0
B2101920	Permit On Hold	4/13/2022	0 7TH ST, Oakland, CA 94607	006 001701700, 006 001701800, 006 001701900, 006 001702000, 006 001702100, 006 001702200	Density Bonus Regulatory Agreement Recorded	Public	0.71428411	RM-2-NA	17.4	111	635%	12/31/2025	0	19	59	1	0
B2100632	Reinstated	1/28/2022	2359 Harrison ST, OAKLAND, CA 94612	008 067000200, 008 067000300, 008 067001500, 008 067001600, 008 067001800, 008 067000100	Density Bonus	Parking Lot	0.51238222	D-BV-1-NA	348.5	644	185%	12/31/2026	0	15	0	0	315
B2100366	Permit Issued	8/18/2021	37 8TH AVE, Oakland, CA 94607	018 043000114	Not Available	Vacant	2.46296291	D-OTN	#N/A	145	#N/A	12/31/2025	0	0	0	0	356
B2100090; B2100106; B2100107; B2100108	Permit Issued	7/19/2021	821 6TH AVE, OAKLAND, CA	019 000900202	Not Available	General Industrial	0.43045361	HBX-2-NA	46.8	35	74%	12/31/2022	0	0	0	0	15
B2003769	Issued	5/19/2021	2318 9TH AVE, Oakland, CA 94606	022 031800900	Not Available	Duplex/Two Units	0.17209533	RM-3-NA	29.0	17	60%	12/31/2022	0	0	0	0	3
B2003696	Permit Issued	6/5/2021	9409 INTERNATIONAL BLVD, Oakland, CA 94603	044 496700100, 044 496700200, 044 496700300, 044 496700402, 044 496700403, 044 496700500, 044 496700701, 044 496700900	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	0.74709597	CN-3-60	116.2	74	63%	12/31/2023	14	40	0	0	1
B2003445; B2003446; B2003447; B2003448	Permit Issued	5/6/2021	9873 MACARTHUR BLVD, #BLDG 1, Oakland, CA 94605	046 549101301	Not Available	General Industrial	0.91613011	RU-4-45	96.8	32	33%	12/31/2023	0	0	0	0	29
B2002446	Permit Issued	2/9/2022	3820 MAYBELLE AVE, Oakland, CA 94619	030 193301300	Not Available	Multi Family Residential	0.29384523	RM-3-NA	29.0	14	47%	12/31/2023	0	0	0	0	4
B2001773	Reinstated	11/23/2021	2242 MAGNOLIA ST, Oakland, CA 94607	005 042602201	Not Available	Vacant	0.36802846	HBX-4-NA	54.5	35	65%	12/31/2023	0	0	0	0	13
B2001770	Permit Issued	2/8/2021	1705 MANDELA PKWY, Oakland, CA 94607	005 039800204	Not Available	General Industrial	0.45746017	CIX-1A/S-19	#N/A	28	#N/A	12/31/2023	0	0	0	0	13
B2001632	Permit Issued	11/12/2021	919 39TH AVE, Oakland, CA 94601	033 216800700	Not Available	Single Family Residential	0.14181835	HBX-1-NA	43.6	42	97%	12/31/2023	0	0	0	0	6
B2001212	Permit Issued	7/28/2021	3511 E 12TH ST, Oakland, CA 94601	033 219701901	HCD/HSD deed restricted project Regulatory Agreement Recorded	Parking Lot	2.15817737	S-15-90	193.6	84	43%	12/31/2024	46	29	104	0	2
B1905909	Permit Issued	1/13/2021	6797 SKYVIEW DR, BLDG 2, OAKLAND, CA 94605	037A316620100	Not Available	Single Family Residential - Attached	2.64666694	RM-3-NA	29.0	2	8%	12/31/2023	0	0	0	0	6

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism[2]*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*
B1905785	Reinstated	9/14/2021	2040 SOLANO WY, Oakland, CA 94606	020 010900603	Density Bonus Regulatory Agreement Recorded	General Industrial	0.09641797	RU-4-45	96.8	83	86%	12/31/2023	0	0	0	1	7
B1905577	Permit Issued	6/17/2021	37 8TH AVE, #J, Oakland, CA 94607	018 046501800	Not Available	Vacant	2.05412422	D-OTN	#N/A	184	#N/A	12/31/2025	0	0	0	0	378
B1905546	Permit Issued	6/2/2022	389 9th Ave, Oakland, CA	018 046501200	HCD/HSD deed restricted project	Multi Family Residential	2.30774915	D-OTN	#N/A	54	#N/A	12/31/2025	47	18	58	0	1
B1905536	Permit Issued	8/5/2022	2227 INTERNATIONAL BLVD, Oakland, CA 94606	020 010600100, 020 010700501, 020 010600200, 020 010600301, 020 010600500	Density Bonus Regulatory Agreement Recorded	Vacant	0.88661658	CN-3-60	116.2	87	75%	12/31/2025	0	22	54	1	0
B1904850	Permit Issued	7/30/2020	1 9TH AVE, OAKLAND, CA	018 046501500	Not Available	Vacant	1.43563525	D-OTN	#N/A	162	#N/A	12/31/2023	0	0	0	0	232
B1902249	Permit Reinstated	3/14/2022	412 MADISON ST, Oakland, CA 94607	001 016300100	Not Available	General Industrial	0.17226338	C-45-NA	145.2	911	628%	12/31/2025	0	0	0	0	157
B1804090	Permit Issued	12/8/2020	230 W MACARTHUR BLVD, OAKLAND, CA 94611	012 098602800, 012 098602501	Density Bonus Regulatory Agreement Recorded	Vacant	0.54048944	CN-2-35	79.2	105	133%	12/31/2022	0	6	0	0	51
B1803184	Application inactive	6/17/2020	2236 MYRTLE ST, OAKLAND, CA	005 043101902	Not Available	General Commercial	0.28692734	CC-2-75	158.4	401	253%	12/31/2024	0	0	0	0	115
B1803055	Reinstated	2/3/2022	2016 TELEGRAPH AVE, Oakland, CA 94612	008 064901200	Not Available	Vacant	0.46080362	CBD-P-7	484.0	484	100%	12/31/2025	0	0	0	0	223
B1802663	Permit Issued	12/14/2021	2401 BROADWAY, Oakland, CA 94612	008 067400301	Not Available	Mixed Uses - Residential	0.67914157	D-BV-1-NA	348.5	106	30%	12/31/2023	0	0	0	0	72
B1703245; B1704331	Permit Expired	4/5/2021	1314 FRANKLIN ST, Oakland, CA 94612	002 005500200	Density Bonus Regulatory Agreement Recorded	Mixed Uses - Residential	1.37780508	D-LM-3-LM75	#N/A	316	#N/A	12/31/2025	0	27	0	0	409
B1606175	Reinstated	11/30/2021	1228 36TH AVE, Oakland, CA 94601	033 217701006	Not Available	Vacant	0.01002808	S-15-90	193.6	1296	670%	12/31/2023	0	0	0	0	13
B1604231	Permit Reinstated	11/30/2021	880 W MACARTHUR BLVD, OAKLAND, CA	012 095904900	Not Available	Vacant	0.37007121	RU-5-60	116.2	105	91%	12/31/2023	0	0	0	0	39
B1604083	Permit Expired	2/25/2022	2820 BROADWAY, Oakland, CA 94611	009 068506800	Not Available	General Commercial	0.30424301	D-BV-3-85	158.4	339	214%	12/31/2026	0	0	0	0	103
B1604077	Permit Reinstated	12/16/2021	2855 BROADWAY, Oakland, CA 94611	009 068600300	Not Available	Mixed Uses - Residential	0.3947733	D-BV-3-85	158.4	172	109%	12/31/2023	0	0	0	0	68
B1603981	Permit Reinstated	1/28/2022	277 27TH ST, Oakland, CA 94612	008 067102001	Not Available	Mixed Uses - Residential	0.97288586	D-BV-1-NA	348.5	416	119%	12/31/2026	0	0	0	0	405
B1505209	Permit Reinstated	12/10/2021	2868 HANNAH ST, Oakland, CA 94608	007 058900100, 007 058902400	Not Available	Vacant	0.78315871	HBX-2-NA	46.8	60	128%	12/31/2023	0	0	0	0	47
	On Hold-Fee Due	1/24/2022	919 STANFORD AVE, Oakland, CA 94608	015 129400100	Not Available	General Industrial	0.20083280	HBX-1-NA	43.6	45	104%	12/31/2025	0	0	0	0	9
RB1802925, RB1802926, RB1802927, RB1802928, RB1802929, RB1802930	Permit Expired	5/22/2022	1608 32ND ST OAKLAND 94608	007 059801700	Not Available	Vacant	0.06212993	HBX-2-NA	46.8	100	213%	12/31/2023	0	0	0	0	6
												TOTAL:	**194**	**449**	**504**	**80**	**4255**
																1.8	**36.9**
															11.2%	**%**	**%**

Record ID	*Status[1]*	*Status Date*	*Project Address*	*APN(s)*	*Affordability Mechanism[2]*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*ELI*	*VLI*	*LI*	*MI*	*AMI*

Note: ELI= extremely low-income units; VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

1. **Please see Table C-4 for Planning Permit Status Description**
2. **"Density Bonus" indicates the project is entitled to include lower and moderate-income units, and a regulatory agreement is pending. Density Bonus Projects must provide the agreed-upon number of lower and moderate-income units and are required to maintain those units' affordability as part of development approval and must construct the units concurrently with market rate units. "Density Bonus Regulatory Agreement Recorded" indicates there is an agreement on record.**

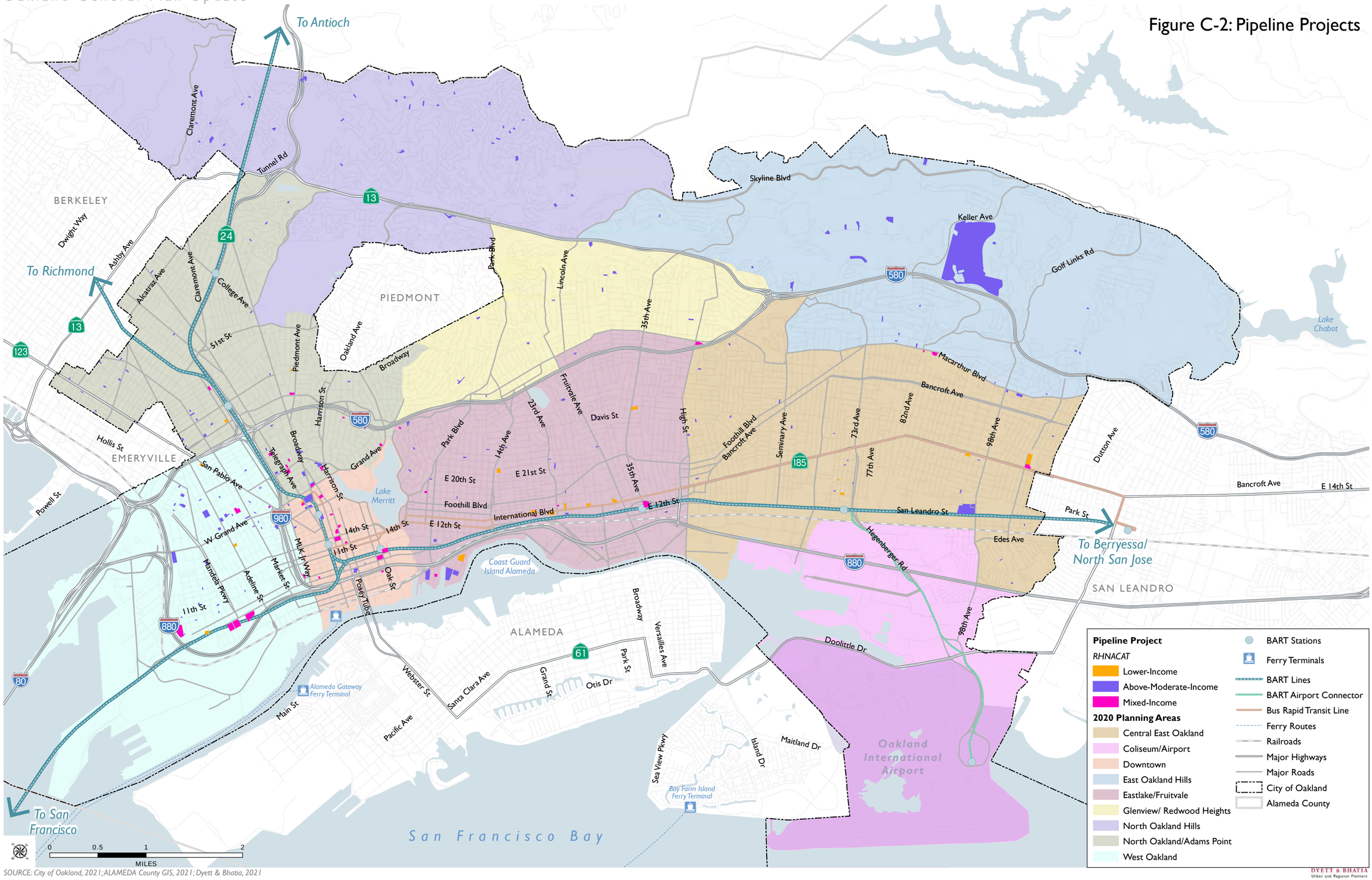
Source: City of Oakland, Building & Planning, November 2022, Dyett & Bhatia, 2022

Table C-6: Summary of One- and Two-Unit Pipeline Project Capacity

Income Category	*Number of Projects*	*Unit Count*
Extremely-Low-Income	0	0
Very-Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Above-Moderate-Income	143	157

Source: City of Oakland, Building & Planning, November 2022; Dyett & Bhatia, 2022

Figure C-2: Pipeline Projects



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

PROJECTED ACCESSORY DWELLING UNITS

Since 2017, the State has continued to pass and implement laws that have removed obstacles to the construction of Accessory Dwelling Units (ADUs) and increased their development potential. Like other California cities, Oakland has continued to amend its Planning Code to remain compliant with new ADU development regulations. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development.

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA. To determine the potential of ADU development during the 6th cycle, the City has analyzed building permit approval patterns since 2018. Table C-7 below shows ADU permits issued from 2018 to 2021, during which an average of approximately 247 permits were issued annually. Over the course of the upcoming eight-year planning period, the City anticipates the development of ADUs at least at the same pace as recent approvals, or 1,978 total ADUs (about 247 average permits per year times eight years). This is a conservative estimate, which is likely impacted by the drop in ADU approvals during the onset of the COVID-19 pandemic—as evidenced by the drop off between 2019 and 2020—and does not account for potential increased development capacity as restrictive regulations continue to be eased.

Table C-7: Annual ADU Approvals, 2018-2021

Year	*ADU Building Permits Issued*
2018	252
2019	289
2020	174
2021	274
Total Units Permitted	**989**
Annual Average	**247.25**
Projected ADU Development (2023-2031)	**1,978**

Source: State HCD, Annual Progress Reports, 2018-2021

As an alternative housing model, ADUs can often be a potential source of affordable housing. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[4] According to the survey, all ADUs are considered affordable to moderate- or lower-income households. Although the survey had limited responses to the question regarding monthly rent, it provides useful local information on ADU affordability in Oakland and is used to estimate the breakdown of projection affordability. To ensure that affordability projects are realistic, the affordability breakdown is further modified based on regional technical assistance provided by ABAG. Table C-8 below summarizes the estimated proportion of ADUs affordable to each income level and the projected number of ADUs by affordability during the planning period. Housing Action Plan actions also seek to implement new ADU standards that streamline approvals to address unpermitted units (Action 3.4.9), provide financial incentives for lower-income

[4] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

homeowners to legalize ADUs (Action 3.2.4); reduce constraints to development of ADUs (Action 3.2.5); and monitor affordability of permitted ADUs (Action 3.2.6).

Table C-8: Projected ADU Capacity by Affordability Level, 2023-2031

Income Level	*Local Affordability Breakdown*	*Regional Affordability Breakdown*	*Modified Affordability Breakdown*	***Projected ADU Capacity***
Very-Low-Income	45.9%	30.0%	35.0%	**692**
Low-Income	45.9%	30.0%	35.0%	**692**
Moderate-Income	8.1%	30.0%	30.0%	**593**
Above-Moderate-Income	0.0%	10.0%	0.0%	**0**
Total Units	**100.0%**	**100.0%**	**100.0%**	**1,978**

Source: Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020); ABAG, Technical Assistance – Using ADUs to Satisfy RHNA, 2022; State HCD, Annual Progress Reports, 2018-2021

ADEQUATE SITES ALTERNATIVE

According to State HCD, under limited circumstances a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[5] These limited circumstances include sites that are:

- Substantially rehabilitated;
- Located on a foreclosed property or in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental;
- Units in a motel, hotel, or hostel that are converted from nonresidential to residential and made available for people experiencing homelessness as part of a long-term recovery response to COVID-19;
- Preserved at levels affordable to low- or very-low-income households, where the local government has provided those units with committed assistance; or
- Preservation of mobile home park through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. Table C-9a below presents projects in which the City has committed assistance through a legally enforceable agreement such that the projects can be used to meet the RHNA. As indicated in the footnotes, the City will provide committed assistance for the duration of the RHNA period, and funds are indicated in the "Funding Sources" column. Both properties represent conversions of hotels to permanent housing for Oaklanders experiencing homelessness, largely funded by

[5] Further specific conditions that sites included under this option must meet are provided by State HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

Project Homekey grants. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units.

The City anticipates that additional units will be created through the 2023-2031 planning period through further opportunities for preservation and rehabilitation Notices of Funding Availability, Acquisition and Conversion to Affordable Housing (ACAH) Program Notices of Funding Availability, and future Project Homekey grants. However, only projects that already have committed assistance at the time of this Housing Element's adoption can be utilized under the Adequate Sites Alternative requirements.

Table C-9a: Adequate Sites Alternative Capacity

					Unit Count			
Project Name	*Project Address*	*APN*	*Project Type*	*Funding Sources*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*[3]
Piedmont Place[1,2]	55 MacArthur Blvd	010 08130080 0	Acquisition/Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	44	0	0	1
Coliseum Way[1]	4801 Coliseum Way	034 22950160 5	Acquisition/ Conversion	SRO/Studio Apartment Preservation Program, BB-KTH, Homekey	36	0	0	1
				Total	**80**	**0**	**0**	**2**
				Percent of RHNA	**1.2%**	**0.0%**	**0.0%**	**0.02%**

1. Per FY2023 MTW Annual Plan, OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients. Project opening dates are projected to be November 2022.

2. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022.

3. Above-moderate-income units include manager's units.

Source: City of Oakland, 2022; Oakland Housing Authority, Draft Making Transitions Work Annual Plan. FY 2023

Table C-9b. Adequate Sites Alternative Requirements

Project Name	*Homekey Project Status*	*Developer/ Owner; Property Manager; Service Provider*	*Project Address*	*Project Type*	*Target Population*	*Total Units*	*# Homeless Units*	*Chronically Homeless Units*	*# Homeless Youth Units*	*Homekey Capital Award*	Homekey Operating Award	City Match Funding
Piedmont Place	Awarded Homekey Funds 3/28/22. Entered into State CA HCD Standard Agreement, a City Grant Agreement, Deed of Trust, and 55-year Regulatory Agreement on 8/21/2022	Memar Properties, Inc (MPI Homes) and Bay Area Community Services (BACS) Service Provider: BACS Housing Corp	55 Macarthur Blvd, Oakland, CA 94610	Acquisition and rehab of existing hotel near Piedmont Avenue	Chronically Homeless. Est. opening date: early 2023.	45	44	44	0	$12.98M	$1,89M	Capital: $3.3M Operating: $3.35M
Inn by the Coliseum	Awarded Homekey Funds 5/17/22. Entered into a Standard Agreement with the State HCD and we will enter into a Regulatory Agreement, Grant Agreement, and Deed of Trust within 2-3 months. Date of HCD agreement is 8/25/2022.	Danco Communities Danco Property Management Service Provider: Operation Dignity, Inc.	4801 Coliseum Way, Oakland, CA 94601	Acquisition and Rehab of existing hotel near Coliseum	Chronically Homeless, Homeless Special Needs. Est. opening date: mid- late 2023.	37	36	6	0	$10.02M	$1.33M	Capital: $4.2M Operating: $6.35M

Source: City of Oakland, 2022

C.3 Availability of Land to Address the Remaining RHNA

Oakland has very few vacant or "greenfield" sites available for additional housing. Further, development is constrained by environmental conditions—including wildfire risk in the hills and hazards in and near industrial lands—as discussed in Appendix F. However, the City has a long track record of encouraging infill and high density projects, and there are many opportunities for these types of projects across Oakland. This section provides an overview of the Inventory's residential capacity beyond the RHNA credits described above, as well as a discussion of the methodology behind realistic capacity assumptions and opportunity site selection. Table C-10 below summarizes the residential capacity available on opportunity sites. The complete 2023-2031 Inventory is provided in Table C-26 at the end of the appendix and in Figure C-1 above.

Table C-10: Summary of Opportunity Site Residential Capacity

	Very-Low-Income[1]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total Units***
6th Cycle RHNA	*6,511*	*3,750*	*4,457*	*11,533*	***26,251***
6th Cycle RHNA + 15% Buffer	*7,488*	*4,313*	*5,126*	*13,263*	***30,189***
Remaining Housing Need[2]	4,533	1,559	3,681	1,357	11,130
Potential Development Projects	413	1,332	194	5,417	**7,357**
Vacant	*203*	*787*	*23*	*1,201*	***2,213***
Non-Vacant	*211*	*545*	*171*	*4,217*	***5,144***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,628**
Capacity Shortfall(-)/ Surplus(+)[3]		**+1,866**	**+1,307**	**+7,204**	**+10,377**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Remaining housing need is the difference between the RHNA and the units credited towards the RHNA through pipeline projects, ADU projections, and adequate alternative sites.

3. Capacity shortfall/surplus is the difference between the remaining housing need and the total residential capacity of opportunity sites.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022; Dyett & Bhatia, 2022

SITE DEVELOPMENT CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. In order to calculate realistic capacity in Oakland, a survey of recently constructed and approved projects from 2018 through 2021 was conducted to understand current and ongoing residential development patterns. Completed projects were derived from 2018-2020 Annual Progress Reports (APRs) and Accela records pulled in March 2022 for completed and entitled projects in 2021. This includes some pipeline projects.

The amount of density provided in each project was compared to the maximum density as allowed by the applicable zoning designation, and then stated as a percentage of meeting the maximum allowable density. Densities are calculated as dwelling units per acre (du/ac). Each project is assigned to its appropriate Planning Area, which is derived from the Oakland Department of Transportation (OakDOT) Geographic Equity Toolbox. The locations of projects included in the survey are shown in Figure C-3 below.

Table C-11a below summarizes the results of this survey and provides realistic capacity estimates for opportunity sites included in the Inventory. Pipeline development projects provide a snapshot of larger projects developed and approved from 2018-2021, and a full table of all projects included in the survey (including completed projects) is shown in Exhibit 1 of this appendix. Realistic capacity is based on the average percentage of maximum permitted density met by developments within Planning Areas by base zone and height area. If a height area of a particular base zone has no recent development history, the average percent of maximum density met for the entire base zone within that Planning Area is assumed. If there is no development history for a base zone within a Planning Area, the average percent of maximum density met of related or similar base zones within the Planning Area is assumed. Finally, if there is no comparable development history within the Planning Area, citywide averages for the base zone and height area are assumed. If development history shows that projects typically exceed the maximum permitted density, then realistic capacity is capped at that maximum density.

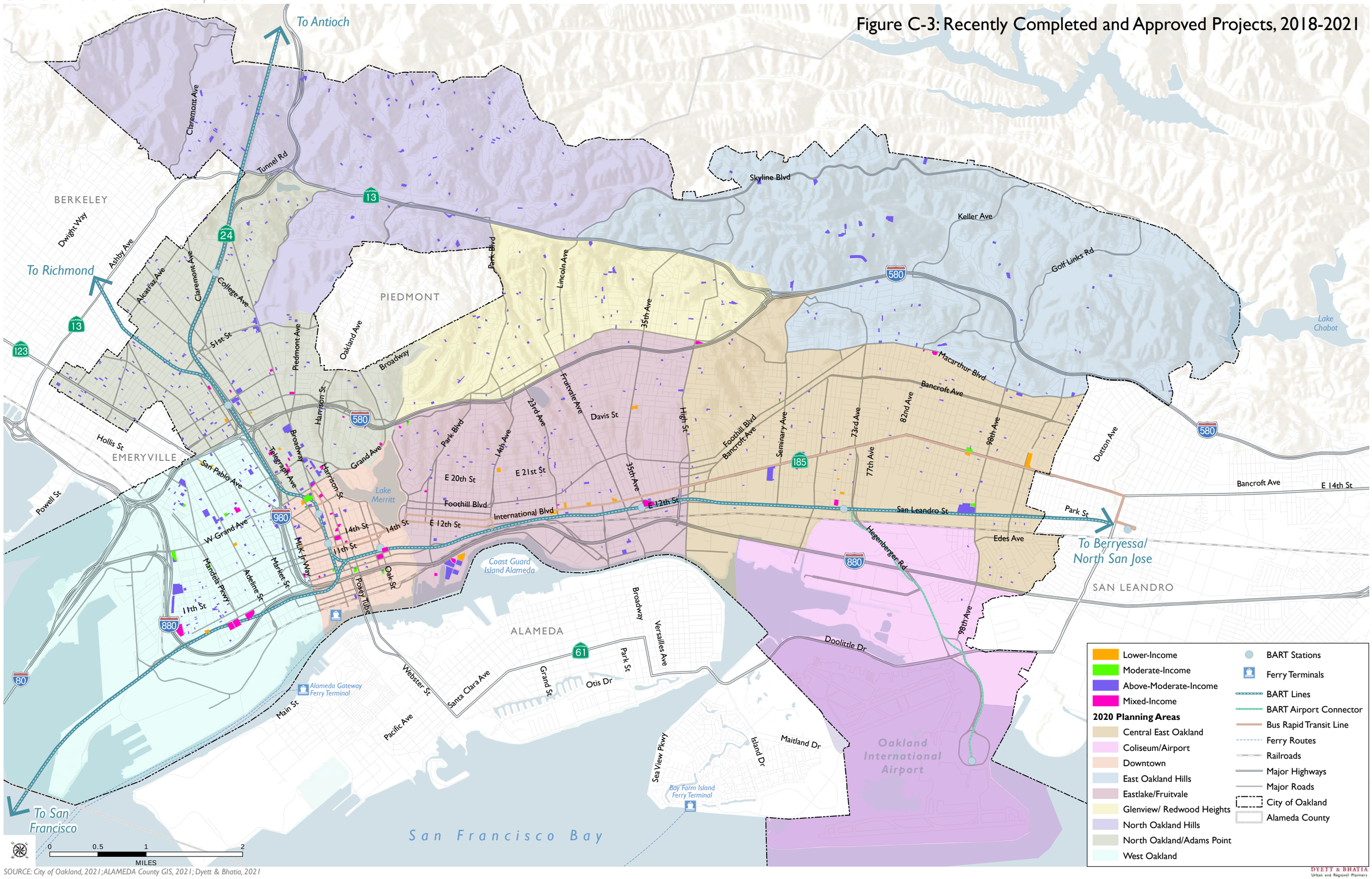
Realistic capacities provided in Table C-11a are applied to sites that do not otherwise include active development applications. These sites are also subject to *additional* capacity modifiers, as shown in Table C-13.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). Where a site has an ongoing pre-application or planning permit application, or where there is expressed developer interest or preliminary discussions, a modifier of 0.9 is applied to densities and affordability for the to approximate realistic capacity.

As described in Appendix F: Constraints, Oakland permits housing in almost all zones, with the exception of some industrial zones. Within some commercial zones, such as CN-1, CN-2, CN-3, CC-1, CC-2, CC-3, and some D-BV zones, 100 percent residential projects may be limited to maintain ground floor commercial in commercial districts. Despite this conditioning, several

projects in commercial zones have developed from 2018 to 2021, and realistic capacity assumptions reflect the densities of completed and approved projects in each Oakland neighborhood. Of all pipeline development sites, approximately 25 percent of all project units are within these commercial zones, with many projects far exceeding the maximum capacity, as shown in Table C-11. In addition, future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use,and will not allow a 100% non-residential use in this overlay.

Figure C-3: Recently Completed and Approved Projects, 2018-2021



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Table C-11a: Realistic Capacity Assumptions

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
Central East Oakland					
CC-1	60	No	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CC-2	45	No	96.8	83.9%	81.2
	60	Yes	116.2	83.9%	97.4
	75	No	158.4	83.9%	132.8
CN-3	35	No	79.2	50.9%	40.3
	45	Yes	96.8	14.7%	14.3
	60	Yes	116.2	53.9%	62.6
	75	No	158.4	50.9%	80.7
CN-4	35	No	79.2	50.9%	40.3
	35*	No	-[1]	-[1]	-[1]
D-CO-1		Yes	335.1	24.1%	80.8
D-CO-2		No	335.1	24.1%	80.8
HBX-1		Yes	43.6	70.6%	30.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	1,050.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	100.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	19.4%	7.7[2]
RU-1		No	39.6	28.6%	11.3
RU-2		Yes	54.5	32.0%	17.4
RU-3		No	96.8	28.6%	27.7
RU-4	45	Yes	96.8	14.9%	14.4
	60	No	116.2	14.9%	17.3
RU-5	35	No	79.2	14.9%	11.8
	45	Yes	96.8	50.6%	49.0
	60	Yes	116.2	15.2%	17.7
	75	No	158.4	15.2%	24.1
S-15	60	Yes	116.2	109.0%	116.2
	75	No	158.4	109.0%	158.4
Coliseum/Airport					

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
CN-3	45	No	96.8	81.9%	79.2
D-CO-2		No	335.1	24.1%	80.8
HBX-1		No	43.6	46.7%	20.4
RD-1		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	104.2%	1 per lot
RM-3		No	1 per lot/2 per lot[2]	140.6%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	85.3%	1 per lot/33.8[2]
			Downtown		
C-40		No	96.8	171.4%	96.8
C-45		Yes	145.2	171.4%	145.2
CBD-C	1	No	145.2	88.2%	128.1
	2	No	217.8	88.2%	192.2
	4	No	484.0	88.2%	427.1
	5	No	484.0	88.2%	427.1
	6	Yes	484.0	70.9%	343.3
	7	Yes	484.0	105.5%	484.0
CBD-P	1	Yes	145.2	98.7%	143.3
	2	Yes	217.8	48.3%	105.2
	6	Yes	484.0	84.3%	407.8
	7	Yes	484.0	63.1%	305.4
CBD-R	1	No	145.2	37.3%	54.1
	2	No	217.8	37.3%	81.2
	4	Yes	484.0	37.3%	180.4
	5	No	484.0	37.3%	180.4
	6	No	484.0	37.3%	180.4
CBD-X	1	Yes	145.2	16.6%	24.1
	2	Yes	217.8	80.1%	174.5
	4	Yes	484.0	56.1%	271.5
	6	No	484.0	57.2%	276.7
	7	No	484.0	57.2%	276.7
D-LM-2	LM-45	No	96.8	56.2%	54.4
	LM-85	Yes	193.6	12.0%	23.2
	LM-175	Yes	396.0	79.9%	316.4
	LM-275	Yes	396.0	58.8%	232.9

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
D-LM-3	LM-175	No	396.0	56.2%	222.7
	LM-275	No	396.0	51.9%	205.7
D-LM-4	LM-45	Yes	96.8	28.3%	27.4
	LM-85	Yes	193.6	64.3%	124.4
	LM-175	No	396.0	47.6%	188.7
	LM-275	Yes	396.0	61.4%	243.2
D-LM-5	LM-85	No	193.6	51.9%	100.6
	LM-175	No	396.0	51.9%	205.7
	LM-275	No	396.0	51.9%	205.7
R-80		No	145.2	89.7%	130.2
S-2		No	145.2	171.4%	145.2
East Oakland Hills					
CC-1	35	No	79.2	1.5%	1.2
	60	Yes	116.2	1.5%	1.7
CC-2	45	No	96.8	1.5%	1.4
CN-3	35	No	79.2	33.1%	26.3
	45	Yes	96.8	33.1%	32.1
	60	No	116.2	33.1%	38.5
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-1		Yes	1 per lot	100.0%	1 per lot
RH-2		No	1 per lot	100.0%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		No	1 per lot	127.6%	1 per lot
RM-2		No	1 per lot/2 per lot[2]	127.6%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	250.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	5.1%	None/2.0[2]
RU-4	45	Yes	96.8	21.0%	20.3
	60	No	116.2	21.0%	24.4
RU-5	45	No	96.8	21.0%	20.3
Eastlake/Fruitvale					
CC-1	60	No	116.2	95.2%	110.5

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	75	No	158.4	95.2%	150.7
CC-2	35	No	79.2	95.2%	75.4
	45	No	96.8	95.2%	92.1
	60	Yes	116.2	105.4%	116.2
	75	Yes	158.4	64.3%	101.9
CN-1	45	No	96.8	101.8%	96.8
CN-2	35	No	79.2	101.8%	79.2
	45	Yes	96.8	120.3%	96.8
	75	No	158.4	101.8%	158.4
CN-3	35	Yes	79.2	99.0%	78.4
	45	Yes	96.8	87.0%	84.2
	60	Yes	116.2	74.8%	86.8
	75	No	158.4	101.8%	158.4
CN-4	35	No	79.2	101.8%	79.2
	35*	No	-[1]	-[1]	-[1]
D-CE-3		Yes	62.2	54.5%	33.9
D-CE-4		No	62.2	54.5%	33.9
D-LM-1	LM-85	No	193.6	38.1%	73.8
D-LM-4	LM-275	No	396	61.4%	243.2
D-LM-5	LM-85	No	193.6	38.1%	73.8
HBX-1		Yes	43.56	97.1%	42.3
HBX-2		Yes	46.8	23.6%	11.1
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	112.5%	1 per lot
RM-2		Yes	1 per lot	851.9%	1 per lot
RM-3		Yes	1 per lot/2 per lot[2]	98.0%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	89.6%	1 per lot/35.5[2]
RU-1		Yes	39.6	43.4%	17.2
RU-2		Yes	54.5	65.2%	35.5
RU-3		Yes	96.8	63.0%	61.0
RU-4	35	No	79.2	85.7%	67.9
	45	Yes	96.8	85.7%	83.0
	60	No	116.2	85.7%	99.6

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	90	No	193.6	85.7%	165.9
RU-5	45	No	96.8	74.4%	72.0
	60	No	116.2	74.4%	86.4
S-15	75	No	158.4	36.2%	57.3
	90	Yes	193.6	36.2%	70.1
Glenview/Redwood Heights					
CN-1	35	No	79.2	219.1%	79.2
	45	No	96.8	219.1%	96.8
	60	No	116.2	219.1%	116.2
CN-2	35	No	79.2	219.1%	79.2
	45	Yes	96.8	219.1%	96.8
CN-3	35	No	79.2	219.1%	79.2
	35*	No	-[1]	-[1]	-[1]
	45	Yes	96.8	219.1%	96.8
CN-4	35*	No	-[1]	-[1]	-[1]
RD-1		Yes	1 per lot	102.9%	1 per lot
RD-2		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	100.0%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	75.0%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	253.8%	1 per lot/2 per lot[2]
RM-4		No	1 per lot/39.6[2]	134.6%	1 per lot/39.6[2]
RU-4	45	No	96.8	33.4%	32.3
RU-5	45	No	96.8	75.7%	73.3
	60	No	116.2	92.2%	107.1
North Oakland Hills					
CC-2	60	No	116.2	45.0%	52.3
CN-1	35	No	79.2	115.2%	79.2
CN-1	45	No	96.8	106.2%	96.8
CN-3	35	No	79.2	97.3%	77.1
CN-4	35*	No	-[1]	-[1]	-[1]
	45	No	96.8	106.2%	96.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RH-1		No	1 per lot	100.7%	1 per lot

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
RH-2		No	1 per lot	100.7%	1 per lot
RH-3		Yes	1 per lot	100.0%	1 per lot
RH-4		Yes	1 per lot	101.5%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-3		No	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RU-2		No	54.5	60.6%	33.0
RU-3		No	96.8	27.9%	27.0
North Oakland/Adams Point					
CBD-C	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-P	4	No	484.0	54.2%	262.4
	6	No	484.0	54.2%	262.4
CBD-X	2	No	217.8	54.2%	118.1
	4	No	484.0	54.2%	262.4
	6	Yes	484.0	54.2%	262.4
CC-2	45	Yes	96.8	78.7%	76.2
	60	Yes	116.2	64.8%	75.2
	75	Yes	158.4	66.8%	105.8
	90	Yes	193.6	129.9%	193.6
CN-1	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
CN-2	35	Yes	79.2	133.2%	79.2
	45	Yes	96.8	88.9%	86.1
	60	Yes	116.2	45.0%	52.3
	75	No	158.4	89.0%	141.0
	90	No	193.6	89.0%	172.3
CN-3	35	Yes	79.2	95.7%	75.8
	45	Yes	96.8	34.6%	33.5
	60	Yes	116.2	109.5%	116.2
	75	No	158.4	96.8%	153.4
CN-4	35	No	79.2	92.9%	73.6
	45	No	96.8	92.9%	89.9
D-BV-1		Yes	348.5	92.9%	323.8
D-BV-2	45	No	96.8	253.7%	96.8

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
	85	Yes	158.4	334.9%	158.4
	250	Yes	229.3	226.7%	229.3
D-BV-3	45	No	96.8	56.5%	54.7
	85	No	158.4	56.5%	89.5
	85/135	Yes	217.8	56.5%	123.1
	135	No	217.8	56.5%	123.1
	135/200	No	290.4	56.5%	164.1
D-BV-4	45	No	96.8	99.4%	96.2
	65	No	116.2	99.4%	115.5
	85	Yes	158.4	99.4%	157.5
	85/135	No	217.8	99.4%	216.5
	135	No	217.8	99.4%	216.5
	135/200	No	290.4	99.4%	288.7
HBX-1		Yes	43.6	33.2%	14.4
HBX-2		Yes	46.8	31.7%	14.8
RD-1		Yes	1 per lot	100.0%	1 per lot
RD-2		No	1 per lot	100.0%	1 per lot
RH-3		No	1 per lot	100.0%	1 per lot
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	103.2%	1 per lot
RM-2		Yes	1 per lot/2 per lot[2]	74.1%	1 per lot/2 per lot[2]
RM-3		Yes	1 per lot/2 per lot[2]	107.7%	1 per lot/2 per lot[2]
RM-4		Yes	1 per lot/39.6[2]	52.0%	1 per lot/20.6**
RU-1		Yes	39.6	61.0%	24.2
RU-2		Yes	54.5	61.2%	33.3
RU-3		Yes	96.8	20.9%	20.2
RU-4	45	Yes	96.8	135.1%	96.8
	60	Yes	116.2	10.8%	12.5
RU-5	45	Yes	96.8	12.6%	12.2
	60	Yes	116.2	90.7%	105.4
	90	No	193.6	51.7%	100.0
S-15	60	No	116.2	91.1%	105.9
	75	No	158.4	91.1%	144.3
	90	Yes	193.6	91.1%	176.4

Base Zone	*Building Height Area*	*Recent Development History?*	*Permitted Density (du/ac)*	*Average/Assumed Percent of Density Met*	*Realistic Capacity (du/ac)*
West Oakland					
C-40		No	96.8	171.4%	96.8
CBD-R	1	No	145.2	86.6%	125.7
	2	Yes	217.8	86.6%	188.5
CBD-X	1	No	145.2	86.6%	125.7
	2	No	217.8	86.6%	188.5
	4	No	484.0	86.6%	419.0
CC-1	75	No	158.4	122.3%	158.4
CC-2	45	Yes	96.8	100.2%	96.8
	60	Yes	116.2	94.5%	109.7
	75	Yes	158.4	138.4%	158.4
	90	No	193.6	122.3%	193.6
D-WS-1		Yes	28.4	15.0%	4.3
D-WS-2		No	51.2	28.9%	14.8
D-WS-3		No	35.8	28.9%	10.3
D-WS-4		Yes	70.9	1.8%	1.3
D-WS-5		No	0.0	28.9%	0.0
D-WS-7		No	64.2	28.9%	18.5
D-WS-8		Yes	131.2	69.8%	91.6
HBX-2		Yes	46.8	60.0%	28.1
HBX-4		Yes	54.5	58.8%	32.0
RH-4		No	1 per lot	101.3%	1 per lot
RM-1		Yes	1 per lot	100.0%	1 per lot
RM-2		Yes	1 per lot/2 per lot^2	246.9%	1 per lot/2 per lot^2
RM-3		Yes	1 per lot/2 per lot^2	100.0%	1 per lot/2 per lot^2
RM-4		Yes	1 per lot/39.6^2	131.8%	1 per lot/39.6^2
RU-1		Yes	39.6	46.6%	18.5
RU-2		No	54.5	82.4%	44.9
RU-3		No	96.8	82.4%	79.8
RU-4	35	No	79.2	82.4%	65.3
RU-5	35	No	79.2	118.2%	79.2
	45	Yes	96.8	113.4%	96.8
	60	Yes	116.2	170.7%	116.2
	75	Yes	158.4	108.7%	158.4

Base Zone	Building Height Area	Recent Development History?	Permitted Density (du/ac)	Average/Assumed Percent of Density Met	Realistic Capacity (du/ac)
	55	Yes	116.2	152.4%	116.2
	60	Yes	116.2	130.7%	116.2
	75	Yes	158.4	152.4%	158.4
S-15W	90	Yes	193.6	152.4%	193.6
	100	Yes	193.6	78.4%	151.8
	140	Yes	193.6	152.4%	193.6
	160	Yes	193.6	176.3%	193.6

1. Same density regulations as abutting RH, RD, or RM Zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

2. Density is limited to one unit per lot for parcels less than 4,000 sq. ft. in base zones RM-2 through RM-4. If a parcel in the RM-2 and RM-3 Zones is larger than 4,000 sq. ft., then two units per lot are permitted by right, while 17.42 du/ac is permitted in RM-2 with a Conditional Use Permit (CUP) and 29.04 du/ac is permitted in RM-3 with a CUP. If a parcel in the RM-4 Zone is larger than 4,000 sq. ft., up to four units are permitted by right, while 39.6 du/ac is permitted in RM-4 with a CUP. In the case of base zones RM-2, RM-3, and RM-4 below 4,000 sq. ft. assume the site will develop at the maximum allowed unit per lot if the average percent of density met is above 50 percent – otherwise assume development is not feasible. In the case of base zone RM-4 above 4,000 sq. ft., apply the percentage of density met to the permitted 39.6 du/ac.

Source: State HCD, Annual Progress Report, 2020; City of Oakland, Planning & Building Department, March 2022; Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020; Dyett & Bhatia, 2022

Non-Residential to Residential Conversion

Oakland permits residential development on a number of commercial and other non-residential base zones. The City has a substantial track record of encouraging and facilitating the conversion of non-residential uses to residential or mixed uses. See Table C-12a for a summary of parcels that converted from existing non-residential uses during the 5th cycle planning period, based on use changes between historic 2014-2015 and 2021 Alameda County Assessor parcel data.[6] The locations of these conversions are provided in Figure C-4. Based on residential unit counts provided in the 2021 Assessor data, there are about 8,487 residential units located on converted parcels. These parcels are not included in the Inventory but are rather provided to demonstrate that additional conversions from non-residential to residential uses are likely during the planning period.

6. Assessors data does not provide information on what affordability level these uses were converted to.

Table C-12a: Summary of Non-Residential to Residential Conversion, 2014-2021

Conversion Type	*Number of Converted Parcels*	*Number of Residential Units*
Commercial to Residential	481	6,649
Commercial to Residential Mixed-Use	16	720
Industrial to Residential	87	766
Industrial to Residential Mixed-Use	1	24
Institutional to Residential	28	328

Source: Alameda County, Historic Assessor Parcel Data, 2014-2015 and 2021; Dyett & Bhatia, 2022

Mixed-Use and Infill Development

The City has a significant track record of encouraging mixed-use and infill development. According to APRs submitted to State HCD, all new development in Oakland since 2018 is considered infill development. As noted in Table C-12, which provides a list of completed and approved[7] projects from 2018 to 2021, about 744 units developed on parcels that converted from solely non-residential uses to mixed residential uses.

A sample of projects that converted from an existing commercial or industrial use to a residential use are shown below in table C-16a.

[7] Includes one pre-application project

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

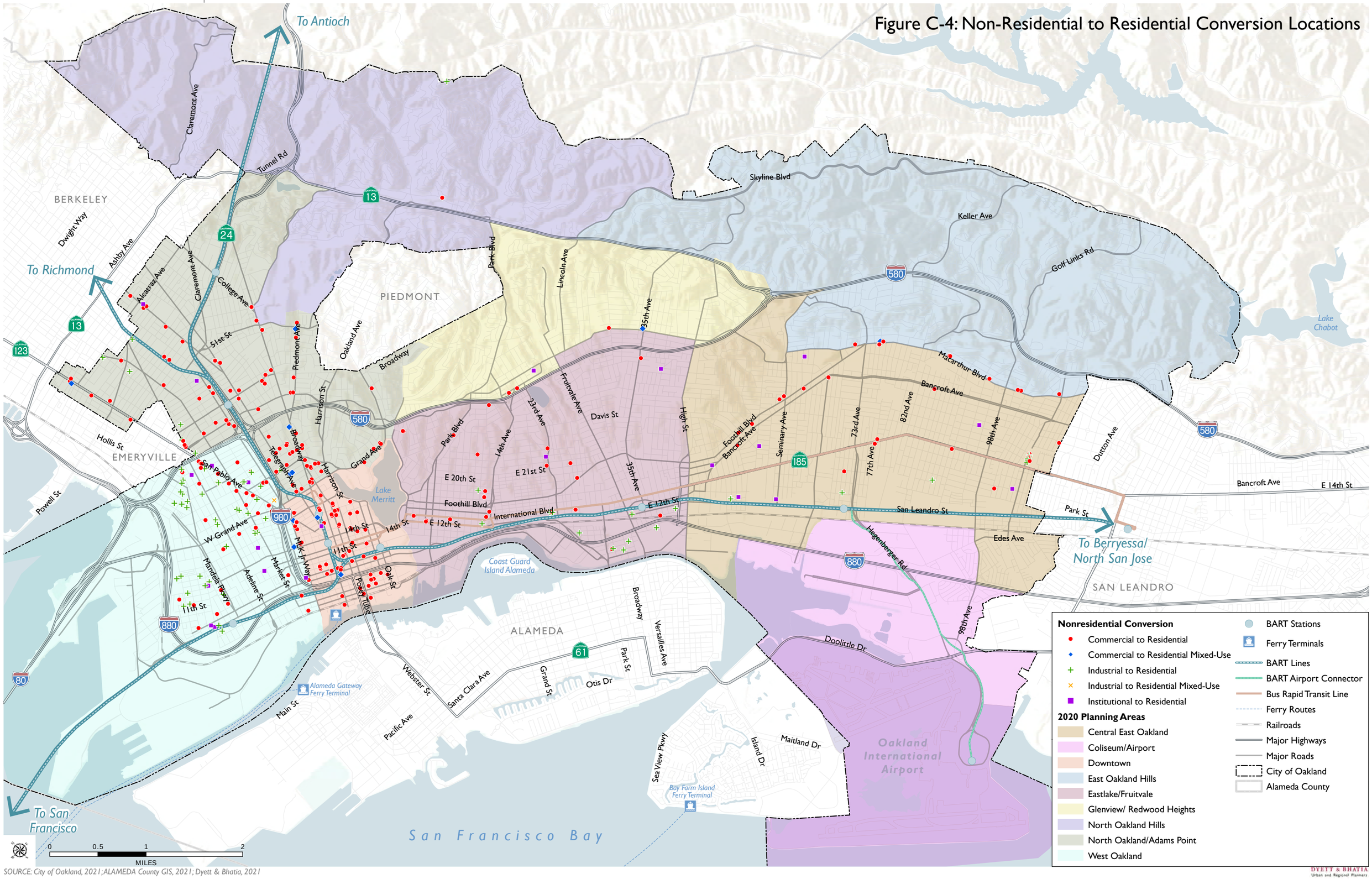
Status	*Year*	*APN*	*Address*	*Current Base Zone*	*Prior Base Zone*	*Existing Land Use*	*Prior AV Ratio*	*Prior FAR*	*Acres*	*Allowable Density*	*Percentage of Allowable Density*	*Density*	*Area*	*VLI*	*LI*	*MI*	*AMI*
Completed	2020	041 4166054 00	805 71ST AVE, 94621	D-CO-1	D-CO-1	Exempt Public Agency	0	0	1.36	335.1	24%	80.8	Central East Oakland	55	0	0	55
Completed	2018	046 5423025 00 001	9400 INTERNATIONAL BLVD	RM-2	RM-2	Exempt Public Agency	0	0	0.08	1 per lot	726%	726.4	Central East Oakland	0	0	0	59
Pre-Application	2022	0139001 00 001	430 Broadway, 94607	C-45	C-45	Public	N/A	N/A	1.38	145.2	136%	197.3	Downtown	0	100	0	172
Approved	2022	0139015 00	419 4th ST, 94607	C-45	C-45	General Industrial	0.76	0.99	0.32	145.2	148%	214.9	Downtown	0	0	0	69
Approved	2020	008 0647001 00	2125 TELEGRAPH AVE, Oakland, CA 94612	CBD-C	CBD-C	Parking Lot	N/A	N/A	0.17	484	115%	555.9	Downtown	97	0	0	0
Approved	2017	008 0624034 00	1433 WEBSTER ST	CBD-P	CBD-P	Office	N/A	1	0.14	484	713%	3450.5	Downtown	7	0	0	161
Approved	2022	008 0664006 00 001	2301 Telegraph Ave, 94612	CC-2	CC-2	General Commercial	1.23	0.61	0.19	98.6	311%	306.9	Downtown	0	58	0	0
Approved	2021	0169001 00	51 9TH ST, 94607	D-LM-2	D-LM-2	Parking Lot	N/A	N/A	1.38	98.6	408%	402.6	Downtown	123	74	36	324
Approved	2019	025 0719007 01	3050 INTERNATIONAL BLVD, 94601	CC-2	CC-2	Parking Lot	N/A	N/A	0.75	158.4	64%	101.9	Eastlake-Fruitvale	47	28	1	0
Completed	2020	033 2177021 02	3611 E 12TH, CA 94601	S-15	S-15	Exempt Public Agency	0	0	1.26	193.6	39%	74.9	Eastlake-Fruitvale	72	20	0	2

Table C-12b: Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021

Status	*Year*	*APN*	*Address*	*Current Base Zone*	*Prior Base Zone*	*Existing Land Use*	*Prior AV Ratio*	*Prior FAR*	*Acres*	*Allowable Density*	*Percentage of Allowable Density*	*Density*	*Area*	*VLI*	*LI*	*MI*	*AMI*
Completed	2020	037 2544035 00	4690 TOMPKINS AVE, OAKLAND, CA	RM-3	RM-3	Residential Care/Assisted Living/Nursing Facility	0.85	0.62	0.85	29.04	162%	47.1	Glenview/Redwood Heights	0	0	0	40
Completed	2020	009 0688001 01	411 29TH ST, Oakland, CA 94609	CC-2	CC-2	Office	0.1	0.81	0.74	158.4	71%	112.8	North Oakland/Adams Point	0	0	0	83
Completed	2018	009 0699023 01	445 30TH ST, Oakland, CA 94609	S-1	S-1	Office	0.04	0.27	0.26	NA	NA	224.6	North Oakland/Adams Point	0	57	1	0
Completed	2018	005 0437014 04	2506 Magnolia Street	HBX-4	HBX-4	General Industrial	4.49	0.79	1.47	43.6	17%	7.5	West Oakland	0	0	0	11
Approved	2019	005 0406030 00	1842 ADELINE ST, Oakland, CA 94607	RM-4	RM-4	Religious/Institutional	N/A	N/A	0.10	39.6	1248%	494.0	West Oakland	49	0	1	0
Approved	2018	005 0479003 01	3419 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	General Commercial	N/A	0.1	0.16	158.4	237%	375.1	West Oakland	15	44	1	0
Completed	2020	008 0663006 00	674 23RD ST, Oakland, CA 94612	RU-5	RU-5	General Industrial	0.46	2.14	0.29	96.8	85%	82.6	West Oakland	0	0	0	24
Completed	2019	009 0722007 00	3268 SAN PABLO AVE, Oakland, CA 94608	RU-5	RU-5	Religious/Institutional	0.03	0.25	0.26	116.2	171%	198.3	West Oakland	13	38	0	0
Approved	2020	004 0071003 00	1451 7TH STREET, OAKLAND, CA 94607	S-15W	S-15W	Utilities	N/A	N/A	2.75	158.4	175%	277.4	West Oakland	90	148	2	522

Source: Alameda County, Historic Assessor Parcel Data, 2015 and 2021; Dyett & Bhatia, 2022

Figure C-4: Non-Residential to Residential Conversion Locations



Nonresidential Conversion

- Commercial to Residential
- Commercial to Residential Mixed-Use
- Industrial to Residential
- Industrial to Residential Mixed-Use
- Institutional to Residential

2020 Planning Areas

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale
- Glenview/ Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Development Capacity Modifiers

As noted previously, Oakland's RHNA has increased by nearly 77.8 percent between the 5th and 6th RHNA cycles. However, the City fell short of meeting its lower- and moderate-income housing need during the planning cycle, and many sites included in the 5th cycle housing inventory did not develop with housing. An analysis from the UCLA Lewis Center confirmed that Oakland was on track to develop no more than about 21.0 percent of the sites identified during the 5th RHNA cycle as opportunity sites.[8] However, on those sites that were developed, the number of units developed was three times higher than anticipated as the realistic capacity. Further, a significant amount of residential development—nearly 73.0 percent of all residential development in Oakland—occurred on sites that were *not* identified as opportunity sites. These data reflect the challenges in predicting where development will occur but also show that Oakland's development standards generally allow for higher density development than anticipated.

Nonetheless, the City of Oakland has and continues to undertake a robust effort to identify those sites, with the assistance of community input, that provide the best opportunity for development for the upcoming 6th RHNA Cycle. Further, to meet this increased housing need and increase capacity citywide, the City is committing to a number of actions meant to streamline the development process and incentivize affordable housing development. This includes the implementation of objective design standards, increased permitted densities in historically lower density and higher resource areas, revisions to restrictive development standards, and other zoning reforms expected to increase density overall – as described in the Housing Action Plan. Despite these efforts, the development capacity of opportunity sites should be discounted to account for falling short of previous RHNA goals.

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop, as discussed above. While Table C-11 accounts for land use controls and typical densities of residential projects, it is likely that not every site selected in the Inventory will develop with housing during the planning period and that some housing projects will occur on sites not considered in the Inventory. To account for this fact, additional development capacity modifiers are applied to all opportunity sites to discount total residential capacity. This means that other opportunity sites are subject to both realistic capacity modifiers (Table C-11) as well as development capacity modifiers (Table C-13). Development capacity modifiers are derived from the existing use of a site, as well as its assessed value (AV) ratio and floor area ratio (FAR). When a site has a low AV ratio or FAR, it indicates that the site is underutilized and has potential to redevelop – especially in Oakland, where demand for housing is extremely high. Sites with pre-applications Table C-13 below summarizes the percentage modifiers applied to opportunity sites.

[8] Kapur et al., "What Gets Built on Sites that Cities 'Make Available' for Housing." *UCLA Lewis Center for Regional Policy Studies*. August 2021. Available at https://www.lewis.ucla.edu/research/what-gets-built-on-sites-that-cities-make-available-for-housing/.

Table C-13: Development Capacity Modifiers

Existing Use/Site Type	*AV Ratio*	*FAR*	*Capacity Modifier*
Pre-Application/Early-Stage Planning Application[1]			90%
Vacant	-	-	90%
Non-Vacant	Low (<0.5)	Low (<0.5)	80%
	Low (<0.5)	Medium to High (>0.5)	60%
	Medium (Between 0.5 and 1.0)	Low to High (>0.0)	40%

1. This modifier is applied to "Potential Project" totals in Table C-1, as the capacity likelihood would not be site-specific

Source: Dyett & Bhatia, 2022

OPPORTUNITY SITE SELECTION

To identify adequate sites and determine realistic capacity for the 2023-2031 Inventory, a parcel-based analysis of properties within City limits was conducted using Alameda County Assessor data supplemented with information from the City. This analysis was carried out in accordance with the framework provided by the 2020 State HCD Housing Element Site Inventory Guidebook. This section outlines how sites were selected, as well as the assumed affordability level of those sites.

Non-residential pipeline projects, completed projects, and those under construction but likely to be completed prior to the start of the projection period are excluded from consideration, as these sites are unlikely to develop with additional housing over the next eight years. Sites that are very small and not viable for lot consolidation (i.e., less than 0.1 acres with no common ownership across adjacent parcels) are also excluded.

The remaining vacant and non-vacant sites were then considered as potential sites to include in the Inventory. Non-vacant opportunity sites include those with an existing use that is likely to discontinue during the planning period, those with expressed developer interest, and those generally underutilized or developed with low intensity, such as underperforming strip commercial uses, warehouses, sites with mixed-use potential, and sites located in specific plans that encourage higher density development.

Sites are primarily considered underutilized based on their AV ratio and FAR. A low AV ratio, which is typically anything below 1.0, means that the land is worth substantially more than the improvements built on top of it – indicating that there is a strong incentive for the property owner to redevelop with new uses than can command higher rents or sales prices. Similarly, a low FAR indicates that building area of the structure is small compared to the entire site, which indicates potential for redevelopment at higher intensities. When available, building age was also considered in evaluating underutilized sites. Further, the existing uses and location of sites in relationship to current development patterns were also considered.

Environmental constraints were also considered in site selection. Sites located in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by Federal Emergency Management Agency (FEMA), and Very High Fire Hazard Severity Zones (VHFHSZ) were excluded from inclusion in

the Inventory. Contaminated sites and those with known hazards were excluded for lower-income projects. However, environmentally constrained sites were not excluded if they contain planned projects with environmental mitigation provisions already factored into development costs or if a developer has shown interest in development. Further, environmentally constrained City- or publicly-owned sites that have been deemed feasible for residential development are also included. There are no other known environmental constraints that could substantially impact housing development on identified sites during the planning period.

Opportunity sites were also selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected as to reduce segregation and increase affordable development in high resource neighborhoods, where possible. Sites located in Priority Development Areas (PDAs) and near transit were also prioritized for lower-income housing. A full analysis of the sites inventory as it relates to fair housing is provided in Section C.4 and Appendix D.

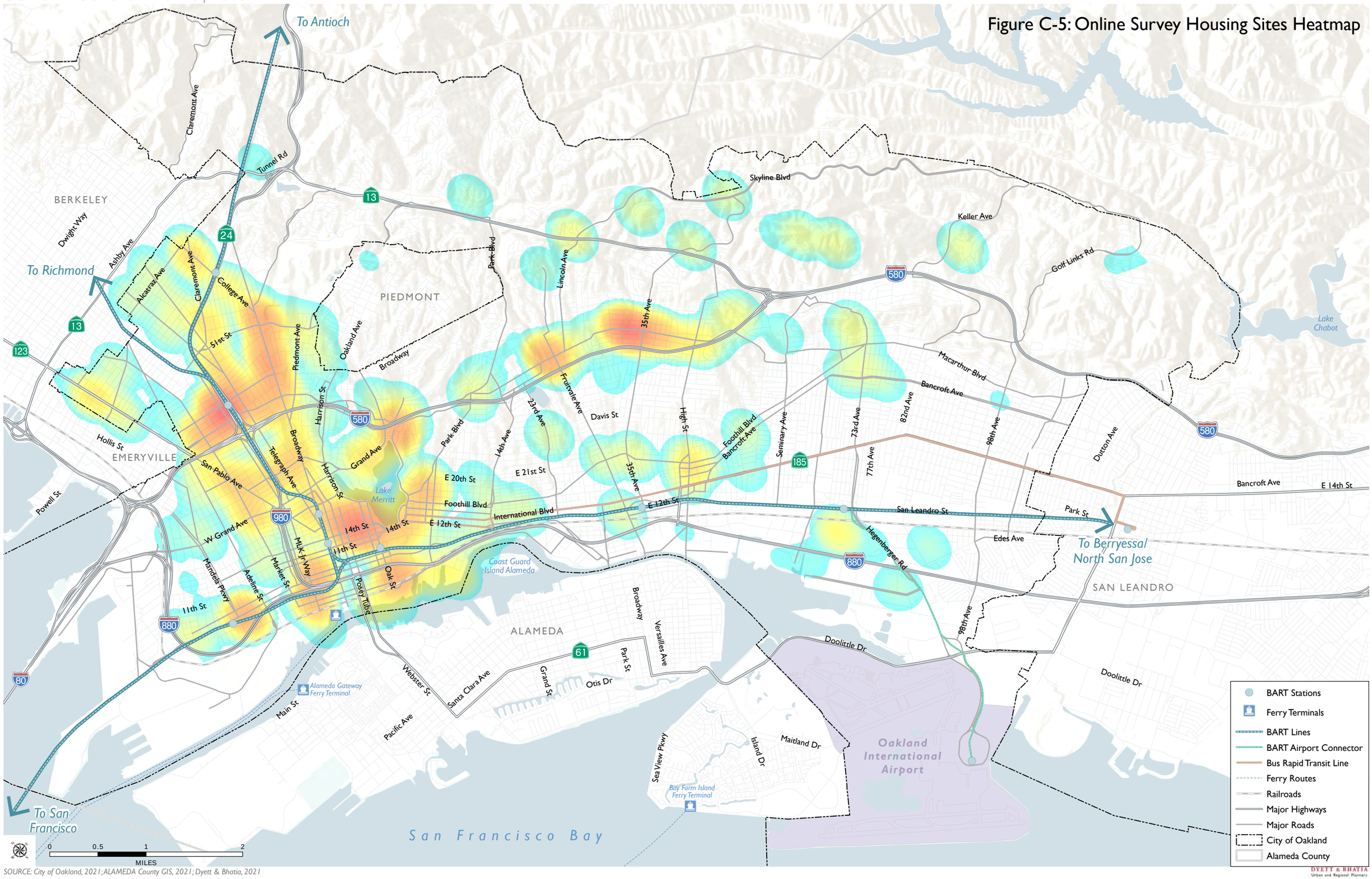
Housing Site Selection Engagement

Extensive community outreach was conducted in identifying sites appropriate to include in the Inventory. The initial pool of sites was provided by City staff and supplemented with suggestions made by Oakland City Councilmembers, community members, and housing organizations. These sites included both vacant sites and non-vacant sites with additional development capacity.

During the four Housing Element workshops, which were open to the public, Oakland residents provided suggestions for housing sites throughout the city. The first housing workshop was focused on sites and was accompanied by an online interactive mapping survey where residents could select specific sites for housing. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland. Feedback from the first focus group meeting—which had an emphasis on housing sites—was also incorporated. Sites selected as part of the survey are noted in Table C-25 below.

Respondents to the online interactive mapping tool and survey wrote enthusiastically about a variety of areas located around Oakland appropriate for housing through 1,275 individual survey comments. Areas included surface parking lots, underutilized sites near transit, and areas with high resources that would be appropriate for housing. In selecting specific locations, respondents most frequently selected sites near downtown, along Broadway and near the Rockridge Bay Area Rapid Transit (BART) station, in lower Dimond, and along Macarthur Boulevard in Upper Dimond/Redwood Heights. Through 701 individual comments, respondents mentioned a variety of sites including empty/vacant lots, surface parking lots, potential sites near transit, and high resources areas. See Figure C-5 for a heat map of suggested housing sites provided via the online survey.

Figure C-5: Online Survey Housing Sites Heatmap



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Housing Site Affordability

For a site to be designated as capable of accommodating development for lower-income households, Government Code Section 65583.2(c)(3) requires that such sites in urban jurisdictions allow for at least 30 du/ac, known as the "default density." In metropolitan counties, such as Alameda County, zoning that allows for residential density of at least 30 du/ac is considered appropriate to accommodate the economies of scale needed to produce affordable housing. In this Housing Element, all vacant and non-vacant sites identified to accommodate lower-income units are located in zoning designations that permit at least 30 du/ac. The only exceptions to this are pipeline projects and other potential development projects that include affordable units and are located in a lower density designation.

Sites that are permitted to develop with at least 30 du/ac but are not otherwise appropriate for lower-income housing (e.g., are located above environmental constraints, are assumed to develop below 30 du/ac, or do not meet State HCD size parameters) are used to meet the moderate-income RHNA. Other sites that permit medium densities below 30 du/ac are also considered suitable for moderate-income housing, as are larger sites in the RM-2 and RM-3 base zones since these projects are likely to develop with mixed uses that can support moderate-income housing. All other sites in the RH-1 through RH-4, RD-1, RD-2, and RM-1 base zones are considered appropriate for above-moderate-income housing, as are smaller sites in the RM-2 to RM-4 base zones.

Finally, a number of sites—including those with pre-applications indicating a mixed-income development and other potential projects—are likely to develop at a variety of income levels. Where specific information has been provided by the developer on affordability levels and total capacity, these estimates are used to approximate realistic capacity (with a 0.9 capacity modifier, as described above). Where specific affordability levels and capacity have not been provided, the affordability breakdown is assumed to be as follows – 24.0 percent lower-income, 2.0 percent moderate-income, and 74.0 percent above-moderate-income. This breakdown is derived from the average affordability of mixed-income projects surveyed in Figure C-3. Larger opportunity sites (i.e., those larger than 10 acres) with high potential capacities are also assumed to develop as mixed-income.

As discussed further below, a mixture of incomes is also assumed on larger (i.e., greater than 10 acres) City- and publicly-owned sites to avoid an overconcentration of affordable housing. Further, many of these sites are in lower resource or high segregation and poverty neighborhoods. These larger City-owned sites are assumed to develop with a higher proportion of affordable housing (30.0 percent lower-income, 20.0 percent moderate-income, and 50.0 percent above-moderate-income) than other mixed-income sites due to the prioritization of affordable housing projects on City-owned land. Following Council direction and City priorities, City-owned land should be prioritized for uses that maximize the production of affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. Additional prioritization efforts are outlined in the Housing Action Plan. City- and publicly-owned sites between 0.5 and 10 acres in size are assumed to accommodate 100 percent affordable housing, and City-owned parcels have either been declared "surplus" or are otherwise are planned for housing development – see Appendix E for more details.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process. This includes projects ranging from the pre-application stage to those with filed and under review planning permits. As these projects have not yet received entitlement, they cannot be credited towards the RHNA. However, a pre-application or an application for a planning permit indicates developer interest and that a site is likely to redevelop with housing. Where a potential project is on non-vacant land, this is counted towards the reliance on non-vacant sites.

The presence of a development application is the strongest indicator that a site will be developed with housing during the planning period. Development projects listed in as "potential projects", at a minimum, have submitted for a formal entitlement application or for pre-application review (a Preliminary Review Procedure (PRP) application or an SB 330 preliminary application). As noted above, 98.6 percent of planning projects approved in 2015 developed as housing over an eight-year period. While there is no available data on how many pre-application or early-phase planning application projects receive an 'approved' status, the total inventory applies a modifier of 0.9 to densities and affordability drawn from the pre-application or planning permit application to approximate realistic capacity. This capacity modifier is applied to the "Potential Projects" total as shown in Table C-1, as it would not apply to any one site.

Distribution of unit affordability is taken from applications. In the case where a pre-application project does not specify capacity or affordability, or proposes development that exceeds the permitted density, realistic capacity assumptions as described above are applied.

These projects are derived from Accela records pulled in March 2022 and are provided in Table C-14 below. Actions in the Housing Action Plan support development of these potential sites through streamlining the permitting process (Action 3.6.1); expanding by-right approvals and implementation of entitlement reform (Action 3.6.3); continuing online permitting (Action 3.6.5); providing access to low-cost financing for development (Action 3.3.6); adjusting or waiving City fees and payment timing for affordable housing developments (Action 3.3.9); and expanding the availability of predevelopment finding and low-debt products for affordable housing development (Action 3.3.13).

Table C-14: Potential Development Projects, 2023-2031

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
DRX210029	Filed	1/14/2021	3425 68TH AVE OAKLAND 94605	037A275501200	Single Family Residential	0.20	RM-3-NA	29.04	20.5	71%	12/31/2023	0	0	0	4
PLN15192-R01	Accepted	6/17/2021	1684 ARROWHEAD DR OAKLAND 94611	048E732201500	Vacant	0.13	RH-4-NA	1 per lot	7.5	100%	12/31/2023	0	0	0	1
ZP220005	Pre-Application (Accepted)	1/26/2022	10520 MACARTHUR BLVD OAKLAND 94605	047 559502206	Office	0.13	CC-2-45	96.8	259.9	269%	12/31/2027	0	17	16	0
PLN16053	Assigned	7/19/2021	2 EVERGREEN LN OAKLAND 94705	048H766303500	Vacant	0.03	RH-4-NA	1 per lot	1534.2	440%	12/31/2026	0	0	0	44
PLN16165-R01	Accepted	10/22/2021	696 29TH ST OAKLAND 94609	009 069607200	Vacant	0.09	RM-2-NA	1 per lot	11.2	100%	12/31/2024	0	0	0	1
ZP200001	Pre-Application (Filed)	1/22/2020	111 BROADWAY OAKLAND 94607	001 013500700	Office	0.09	C-45-NA	145.2	141.6	98%	12/31/2025	0	3	0	10
ZP200018	Pre-Application (Complete)	3/24/2020	1217 52ND AVE OAKLAND 94601	034 227302700	Multi Family Residential	0.13	RM-1-NA	1 per lot	30.3	400%	12/31/2023	0	0	0	4
ZP210073	Pre-Application (Under Review)	10/22/2021	1261 HARRISON ST OAKLAND 94612	002 006300200	General Commercial	0.35	D-LM-4-LM-85	193.6	294.3	152%	12/31/2028	0	10	0	92
PLN18522	Assigned	9/23/2020	4207 BROADWAY OAKLAND 94611	012 100201001	General Commercial	0.17	CC-2-45	96.8	735.1	759%	12/31/2026	0	6	0	121
ZP210028	Pre-Application (Complete)	7/1/2021	1300 7TH ST OAKLAND 94607	004 010800700	General Industrial	1.81	S-15W-75	158.4	207.8	131%	12/31/2028	0	0	38	338
PLN19080	Incomplete	8/31/2021	PINEHAVEN RD	048G743302600	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN19234	Incomplete	3/9/2021	4601 FOOTHILL BLVD OAKLAND 94601	035 240000100	Vacant	0.07	RU-5-45	96.8	27.5	28%	12/31/2023	0	0	0	2
PLN19245	Assigned	9/23/2020	SKYLINE BLVD OAKLAND 94603	048E732202300	Vacant	0.13	RH-4-NA	1 per lot	7.9	100%	12/31/2023	0	0	0	1
PLN19268	Assigned	11/8/2019	296 27TH ST OAKLAND 94612	010 079800307	General Commercial	0.44	D-BV-3-85	158.4	450.8	285%	12/31/2025	0	0	17	181
ZP200067	Pre-Application (Under Review)	9/16/2020	1309 MADISON ST OAKLAND 94612	002 007900500	Parking Lot	0.38	D-LM-4-LM-175	396	662.5	167%	12/31/2027	0	0	0	253
PLN19286	Incomplete	2/3/2020	COOLIDGE AVE OAKLAND 94602	029 098901303	Vacant	0.16	RM-3-NA	29.04	18.2	63%	12/31/2022	0	0	0	3
PLN19293	Incomplete	11/15/2021	1942 48TH AVE OAKLAND 94601	035 238301700	Vacant	0.24	RM-3-NA	29.04	8.2	28%	12/31/2024	0	0	0	2
PLN19317	Assigned	1/13/2020	20 TAURUS AVE OAKLAND 94611	048G742602900	Vacant	0.24	RH-4-NA	1 per lot	4.1	100%	12/31/2022	0	0	0	1
ZP210097	Pre-Application (Under Review)	1/24/2022	13331 SKYLINE BLVD OAKLAND 94619	040A346700500	Single Family Residential	1.10	RH-1-NA	1 per lot	0.9	100%	12/31/2024	0	0	0	1
PLN20013	Assigned	9/22/2020	5776 VICENTE ST OAKLAND 94609	014 127402800	Single Family Residential	0.11	RM-2-NA	1 per lot	9.3	100%	12/31/2023	0	0	0	1
PLN20019	Incomplete	3/5/2020	1049 GRAND VIEW DR OAKLAND 94603	048H760602200	Vacant	0.17	RH-4-NA	1 per lot	5.8	100%	12/31/2022	0	0	0	1
PLN20027	Incomplete	5/18/2020	1601 39TH AVE	033 213804000	Vacant	0.16	RM-2-NA	17.42	12.4	71%	12/31/2022	0	0	0	2

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94601												
PLN20047	Incomplete	4/8/2020	2547 E 27TH ST OAKLAND 94601	026 078500800	Vacant	0.12	RM-3-NA	29.04	25.0	86%	12/31/2022	0	0	0	3
PLN20057	Assigned	9/23/2020	6002 MAZUELA DR OAKLAND 94611	048F740001400	Vacant	0.34	RH-3-NA	1 per lot	3.0	100%	12/31/2023	0	0	0	1
PLN20101	Appealed	3/12/2021	1396 5TH ST OAKLAND 94607	004 006900400	Vacant	0.88	S-15W-160	193.6	253.5	131%	12/31/2027	0	16	0	206
PLN20104	Incomplete	11/18/2020	THORNHILL DR OAKLAND 94603	048F737806600	Vacant	0.32	RH-3-NA	1 per lot	3.2	100%	12/31/2023	0	0	0	1
PLN20105	Assigned	7/6/2020	6587 THORNHILL DR OAKLAND 94611	048F737806500	Vacant	0.29	RH-3-NA	1 per lot	3.4	100%	12/31/2023	0	0	0	1
PLN20125	Assigned	8/27/2020	1431 FRANKLIN ST OAKLAND 94612	008 062100807	Parking Lot	0.48	CBD-P-7	484	655.8	136%	12/31/2027	0	26	0	289
PLN20137	Incomplete	10/15/2020	419 4TH ST OAKLAND 94607	001 013901500	General Industrial	0.32	C-45-NA	145.2	214.9	148%	12/31/2025	0	0	0	69
PLN20141	Incomplete	11/5/2020	5200 BROADWAY OAKLAND 94618	014 124300101	School/College/Educational Facility	3.95	RM-3-NA	29.04	129.0	444%	12/31/2027	0	0	51	459
PLN20143	Assigned	10/15/2020	2007 CROSBY AVE OAKLAND 94601	032 211600300	Single Family Residential	0.07	RM-2-NA	1 per lot	13.5	100%	12/31/2023	0	0	0	1
ZP220014	Pre-Application (Incomplete)	2/1/2022	13430 CAMPUS DR OAKLAND 94619	037A315600900	Vacant	0.50	RH-3-NA	1 per lot	2.0	100%	12/31/2024	0	0	0	1
PLN20147	Assigned	10/8/2020	310 BROADWAY	001 013901200	General Commercial	0.04	C-45-NA	145.2	284.5	196%	12/31/2025	0	0	0	12

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94607												
PLN20158	Pre-Application (Under Review)	11/30/2020	6710 BANCROFT AVE OAKLAND 94605	039 327100505	Vacant	0.43	CC-2-45	96.8	672.3	694%	5/31/2024	0	0	539	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94608	039 327401608	Vacant	0.16	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2816 67TH AVE OAKLAND 94605	039 327401700	Vacant	0.08	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN20158	Pre-Application (Under Review)	11/30/2020	2830 67TH AVE OAKLAND 94605	039 327401900	Vacant	0.13	CC-2-45	96.8	0.0		5/31/2024	0	0	0	0
PLN21001	Assigned	2/2/2021	2773 E 23RD ST OAKLAND 94601	026 075100400	Multi Family Residential	0.22	RM-3-NA	29.04	13.7	47%	12/31/2023	0	2	0	1
PLN21008	Incomplete	2/24/2021	TIFFIN RD OAKLAND 94602	029A131805000	Vacant	0.25	RD-1-NA	1 per lot	4.0	100%	12/31/2023	0	0	0	1
PLN21010	Filed-Assigned	2/1/2021	616 14TH ST OAKLAND 94612	003 007102100	Hotel, Motel, Lodging Commercial	0.06	CBD-X-4	484	86.2	18%	12/31/2026	5	0	0	0
PLN21021	Assigned	2/23/2021	HILLMONT DR OAKLAND 94608	040A342604300	Vacant	0.39	RD-1-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21022	Incomplete	3/17/2021	9680 MOUNTAIN BLVD OAKLAND 94605	043A467604900	Vacant	0.13	RH-4-NA	1 per lot	7.6	100%	12/31/2023	0	0	0	1
ZP200020	Pre-Application (Complete)	4/28/2020	1365 WILLOW ST OAKLAND 94607	006 002700700	General Industrial	0.46	HBX-2-NA	46.83871	45.3	97%	12/31/2025	0	0	0	21
PLN21027	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001600	Vacant	0.12	RD-1-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21028	Incomplete	3/26/2021	IVANHOE RD OAKLAND 94618	048A706001701	Vacant	0.11	RD-1-NA	1 per lot	8.9	100%	12/31/2023	0	0	0	1
PLN21031	Assigned	3/9/2021	3700 WEST ST OAKLAND 94608	012 096502101	Vacant	0.07	RM-2-NA	1 per lot	15.1	100%	12/31/2023	0	0	0	1
ZP210102	Pre-Application (Under Review)	1/3/2022	1433 12TH AVE OAKLAND 94606	020 014000500	General Commercial	0.48	RM-2-NA	17.42	87.8	504%	12/31/2027	0	42	0	0
PLN21042	Filed-Incomplete	12/4/2021	3403 PIEDMONT AVE OAKLAND 94611	009 073200502	General Commercial	0.05	D-BV-3-85	158.4	1449.4	915%	12/31/2025	0	7	0	69
PLN21047	Assigned	3/24/2021	4617 SHATTUCK AVE OAKLAND 94609	013 116000300	Duplex/Two Units	0.09	CN-2-45	96.8	149.5	154%	12/31/2025	0	0	0	14
PLN21053	Incomplete	8/9/2021	1031 62ND ST OAKLAND 94608	016 144205000	Duplex/Two Units	0.24	RM-3-NA	29.04	37.1	128%	12/31/2026	0	1	0	8
PLN21054	Assigned	3/23/2021	15010 BROADWAY TER OAKLAND 94611	048G742701106	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2023	0	0	0	1
PLN21061	Assigned	4/26/2021	6701 SNAKE RD OAKLAND 94611	048F737405502	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21062	Assigned	4/5/2021	469 40TH ST OAKLAND 94609	012 097200100	Multi Family Residential	0.23	RU-3-NA	96.8	139.4	144%	12/31/2026	0	4	0	28
ZP210023	Pre-Application (Complete)	5/18/2021	1519 48TH AVE OAKLAND 94601	035 236000700	Multi Family Residential	0.15	RM-3-NA	29.04	6.8	23%	12/31/2024	0	0	0	1
PLN21065	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203000	Vacant	0.20	RH-4-NA	1 per lot	4.9	100%	12/31/2023	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21066	Assigned	4/5/2021	SKYLINE BLVD OAKLAND 94603	048E732203100	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2023	0	0	0	1
PLN21073	Incomplete	8/11/2021	RETTIG AVE OAKLAND 94608	029 106903900	Vacant	0.09	RD-1-NA	1 per lot	11.5	100%	12/31/2024	0	0	0	1
PLN21074	Assigned	4/26/2021	530 32ND ST OAKLAND 94609	009 071600900	Vacant	0.14	RU-1-NA	39.6	28.7	73%	12/31/2023	0	0	0	4
PLN21076	Assigned	4/26/2021	5450 MASONIC AVE OAKLAND 94618	048B716500202	Vacant	0.12	RH-4-NA	1 per lot	8.3	100%	12/31/2023	0	0	0	1
PLN21079	Incomplete	5/9/2021	RUTHLAND RD OAKLAND 94603	048G741503200	Vacant	0.21	RH-4-NA	1 per lot	4.7	100%	12/31/2023	0	0	0	1
PLN21081	Incomplete	10/11/2021	7009 SKYLINE BLVD OAKLAND 94611	048G744801303	Vacant	0.30	RH-3-NA	1 per lot	3.3	100%	12/31/2024	0	0	0	1
PLN21082	Assigned	5/4/2021	GRAVATT DR OAKLAND 94603	048H760606400	Vacant	0.47	RH-4-NA	1 per lot	2.1	100%	12/31/2023	0	0	0	1
PLN21083	Assigned	5/4/2021	6167 ACACIA AVE OAKLAND 94618	048A712004403	Vacant	0.14	RD-1-NA	1 per lot	7.1	100%	12/31/2023	0	0	0	1
PLN21084	Assigned	5/24/2021	5616 M L KING JR WAY OAKLAND 94609	014 121001801	Mixed Uses - Residential	0.15	CN-3-45	96.8	132.9	137%	12/31/2026	0	2	0	18
PLN21086	Incomplete	6/8/2021	459 WAYNE AVE OAKLAND 94606	022 030800200	Multi Family Residential	0.12	RU-3-NA	96.8	163.5	169%	12/31/2026	0	2	2	16
PLN21090	Assigned	5/12/2021	2218 82ND AVE OAKLAND 94605	043 457301700	Multi Family Residential	0.29	RM-4-NA	39.6	13.7	34%	12/31/2023	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21091	Assigned	5/24/2021	AITKEN DR OAKLAND 94611	048D730300501	Vacant	0.08	RH-4-NA	1 per lot	12.7	100%	12/31/2023	0	0	0	1
PLN21093	Incomplete	12/8/2021	DWIGHT WAY OAKLAND 94504	048H770000501	Vacant	0.11	RH-2-NA	1 per lot	8.7	100%	12/31/2024	0	0	0	1
PLN21095	Assigned	5/24/2021	6018 GLENARMS DR OAKLAND 94611	048H756300202	Vacant	0.22	RH-4-NA	1 per lot	4.6	100%	12/31/2023	0	0	0	1
PLN21100	Assigned	5/24/2021	6735 SIMS DR OAKLAND 94611	048C719302500	Vacant	0.19	RH-4-NA	1 per lot	5.1	100%	12/31/2023	0	0	0	1
PLN21101	Assigned	9/10/2021	SKYLINE BLVD OAKLAND 94603	048E732004800	Vacant	0.19	RH-4-NA	1 per lot	5.3	100%	12/31/2024	0	0	0	1
PLN21106	Assigned	6/9/2021	SHEPHERD CANYON RD OAKLAND 94603	048D730405703	Vacant	0.38	RH-3-NA	1 per lot	2.6	100%	12/31/2023	0	0	0	1
PLN21108	Assigned	6/16/2021	MASTLANDS DR OAKLAND 94603	048D726800263	Vacant	0.67	RH-3-NA	1 per lot	1.5	100%	12/31/2023	0	0	0	1
PLN21110	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108200	Vacant	0.12	RM-2-NA	17.42	16.8	97%	12/31/2024	0	0	0	2
PLN21111	Incomplete	7/8/2021	2533 23RD AVE OAKLAND 94601	022 035108300	Vacant	0.11	RM-2-NA	1 per lot	18.3	200%	12/31/2024	0	0	0	2
PLN21112	Assigned	6/16/2021	HUNTINGTON ST OAKLAND 94608	030 196500700	Vacant	0.06	RD-1-NA	1 per lot	17.1	100%	12/31/2023	0	0	0	1
PLN19051	Under Review	11/21/2021	1636 13TH AVE OAKLAND 94607	020 019401600	Vacant	0.05	RM-3-NA	1 per lot	21.8	100%	12/31/2024	0	0	0	1
PLN21118	Assigned	6/23/2021	11190 LOCHARD	048 626201100	Vacant	0.52	RH-2-NA	1 per lot	1.9	100%	12/31/2023	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			ST OAKLAND 94605												
ZP210096	Pre-Application (Under Review)	1/31/2022	1798 EXCELSIOR AVE OAKLAND 94602	023 049600700	Office	0.05	CN-1-45	96.8	21.4	22%	12/31/2024	0	0	0	1
PLN21121	Assigned	7/13/2021	HOLYROOD DR OAKLAND 94603	048D727401004	Vacant	0.11	RH-4-NA	1 per lot	8.8	100%	12/31/2024	0	0	0	1
PLN21122	Assigned	6/28/2021	1750 35TH AVE OAKLAND 94601	033 212800300	Vacant	0.14	RU-5-45	96.8	29.1	30%	12/31/2023	0	0	0	4
PLN21127	Incomplete	12/20/2021	2311 SAN PABLO AVE OAKLAND 94612	003 002101000	Vacant	0.18	CC-2-75	158.4	249.4	157%	12/31/2026	0	5	0	39
PLN21133	Incomplete	11/16/2021	2119 34TH AVE OAKLAND 94601	027 088103508	Duplex/Two Units	0.11	RM-2-NA	1 per lot	18.8	200%	12/31/2024	0	0	0	2
PLN21136	Incomplete	7/30/2021	7014 HAMILTON ST OAKLAND 94621	041 413303400	Single Family Residential	0.22	RD-2-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21138	Assigned	7/28/2021	BALSAM WAY OAKLAND 94603	048G743201400	Vacant	0.27	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
PLN21139	Assigned	8/10/2021	6959 BALSAM WAY OAKLAND 94611	048G743201500	Vacant	0.33	RH-4-NA	1 per lot	3.1	100%	12/31/2024	0	0	0	1
PLN21140	Assigned	7/26/2021	2211 WEST ST OAKLAND 94612	003 002701100	Duplex/Two Units	0.09	CC-2-60	116.16	86.8	75%	12/31/2026	0	0	0	8
PLN21142	Assigned	7/26/2021	2611 SEMINARY AVE OAKLAND 94605	038 317503300	Vacant	0.25	CN-3-45	96.8	112.5	116%	12/31/2026	0	3	0	25

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21143	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902600	Vacant	0.12	RD-1-NA	1 per lot	8.1	100%	12/31/2024	0	0	0	1
PLN21144	Assigned	8/10/2021	SHERIDAN RD OAKLAND 94603	048B713902700	Vacant	0.12	RD-1-NA	1 per lot	8.2	100%	12/31/2024	0	0	0	1
PLN21146	Incomplete	8/27/2021	868 36TH ST OAKLAND 94608	012 094801502	Vacant	0.14	RM-2-NA	17.42	14.4	83%	12/31/2024	0	0	0	2
PLN21147	Assigned	10/19/2021	6225 HARMON AVE OAKLAND 94621	038 321300900	Single Family Residential	0.17	RM-2-NA	17.42	17.7	101%	12/31/2024	0	0	0	3
PLN21148	Assigned	9/20/2021	684 FAIRMOUNT AVE OAKLAND 94611	012 093202600	Single Family Residential	0.19	RM-2-NA	17.42	16.2	93%	12/31/2024	0	0	0	3
PLN21149	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702100	Vacant	0.17	RH-3-NA	1 per lot	6.0	100%	12/31/2024	0	0	0	1
PLN21150	Assigned	8/10/2021	WOODROW DR OAKLAND 94603	048E732702703	Vacant	0.16	RH-3-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21151	Assigned	8/17/2021	2130 35TH AVE OAKLAND 94601	032 211200500	Vacant	0.08	RM-4-NA	39.6	13.3	34%	12/31/2024	0	0	0	1
PLN21152	Assigned	8/17/2021	2134 35TH AVE OAKLAND 94601	032 211200600	Vacant	0.09	RM-4-NA	39.6	10.6	27%	12/31/2024	0	0	0	1
PLN21153	Assigned	8/10/2021	856 34TH AVE OAKLAND 94601	033 220001400	General Industrial	0.09	HBX-2-NA	46.83871	70.5	151%	12/31/2026	0	0	0	6
PLN21156	Incomplete	9/22/2021	1506 3RD ST OAKLAND 94607	004 010301600	Vacant	0.04	RM-2-NA	1 per lot	23.2	100%	12/31/2024	0	0	0	1
PLN21158	Assigned	8/23/2021	7521 MACARTHU	040 339600400	Vacant	0.08	CN-3-45	96.8	134.7	139%	12/31/2026	0	1	0	10

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			R BLVD OAKLAND 94605												
ZP200002	Pre-Application (Complete)	2/20/2020	2 PERTH PL OAKLAND 94603	048H760600903	Vacant	0.21	RH-4-NA	1 per lot	4.8	100%	12/31/2022	0	0	0	1
PLN21164	Assigned	9/2/2021	WRENN ST OAKLAND 94608	029A131600400	Vacant	0.13	RD-1-NA	1 per lot	7.8	100%	12/31/2024	0	0	0	1
PLN21168	Assigned	10/28/2021	SKYLINE BLVD OAKLAND 94603	048G745002800	Vacant	0.26	RH-4-NA	1 per lot	3.9	100%	12/31/2024	0	0	0	1
PLN21170	Accepted	8/20/2021	490 CAPITAL ST OAKLAND 94610	023 041700101	Multi Family Residential	0.09	RM-3-NA	1 per lot	10.7	100%	12/31/2024	0	0	0	1
PLN21171	Assigned	9/10/2021	609 ALCATRAZ AVE OAKLAND 94609	015 137803900	Single Family Residential	0.13	RM-4-NA	39.6	15.9	40%	12/31/2024	0	0	0	2
PLN21176	Assigned	9/27/2021	POTTER ST OAKLAND 94601	036 242702200	Vacant	0.10	RD-2-NA	1 per lot	9.6	100%	12/31/2024	0	0	0	1
PLN21179	Assigned	9/27/2021	129 ALPINE TER OAKLAND 94618	048A710705000	Vacant	0.24	RD-1-NA	1 per lot	4.2	100%	12/31/2024	0	0	0	1
PLN21180	Assigned	9/27/2021	1818 ADELINE ST OAKLAND 94607	005 040602700	Single Family Residential	0.15	RM-4-NA	39.6	20.3	51%	12/31/2024	0	0	0	3
PLN21181	Assigned	9/27/2021	436 OAKLAND AVE OAKLAND 94611	010 079202000	Vacant	0.13	RM-4-NA	39.6	37.1	94%	12/31/2026	0	0	0	5
ZP210098	Pre-Application (Accepted)	12/15/2021	200 ALICE ST OAKLAND 94607	001 015700600	General Commercial	0.09	C-45-NA	145.2	2381.3	1640%	12/31/2028	0	0	62	143
PLN21187	Incomplete	12/3/2021	8816 BURR ST OAKLAND 94605	043A464102700	Vacant	0.20	RD-1-NA	1 per lot	5.1	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21192	Assigned	10/4/2021	2621 MARKET ST OAKLAND 94607	005 045101200	Vacant	0.09	RM-4-NA	39.6	11.4	29%	12/31/2024	0	0	0	1
PLN21193	Assigned	10/19/2021	LONDON RD OAKLAND 94608	029 107500100	Vacant	0.25	RH-4-NA	1 per lot	4.1	100%	12/31/2024	0	0	0	1
ZP200075	Pre-Application (Complete)	10/29/2020	200 FALLON ST OAKLAND 94607	018 044000903	General Industrial	1.73	M-20/S-4		159.2		12/31/2027	0	0	0	276
PLN21195	Assigned	10/13/2021	1437 48TH AVE OAKLAND 94601	035 236003300	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
PLN21196	Assigned	10/13/2021	48TH AV OAKLAND 94601	035 236003400	Vacant	0.06	RM-3-NA	1 per lot	18.2	100%	12/31/2024	0	0	0	1
ZP210079	Pre-Application (Under Review)	11/30/2021	2114 MACARTHUR BLVD OAKLAND 94602	029A130205100	Vacant	0.30	CN-1-45	96.8	129.6	134%	12/31/2026	0	9	1	29
ZP210054	Pre-Application (Complete)	9/2/2021	2131 FILBERT ST OAKLAND 94607	005 041300700	Vacant	0.02	CC-2-60	116.16	49.5	43%	12/31/2024	0	0	0	1
PLN21209	Assigned	11/15/2021	5527 VICENTE WAY OAKLAND 94609	014 122401305	Single Family Residential	0.27	RM-4-NA	39.6	22.5	57%	12/31/2026	0	0	0	6
PLN21210	Assigned	12/13/2021	4452 MATTIS CT OAKLAND 94619	037 253003100	Vacant	0.21	RD-1-NA	1 per lot	4.9	100%	12/31/2024	0	0	0	1
PLN21212	Assigned	11/23/2021	8750 GOLF LINKS RD OAKLAND 94605	043A464204900	Vacant	0.27	RD-1-NA	1 per lot	3.7	100%	12/31/2024	0	0	0	1
PLN21213	Assigned	11/30/2021	8760 GOLF LINKS RD OAKLAND 94605	043A464205000	Vacant	0.38	RD-1-NA	1 per lot	2.6	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
PLN21214	Assigned	12/3/2021	5998 TELEGRAPH AVE OAKLAND 94609	016 138700100	General Industrial	0.13	RU-5-45	96.8	170.8	176%	12/31/2026	0	0	3	20
PLN21215	Assigned	12/3/2021	248 GRAVATT DR OAKLAND 94603	048H760605400	Vacant	0.72	RH-4-NA	1 per lot	1.4	100%	12/31/2024	0	0	0	1
PLN21218	Incomplete	12/9/2021	TRESTLE GLEN RD OAKLAND 94608	023 043902400	Vacant	0.22	RD-1-NA	1 per lot	4.5	100%	12/31/2024	0	0	0	1
PLN21221	Assigned	12/22/2021	GIRVIN DR OAKLAND 94611	048D730205200	Vacant	0.29	RH-4-NA	1 per lot	3.5	100%	12/31/2024	0	0	0	1
PLN21222	Assigned	12/22/2021	THORNDALE DR OAKLAND 94603	048G744401000	Vacant	0.16	RH-4-NA	1 per lot	6.3	100%	12/31/2024	0	0	0	1
PLN21224	Assigned	12/22/2021	BAGSHOTTE DR OAKLAND 94603	048D728205000	Vacant	0.17	RH-3-NA	1 per lot	5.8	100%	12/31/2024	0	0	0	1
PLN21225	Assigned	12/22/2021	5484 BANCROFT AVE OAKLAND 94601	035 239001000	Residential Care/Assisted Living/Nursing Facility	0.13	RU-4-45	96.8	23.5	24%	12/31/2024	0	0	0	3
PLN21226	Assigned	12/22/2021	MANZANITA DR OAKLAND 94603	048E731902000	Vacant	0.15	RH-4-NA	1 per lot	6.7	100%	12/31/2024	0	0	0	1
PLN21229	Assigned	12/21/2021	3001 E 12TH ST OAKLAND 94601	025 069300400	General Industrial	0.17	NA	#N/A	11.6	200%	12/31/2024	0	0	0	2
PLN21230	Assigned	1/4/2022	3722 REDWOOD RD OAKLAND 94619	029 109001401	Vacant	0.07	RD-1-NA	1 per lot	14.4	100%	12/31/2024	0	0	0	1
PLN21231	Filed	11/22/2021	GOULDIN RD	048F737204500	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94603												
PLN21236	Incomplete	12/20/2021	2401 ADELINE ST OAKLAND 94607	005 043701100	Mixed Uses - Residential	0.17	HBX-4-NA	54.45	105.0	193%	12/31/2026	0	2	0	16
PLN21238	Accepted	12/7/2021	610 21ST ST OAKLAND 94606	008 064701500	Multi Family Residential	0.17	CBD-X-1	145.2	30.1	21%	12/31/2026	0	0	0	5
PLN21240	Accepted	12/9/2021	4247 SAINT ANDREWS RD OAKLAND 94605	048 686300604	Single Family Residential	1.04	RH-3-NA	1 per lot	1.9	200%	12/31/2024	0	0	0	2
PLN21241	Accepted	12/9/2021	11880 SKYLINE BLVD OAKLAND 94619	037A314908002	Vacant	0.49	CN-3-35	79.2	40.7	51%	12/31/2026	0	0	2	18
PLN21243	Accepted	12/15/2021	13175 SKYLINE BLVD OAKLAND 94619	037A314204800	Vacant	2.38	RH-1-NA	1 per lot	0.4	100%	12/31/2024	0	0	0	1
PLN21247	Accepted	12/17/2021	HARRINGTON AVE OAKLAND 94601	032 210006000	Vacant	0.10	RM-2-NA	1 per lot	19.8	200%	12/31/2024	0	0	0	2
PLN21248	Filed	12/17/2021	WESTOVER DR OAKLAND 94603	048D730306900	Vacant	0.16	RH-4-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21251	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101200	Vacant	0.16	RH-3-NA	1 per lot	6.2	100%	12/31/2024	0	0	0	1
PLN21252	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101300	Vacant	0.18	RH-3-NA	1 per lot	5.6	100%	12/31/2024	0	0	0	1
PLN21253	Accepted	12/22/2021	SCOUT RD OAKLAND 94603	048D725101400	Vacant	0.15	RH-3-NA	1 per lot	6.5	100%	12/31/2024	0	0	0	1
PLN21254	Accepted	12/20/2021	WESTOVER DR OAKLAND 94603	048D730307200	Vacant	0.20	RH-4-NA	1 per lot	5.0	100%	12/31/2024	0	0	0	1

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN21256	Accepted	12/23/2021	GIRVIN DR OAKLAND 94603	048D730303000	Vacant	0.26	RH-4-NA	1 per lot	3.8	100%	12/31/2024	0	0	0	1
ZP220029	Pre-Application (Complete)	2/22/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	020 016500200	Vacant	0.24	RM-2-NA	17.42	116.2	667%	12/31/2028	0	28	0	0
RBC1905966, RBC1905967, RBC1905968	Reinstated	8/22/2022	2932 CARMEL ST OAKLAND 94602	029 098202100	Multi Family Residential	0.25	RM-2-NA	17.42	24.2	34%	12/31/2027	0	0	0	3
ZP220048	Under Review	5/25/2022	2301 TELEGRAPH AVE, Oakland, CA 94612	008 066400600	General Commercial	0.19	CC-2-45	96.8	306.9	317%	12/31/2027	0	58	0	0
PLN21114	Under Review	11/1/2021	2304 9TH AVE OAKLAND 94606	022 031800806	Duplex/Two Units	0.24	RM-3-NA	29.04	8.5	29%	12/31/2024	0	0	0	2
PLN21194	Under Review	12/10/2021	233 BROADWAY OAKLAND 94607	001 013500100	Hotel, Motel, Lodging Commercial	0.99	C-45-NA	145.2	131.6	91%	12/31/2027	0	0	13	117
ZP200009	Pre-Application (Complete)	3/4/2020	2429 MARKET ST OAKLAND 94607	005 043201203	General Commercial	0.14	RM-4-NA	39.6	34.8	88%	12/31/2025	0	0	0	5
ZP200010	Pre-Application (Under Review)	3/9/2020	2359 HARRISON ST OAKLAND 94612	008 067000400	General Commercial	0.26	D-BV-1-NA	348.48	1272.3	365%	12/31/2025	0	0	0	325
PLN18088	Under Review	6/5/2020	2715 ADELINE ST OAKLAND 94607	005 044600102	General Industrial	0.48		#N/A	190.7		12/31/2025	0	0	0	91
ZP210004	Pre-Application (Under Review)	2/1/2021	2844 MOUNTAIN BLVD OAKLAND 94602	029 125502200	Vacant	0.22	CN-3-35	79.2	76.5	97%	12/31/2026	0	4	0	13
PLN21041	Under Review	9/16/2021	2901 BROADWAY OAKLAND 94611	009 070100800	General Commercial	0.12	D-BV-3-85	158.4	1866.4	1178%	12/31/2027	0	23	0	197

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP200130	Pre-Application (Under Review)	1/12/2021	2956 INTERNATIONAL BLVD OAKLAND 94601	025 072000702	Parking Lot	0.61	RM-4-NA	39.6	172.8	436%	12/31/2027	0	106	0	0
ZP210050	Pre-Application (Complete)	8/13/2021	3019 FILBERT ST OAKLAND 94608	005 046601900	Vacant	0.10	RM-2-NA	1 per lot	19.9	200%	12/31/2024	0	0	2	0
PLN20001	Under Review	8/5/2021	3050 MACARTHUR BLVD OAKLAND 94602	028 093900802	Mixed Uses - Residential	0.17	RU-4-45	96.8	89.7	93%	12/31/2026	0	0	0	15
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	623.9	537%	12/31/2026	0	58	15	0
ZP200114	Pre-Application (Complete)	4/1/2021	3142 HIGH ST OAKLAND 94619	032 203216600	Single Family Residential	0.27	RM-4-NA	39.6	29.4	74%	12/31/2026	0	0	0	8
ZP210053	Pre-Application (Complete)	8/11/2021	3210 HARRISON ST OAKLAND 94611	010 079300100	Mixed Uses - Residential	0.13	RM-4-NA	39.6	29.8	75%	12/31/2024	0	0	0	4
ZP200115; PLN20158	Pre-Application (Under Review)	11/30/2020	6733 FOOTHILL BLVD OAKLAND 94605	039 327400505	Vacant	1.60	CC-2-45	96.8	0.0		12/31/2026	0	0	0	0
ZP220013	Pre-Application (Incomplete)	2/1/2022	3322 HARRISON ST OAKLAND 94611	010 081002000	Multi Family Residential	0.05	RM-3-NA	1 per lot	19.2	100%	12/31/2024	0	0	0	1
ZP200126	Pre-Application (Under Review)	12/20/2020	1003 E 15TH ST OAKLAND 94606	020 013901702	Religious/Institutional	0.91	RM-2-NA	17.42	75.0	430%	12/31/2026	0	67	0	1
ZP200003	Pre-Application (Filed)	1/28/2020	33RD AV OAKLAND 94601	033 219401702	Vacant	0.03	S-15-90	193.6	1135.1	586%	12/31/2025	0	0	0	38
PLN21161	Under Review	1/7/2022	3600 LAGUNA	029 099005500	Vacant	0.14	RM-3-NA	29.04	27.7	95%	12/31/2024	0	0	0	4

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			AVE OAKLAND 94602												
PLN18266	Under Review	2/19/2021	3712 39TH AVE OAKLAND 94619	030 192500700	Multi Family Residential	0.30	RM-3-NA	29.04	10.0	34%	12/31/2023	0	0	0	3
ZP210021	Pre-Application (Complete)	5/24/2021	375 12TH ST OAKLAND 94607	002 005701100	Mixed Uses - Residential	0.23	D-LM-3-LM-275	396	235.2	59%	12/31/2026	0	0	0	54
ZP220003	Pre-Application (Under Review)	1/20/2022	3751 INTERNATIONAL BLVD OAKLAND 94601	033 215800501	Mixed Uses - Residential	0.36	CN-2-75	158.4	509.1	321%	12/31/2028	90	90	3	0
ZP210052	Pre-Application (Under Review)	7/20/2021	3801 TELEGRAPH AVE OAKLAND 94609	012 096700501	General Commercial	0.33	CN-2-75	158.4	239.3	151%	12/31/2026	0	19	2	59
ZP210002	Pre-Application (Complete)	3/8/2021	3807 MARKET ST OAKLAND 94608	012 095602500	Vacant	0.09	RU-5-60	116.16	87.1	75%	12/31/2026	0	2	0	6
ZP210094	Pre-Application (Under Review)	1/31/2022	3824 FOOTHILL BLVD OAKLAND 94601	032 208702401	Mixed Uses - Residential	0.09	RU-5-45	96.8	133.9	138%	12/31/2027	0	0	0	12
ZP210064	Pre-Application (Complete)	10/20/2021	3849 BUELL ST OAKLAND 94619	037 254700900	Single Family Residential	0.17	RM-3-NA	29.04	29.1	100%	12/31/2026	0	0	0	5
ZP220004	Pre-Application (Under Review)	1/7/2022	430 BROADWAY OAKLAND 94607	001 013900100	Public	1.38	C-45-NA	145.2	197.3	136%	12/31/2028	0	100	0	172
PLN21197	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003500	Vacant	0.06	RM-3-NA	1 per lot	18.1	100%	12/31/2024	0	0	0	1
PLN21198	Under Review	12/17/2021	48TH AV OAKLAND 94601	035 236003600	Vacant	0.07	RM-3-NA	1 per lot	14.2	100%	12/31/2024	0	0	0	1
ZP210085	Pre-Application (Accepted)	11/16/2021	5885 SKYLINE BLVD	048H752400101	Vacant	24.67	RH-3-NA	1 per lot	8.0		12/31/2028	0	31	3	164

Record ID	Status	Status Date	Project Address	APN(s)	Existing LU	Acreage	Zoning	Max Density	Actual Density	% of Max Density	Expected Completion Date	VLI	LI	MI	AMI
			OAKLAND 94611												
ZP200040	Pre-Application (Complete)	7/8/2020	5TH ST OAKLAND 94607	018 039001007	General Industrial	3.95	S-15W-140	193.6	151.7	78%	12/31/2027	0	0	0	600
ZP200107	Pre-Application (Complete)	3/29/2021	6341 SHATTUCK AVE OAKLAND 94609	015 136400100	General Commercial	0.15	CN-3-35	79.2	91.1	115%	12/31/2026	0	0	2	12
PLN21023	Under Review	6/28/2021	6528 RAYMOND ST OAKLAND 94609	016 142400101	Duplex/Two Units	0.10	RM-2-NA	1 per lot	10.0	100%	12/31/2023	0	0	0	1
ZP210068	Pre-Application (Under Review)	10/4/2021	6542 GWIN RD OAKLAND 94611	048H752401100	Single Family Residential	2.60	RH-2-NA	1 per lot	0.8	200%	12/31/2024	0	0	0	2
ZP210083	Pre-Application (Under Review)	12/14/2021	681 27TH ST OAKLAND 94612	009 068103801	Vacant	0.13	RU-4-35	79.2	111.5	141%	12/31/2027	0	3	0	12
ZP210010	Pre-Application (Complete)	6/3/2021	6890 BUCKINGHAM BLVD OAKLAND 94705	048H761803400	Vacant	0.14	RH-4-NA	1 per lot	7.0	100%	12/31/2024	0	0	0	1
ZP210100	Pre-Application (Accepted)	12/21/2021	707 WASHINGTON ST OAKLAND 94607	001 020302000	Vacant	0.17	CBD-P-1	145.2	294.4	203%	12/31/2027	0	0	0	50
PLN21185	Under Review	12/6/2021	739 CAMPBELL ST OAKLAND 94607	006 001701300	Vacant	0.10	RM-2-NA	1 per lot	20.3	200%	12/31/2024	0	0	0	2
ZP220043; ZP220048	Under Review	4/29/2022	7954-7994 MACARTHUR BLVD, Oakland, CA 94605	040A342201700	Mixed Uses - Residential	0.23	RU-4-45	96.8	174.2	180%	5/4/2022	0	40	0	0

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
PLN15378-PUDF05, PLN15378-PUDF06, PLN15378-PUDF07, PLN15378-PUDF08, PLN15378-PUDF09, PLN15378-PUDF010, PLN15378-PUDF03, PLN15378-PUDF04	Under Review	9/21/2020	8750 MOUNTAIN BLVD OAKLAND 94605	043A467500323	Vacant	163.60	RH-4-NA	1 per lot	1.6		12/31/2025	0	0	0	267
PUD06010-PUDF013	Under Review	10/20/2020	8TH AVE OAKLAND 94607	018 046501600	Vacant	1.19	NA		165.1		12/31/2026	0	0	0	196
ZP210003	Pre-Application (Under Review)	2/1/2021	9 HOMEGLEN LN OAKLAND 94611	048E732403300	Vacant	0.12	RH-4-NA	1 per lot	8.5	100%	12/31/2023	0	0	0	1
ZP210090	Pre-Application (Under Review)	1/11/2022	906 E 12TH ST OAKLAND 94606	020 012001200	Religious/Institutional	0.08	CN-3-45	96.8	59.1	61%	12/31/2027	0	0	0	5
PLN20146	Under Review	3/19/2021	933 PINE ST OAKLAND 94607	006 004901600	Vacant	0.05	RM-2-NA	1 per lot	19.1	100%	12/31/2023	0	0	0	1
ZP210084	Pre-Application (Under Review)	1/19/2022	939 35TH ST OAKLAND 94608	009 074002800	Religious/Institutional	0.16	RM-2-NA	17.42	200.7	1152%	12/31/2027	0	0	0	32
PLN21064	Under Review	1/7/2022	942 PINE ST OAKLAND 94607	006 003300100	Vacant	0.10	HBX-2-NA	46.83871	39.8	85%	12/31/2024	0	0	0	4
PLN21120	Under Review	9/16/2021	9430 MACARTHUR BLVD OAKLAND 94605	048 559905200	Vacant	0.14	RU-4-45	96.8	20.9	22%	12/31/2024	0	0	0	3
ZP200118	Pre-Application (Complete)	10/6/2021	990 34TH ST OAKLAND 94608	009 074001400	Multi Family Residential	0.24	RM-2-NA	17.42	8.2	47%	12/31/2024	0	0	0	2

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210089	Pre-Application (Under Review)	1/25/2022	ARROWHEAD DR OAKLAND 94603	048E732104802	Vacant	0.40	RH-3-NA	1 per lot	2.5	100%	12/31/2024	0	0	0	1
ZP210056	Pre-Application (Under Review)	8/16/2021	CARROLL ST OAKLAND 94608	022 030501600	Vacant	0.12	RU-2-NA	54.45	72.3	133%	12/31/2026	0	0	0	9
ZP210001	Pre-Application (Complete)	7/22/2021	CASTRO ST OAKLAND 94607	001 022101402	Vacant	1.33	CC-2-90	193.6	300.6	155%	12/31/2028	0	200	200	0
PLN19284	Under Review	1/2/2020	CIRCLE HILL DR OAKLAND 94608	040A344301103	Vacant	0.17	RD-1-NA	1 per lot	6.0	100%	12/31/2022	0	0	0	1
ZP210040	Pre-Application (Complete)	9/27/2021	CLAREMONT AVE OAKLAND 94603	048H767201300	Vacant	0.39	RH-4-NA	1 per lot	5.1	200%	12/31/2024	0	0	0	2
ZP210055	Pre-Application (Under Review)	8/16/2021	ELBERT ST OAKLAND 94602	024 060806001	Vacant	0.09	RD-1-NA	1 per lot	22.9	200%	12/31/2024	0	0	0	2
ZP200094	Pre-Application (Complete)	2/19/2021	JEWELL CT OAKLAND 94603	048G744502800	Vacant	0.13	RH-4-NA	1 per lot	7.4	100%	12/31/2023	0	0	0	1
ZP210043	Pre-Application (Under Review)	7/22/2021	KELLER AVE OAKLAND 94619	037A315201500	Vacant	28.37	RH-1-NA	1 per lot	0.9	1019%	12/31/2026	0	0	0	26
ZP220002	Pre-Application (Under Review)	1/5/2022	KIRKHAM ST OAKLAND 94607	004 006900201	Parking Lot	0.95	S-15W-160	193.6	303.5	157%	12/31/2028	0	0	0	289
ZP210071	Pre-Application (Under Review)	10/19/2021	MOORE DR OAKLAND 94603	048D731002200	Vacant	0.17	RH-4-NA	1 per lot	5.9	100%	12/31/2024	0	0	0	1
ZP200025	Pre-Application (Complete)	7/15/2020	OAKWOOD DR OAKLAND 94603	048F737701800	Vacant	0.17	RH-4-NA	1 per lot	23.5	400%	12/31/2023	0	0	0	4
ZP210045	Pre-Application (Under Review)	7/13/2021	PARK BLVD OAKLAND 94608	024 055300402	Vacant	0.14	RD-1-NA	1 per lot	65.8	900%	12/31/2026	0	0	0	9

Record ID	*Status*	*Status Date*	*Project Address*	*APN(s)*	*Existing LU*	*Acreage*	*Zoning*	*Max Density*	*Actual Density*	*% of Max Density*	*Expected Completion Date*	*VLI*	*LI*	*MI*	*AMI*
ZP210092	Pre-Application (Under Review)	1/20/2022	PIERSON ST OAKLAND 94608	036 250212400	Vacant	0.32	RM-3-NA	29.04	44.3	152%	12/31/2027	0	0	0	14
ZP210025	Pre-Application (Complete)	6/28/2021	PINE ST OAKLAND 94607	006 003104600	Vacant	0.10	HBX-2-NA	46.83871	20.3	43%	12/31/2024	0	0	0	2
PLN18407	Under Review	6/12/2019	RIDGEMONT DR OAKLAND 94605	037A3151002 05	Vacant	20.07	RH-1-NA	1 per lot	1.0	2000%	12/31/2025	0	0	0	20
ZP210085	Pre-Application (Accepted)	11/16/2021	SKYLINE BLVD OAKLAND 94603	048H7523009 00	Vacant	11.63	RH-3-NA	1 per lot	0.0	0%	12/31/2028	0	0	0	0
ZP210095	Pre-Application (Accepted)	12/13/2021	THORNDALE DR OAKLAND 94603	048G7447039 04	Vacant	0.19	RH-3-NA	1 per lot	5.2	100%	12/31/2024	0	0	0	1
ZP210022	Pre-Application (Complete)	6/14/2021	WEBSTER ST OAKLAND 94612	008 066700503	Parking Lot	0.27	D-BV-2-250	229.2632	652.8	285%	12/31/2027	0	26	0	150
ZP210099	Pre-Application (Incomplete)	12/20/2021	WESTOVER DR OAKLAND 94603	048D7303012 14	Vacant	0.04	RH-4-NA	1 per lot	22.8	100%	12/31/2024	0	0	0	1
ZP210080	Pre-Application (Under Review)	11/1/2021	3135 SAN PABLO AVE OAKLAND 94608	005 046700201	Vacant	0.12	CC-2-60	116.16	1247.8	126%	12/31/2026	0	58	15	0
											Total:	168	1,013	971	6,022
											Percent of RHNA:		12%	22%	52%

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: City of Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 Housing Element period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 du/ac and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. This applies to non-vacant sites included in at least one prior cycle and vacant sites included in two or more consecutive cycles. These requirements do not apply to the moderate- and above-moderate-income RHNA.

The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. There are six vacant parcels that were included in both the 4th and 5th Housing Element cycles (APNs 044 501400603, 044 501400500, 012 098602501, 032 208405100, 043 462000102, 023 047602101, 010 077202001, 032 208405100). One of these parcels (APN 012 098602501) is part of a pipeline project and may be carried forward. Of the remaining five parcels, three parcels (APNs 044 501400603, 044 501400500) are part of a single City-owned surplus site that is currently subject to a Homekey proposal at City Council direction for a 124-unit modular development. The remaining two sites are located in high resource areas that permit development over 30 du/ac and will be subject to by right zoning provisions as part of this Housing Element's Housing Action Plan to allow development with at least 20 percent affordable housing (Action 3.4.10).

There are 27 non-vacant parcels included in at least one prior RHNA housing element cycle (APNs 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900). Twelve of these parcels are part of pipeline projects and may be carried forward (APNs 010 078001508, 004 007700300, 006 001702200, 006 001702100, 006 001702000, 006 001701800, 006 001701900, 001 016900100, 001 017100200, 025 073300802, 025 073300803, 008 062403700, 041 416402403, 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702, 016 142402205, 003 003900300, 002 005500200, 008 062403700) and an additional four parcels are included as part of active permit applications or pre-applications (APNs 008 066700503, 010 079800307, 025 071900701, 013 110802401, 001 020901500, 026 083402201, 002 002700609, 014 124000901, 008 062100807, 011 083600101, 026 083500601, 025 072000702). Two parcels (APNs 025 073300802, 025 073300803) are City-owned surplus sites with priority for affordable housing production, and an additional site (APN 041 416402403) is owned by BART. All but two of the remaining sites are located in higher resource areas. These sites are permitted to develop over 30 du/ac and will also become subject to by right zoning provisions as part of this Housing Element's Housing Action Plan.

There are also several moderate- and above-moderate-income RHNA sites included in the inventory that were included in previous Housing Element cycles. Realistic capacity and

development likelihood assumptions as described above are used to estimate the capacity of available 5th cycle sites included in the 6th cycle Inventory. Table C-15 provides a summary of development capacity for available 5th cycle RHNA sites by Planning Area. Specific sites carried over from the 4th and 5th Housing Element cycles are noted in Table C-26.

Table C-15: Development Capacity of Available 5th Cycle RHNA Sites, 2022

	Total Residential Capacity (units)		
Planning Area	*Lower-Income*	*Moderate-Income*	*Above-Moderate-Income*
Central East Oakland	0	754	0
Coliseum/Airport	124	0	0
Downtown	183	1360	306
East Oakland Hills	4	10	0
Eastlake/Fruitvale	146	682	1
Glenview/Redwood Heights	54	0	0
North Oakland Hills	0	0	0
North Oakland/Adams Point	83	531	0
West Oakland	120	458	381
Total Units	**714**	**3795**	**688**

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest. As most of these sites have lower FAR and AV ratios, appropriate capacity modifiers as described in Table C-13 are also applied to these sites, including vacant sites

City-owned sites are deemed appropriate for lower-income housing as they are prioritized for development that maximizes the production of affordable housing and typically support the densities required.[9,10]

[9] The City-owned Barcelona Parcel (APN 048 687000200) is assumed to develop as mixed-income in line with the medium density development scenario. See: https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF

[10] As noted previously, there are a number of market rate units assumed on City-owned land due to a mixed-income assumption on sites larger than 10 acres. This is to ensure that affordable units are not overconcentrated in any one project or geographic location. Further, although City Council provided direction to prioritize 100% affordable development in the December 2018 Public Lands Policy resolution, no specific City policy has yet been implemented to enforce this provision. The City will utilize public land to maximize the production of affordable housing – which may include mixed-income projects that can produce more total units than a 100% affordable project would be able to.

Similarly, BART-owned sites are permitted to develop at high densities pursuant to AB 2923, which mandates a baseline density of 75 du/ac.[11] When developed with lower-income housing, these sites are also permitted to undergo a streamlined approval process pursuant to SB 35. BART has also reviewed property sites and designated them appropriate to include in the inventory.

Oakland's major specific plan areas also provide opportunities for higher-density residential development. The West Oakland Specific Plan (WOSP), the Lake Merritt Station Area Plan (LMSAP), the Broadway Valdez District Specific Plan (BVDSP), and the Draft Downtown Oakland Specific Plan (DOSP) in particular contain a number of opportunity sites. Many of the sites in these areas are parking lots, as shown in Table C-16a. These projects are also more likely to redevelop, as they may "tier" off the specific plan environmental impact reports. All of the sites below are also subject to capacity modifiers as described in Table C-13.

Other opportunity sites include those suggested by community members and members of the Oakland City Council, those likely to redevelop during the planning period due to current use obsolescence, and sites owned by faith-based organizations that are likely to be developed in partnership with the Local Initiatives Support Coalition (LISC).[12] LISC and other faith-based organizations have submitted interest in residential development, and details of the projects are provided in Table C-16a when available. The development capacity of these new opportunity sites is summarized in Table C-16a below.

Sites owned by the City are shown in Table C-16b. Action 3.3.1 in the Housing Action Plan notes will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units.

[11] These projects meet the default density of 30 du/ac and are prioritized for affordable housing projects, and are thus assumed to appropriate to accommodate lower-income development.

[12] Through the Alameda County Housing Development Capacity Building Program, Bay Area LISC provides targeted technical assistance, training, and tailored grant resources to support a cohort of faith-based landowners to develop affordable housing on their properties. The roster of projects currently in the program was provided by LISC during the community outreach process, and includes residential capacity and affordability levels for each project.

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
014 126800901		1.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	1	50	
001 013700101	401 BROADWAY OAKLAND 94607	0.6	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	79	0	0	
001 013700102	499 5TH ST OAKLAND 94607	0.8	C-45-NA	145.2	Public	NA	Property Owner/Agency interest: Related California and EBALDC partnering to develop 600+ affordable units	0	600	0	0	GGG
001 016700300	69 7TH ST OAKLAND 94607	0.4	D-LM-4-LM-85	193.6	Public	NA	Agency Owned (BART)	0	0	0	0	GGG
001 019900100	620 WASHINGTON ST OAKLAND 94607	1.4	CBD-X-4	484	Public	NA	Property Owner/Agency Interest: Police Administration Building RFQ (2/14/22) for 600 unit development with 30% affordable	0	34	0	0	
002 011200700	1013 HARRISON ST OAKLAND 94607	0.2	D-LM-2-LM-85	193.6	Mixed Uses - Residential	NA	Property Owner Interest (LISC/Faith-based)	0	180	0	420	
003 006700400	1414 CLAY ST OAKLAND 94612	0.7	CBD-C-7	484	Public	1912	Agency Owned (City; surplus property; seismically unfit parking garage)	0	0	16	16	
004 007300900	349 MANDELA PKWY OAKLAND 94607	0.3	S-15W-60	116.16	Public	NA	Agency Owned (BART)	0	255	0	0	
005 038301800	1420 MYRTLE ST OAKLAND 94607	0.2	RM-4-NA	1 per lot	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	31	0	0	
006 001702801	728 WILLOW ST OAKLAND 94607	0.2	RM-3-NA	1 per lot	Religious/ Institutional	1910	Property Owner Interest (LISC/Faith-based)	0	0	24	0	
006 002702402	1203 WILLOW ST OAKLAND 94607	1.6	RM-2-NA	1 per lot	Religious/ Institutional	1915	Property Owner Interest (LISC/Faith-based)	0	0	0	0	
008 062601600	1443 ALICE ST OAKLAND 94612	0.3	CBD-C-2	217.8	Parking Garage	1922	Specific Plan Site (parking lot)	0	0	0	0	
008 062602300	1434 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	53	0	
008 062602600	1500 HARRISON ST OAKLAND 94612	0.2	CBD-C-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	71	0	
008 062604100	1520 HARRISON ST OAKLAND 94612	0.1	CBD-R-5	484	Parking Lot	NA	Specific Plan Site (parking lot)	0	0	59	0	
008 064201800	1800 SAN PABLO AVE OAKLAND 94612	1.0	CBD-X-6	484	Parking Lot	1954	Agency Owned (City; surplus property)	0	0	18	0	
008 064500901	548 THOMAS L BERKLEY WA OAKLAND 94612	0.3	CBD-X-4	484	Religious/Institutional	1912	Property Owner Interest (faith-based); lot consolidation incentive	0	225	0	0	
008 064502805	556 THOMAS L BERKLEY WA OAKLAND 94612	0.4	CBD-X-4	484	Mixed Uses - Residential	1966	lot consolidation incentive	0	29	0	0	JJJ
008 064503301	525 21ST ST OAKLAND 94612	0.6	CBD-X-6	484	Office	NA	lot consolidation incentive	0	40	0	0	JJJ

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
008 065001604	2001 FRANKLIN ST OAKLAND 94612	0.7	CBD-C-7	484	General Commercial	NA	Specific Plan Site (parking lot)	0	68	0	0	JJJ
008 065002300	2044 BROADWAY OAKLAND 94612	0.7	CBD-C-7	484	Office	NA	Specific Plan Site	0	130	0	0	CCC
008 066005203	W GRAND AVE OAKLAND 94612	0.9	CBD-X-4	484	Parking Lot	NA	Agency Owned (BART)	0	268	0	0	CCC
008 067200500	2433 VALDEZ ST OAKLAND 94612	0.1	D-BV-1-NA	348.48	General Commercial	1928	Specific Plan Site	0	190	0	0	
008 071605800	1911 TELEGRAPH AVE OAKLAND 94612	1.0	CBD-R-6	484	Public	NA	Agency Owned (City; surplus property)	0	0	37	0	
010 080001006	111 FAIRMOUNT AVE OAKLAND 94611	1.3	RM-3-NA	1 per lot	Religious/ Institutional	1986	Property Owner Interest (LISC/Faith-based)	0	149	0	0	
012 096600500	534 37TH ST OAKLAND 94609	0.1	RU-3-NA	96.8	Religious/ Institutional	NA	Property Owner Interest (LISC/Faith-based)	25	0	0	0	
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	S-15-75	158.4	Office	NA	High AFFH potential; adjacent to other multifamily development	0	1	0	0	PP
012 098201000	3815 BROADWAY OAKLAND 94611	0.2	CC-2-60	116.16	Mixed Uses - Residential	NA	Use not likely to continue; property boarded	0	35	0	0	
012 098201600	3822 MANILA AVE OAKLAND 94609	0.4	CC-2-60	116.16	General Industrial	NA	Use not likely to continue; property boarded	0	0	7	0	
012 099300500	4016 HOWE ST OAKLAND 94611	0.3	CN-1-35	79.2	Parking Lot	NA	Property Owner Interest (100-unit affordable housing)	0	0	26	0	
012 099300601	41ST ST OAKLAND 94611	0.6	CN-1-35	79.2	Parking Lot	1974	Property Owner Interest (100-unit affordable housing)	0	0	0	0	NN
012 100200601	4299 BROADWAY OAKLAND 94611	0.5	CC-2-45	96.8	General Commercial	1925		0	100	0	0	NN
012 100200900	4225 BROADWAY OAKLAND 94611	0.1	CC-2-45	96.8	General Commercial	1929	Project with prior residential application	0	16	0	0	
013 109902501	4432 TELEGRAPH AVE OAKLAND 94609	0.1	CN-2-45	96.8	General Commercial	1964	High AFFH potential; lot consolidation incentive	0	8	0	0	
013 109902600	4400 TELEGRAPH AVE OAKLAND 94609	0.2	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	4	0	0	KKK
013 109902800	4444 TELEGRAPH AVE OAKLAND 94609	0.3	CN-2-60	116.16	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	6	0	0	KKK
013 110902001	4200 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	1991	High AFFH potential; lot consolidation incentive	0	14	0	0	KKK
013 110902200	4220 BROADWAY OAKLAND 94611	0.2	CC-2-45	96.8	General Commercial	1997	High AFFH potential; lot consolidation incentive	0	15	0	0	III
013 110902501	4224 BROADWAY OAKLAND 94611	0.3	CC-2-45	96.8	General Commercial	2016	High AFFH potential; lot consolidation incentive	0	12	0	0	III

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	CN-2-45	96.8	General Commercial	NA	High AFFH potential; lot consolidation incentive	0	20	0	0	III
014 124200600	5050 BROADWAY OAKLAND 94611	15.5	CC-2-60		General Commercial	NA	Strong public and decisionmaker support. Upzoning candidate	0	182	0	0	
014 126503806	5609 SHAFTER AVE OAKLAND 94618	0.4	RM-1-NA	1 per lot	Public	1910	Agency Owned (BART)	0	189	16	583	
014 126504000	5655 COLLEGE AVE OAKLAND 94618	1.2	CN-1-35	79.2	Public	NA	Agency Owned (BART)	0	10	0	0	
014 126803501	6028 CLAREMONT AVE OAKLAND 94618	0.5	CN-1-35	79.2	Office	NA	High AFFH potential	0	92	0	0	
018 044501202	510 FALLON ST OAKLAND 94607	4.6	D-LM-4-LM-275	396	School/ College/ Educational Facility	NA	Agency Owned (Laney College parking lot)	0	23	0	0	
019 002701400	BELLEVUE AVE OAKLAND 94609	0.9	D-LM-1-LM-85	193.6	Parks, Recreation & Open Space	NA	Project with prior residential application	0	266	178	444	
020 011700300	1235 INTERNATIONAL BLVD OAKLAND 94606	0.2	CN-3-35	79.2	Public	NA	Agency owned. relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected)	0	54	0	0	
020 015300600	1449 MILLER AVE OAKLAND 94601	0.3	RM-2-NA	1 per lot	Mobile Homes	NA	Agency Owned (City surplus site)	0	0	10	0	
025 069200600	E 12TH ST OAKLAND 94611	1.4	CN-3-75	158.4	Public	NA	Agency Owned (BART site)	0	0	0	0	
030 198105800	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	182	0	0	
030 198105901	3925 MACARTHUR BLVD OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	5	0	0	HHH
030 198105902	3512 38TH AVE OAKLAND 94619	0.1	CN-2-35	79.2	Parking Lot	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	7	0	0	HHH
033 219102100	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	7	0	0	HHH
033 219102300	35TH AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	15	0	0	TT
033 219201900	34TH AV OAKLAND 94601	0.3	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	21	0	0	TT
033 219202300	34TH AV OAKLAND 94601	0.7	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	16	0	0	TT
033 219302300	33RD AV OAKLAND 94601	0.4	S-15-90	193.6	Public	NA	Agency Owned (BART)	0	52	0	0	TT

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
035 236402202	5216 INTERNATIONAL BLVD OAKLAND 94601	0.1	RU-5-75	158.4	Parking Lot	1924	Use not likely to continue; existing nonconforming use	0	22	0	0	
035 236402300	5228 INTERNATIONAL BLVD OAKLAND 94601	0.4	RU-5-75	158.4	Parking Lot	NA	Use not likely to continue; existing nonconforming use	0	0	0	0	
035 236402601	5300 INTERNATIONAL BLVD OAKLAND 94601	0.6	RU-5-75	158.4	General Commercial	NA	Use not likely to continue; existing nonconforming use	0	0	8	0	
037 255200100	4655 STEELE ST OAKLAND 94619	6.9	RD-1-NA	1 per lot	School/College/Educational Facility	1915	Agency Owned (t least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.)	0	0	10	0	
038 317701100	5782 FOOTHILL BLVD OAKLAND 94605	0.5	CN-3-45	96.8	Religious/Institutional	NA	Property Owner Interest (Developer working with church to build 100 deeply affordable housing units)	0	20	0	0	
038 321001300	5940 HAYES ST OAKLAND 94621	0.2	RM-3-NA	1 per lot	Single Family Residential	NA	Property Owner Interest (LISC/Faith-based)	100	0	0	0	
039 327203600	68TH AV OAKLAND 94608	0.3	CC-2-45	96.8	School/College/Educational Facility	NA	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	
039 327301400	2511 CHURCH ST OAKLAND 94605	0.1	CC-2-45	96.8	School/College/Educational Facility	1973	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 327302103	CHURCH ST OAKLAND 94605	0.8	CC-2-45	96.8	School/College/Educational Facility	2005	Property Owner Interest (Project, as currently envisioned by the Parties, calls for the construction of 68 residential units; Provided at rents affordable to LI ($3,000).	0	0	0	0	DDD
039 329102200	7200 BANCROFT AVE OAKLAND 94605	4.2	CC-1-60	116.16	General Commercial	1989	Underutilized commercial center	0	68	0	0	DDD
039 329900102	7000 BANCROFT AVE OAKLAND 94605	5.7	CC-1-60	116.16	General Commercial	1920	Underutilized commercial center	0	58	5	180	EEE
039 329900300	7000 BANCROFT AVE OAKLAND 94605	0.4	CC-1-60	116.16	General Commercial	NA	Underutilized commercial center	0	106	9	326	EEE
041 390100400	796 66TH AVE OAKLAND 94621	4.6	D-CO-2-NA	335.077	Parking Lot	NA	Agency Owned (city surplus site)	0	32	0	0	EEE
041 390101000	66TH AVE OAKLAND 94621	2.2	D-CO-2-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	296	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	Address	Parcel Acreage	Zoning	Existing Zoning Capacity	Existing Use	Year Built	Notes	VLI	LI	MI	AMI	Grouped site
041 406201200	1016 66TH AVE OAKLAND 94621	0.2	RD-1-NA	1 per lot	Public	NA	Property Owner Interest (faith-based)	0	140	0	0	
041 416402403	71ST AV OAKLAND 94621	2.7	D-CO-1-NA	335.077	Parking Lot	NA	Agency Owned (BART)	0	0	0	1	
041 417000504	7001 SNELL ST OAKLAND 94621	0.6	D-CO-1-NA	335.077	Open Space	NA	Agency Owned (city surplus site)	0	174	0	0	
041 418900202	7317 INTERNATIONAL BLVD OAKLAND 94621	0.4	CC-2-75	158.4	Religious/Institutional	NA	Property Owner Interest (faith-based); lot consolidation incentive	0	40	0	0	
041 418901602	73RD AV OAKLAND 94621	2.0	RM-3-NA	1 per lot	Road Right of Way	1980	Property Owner Interest (faith-based); lot consolidation incentive	0	0	40	0	
042 432800116	633 HEGENBERGER RD OAKLAND 94621	12.2	D-CO-2-NA	335.077	Public	1961	Agency Owned (city surplus site)	0	0	0	0	
042 432800124	8000 S COLISEUM WAY OAKLAND 94621	8.9	D-CO-2-NA	335.077	Public	NA	Agency Owned (city surplus site)	0	236	0	0	
043A4675002 32	8800 FONTAINE ST OAKLAND 94605	3.1	RD-1-NA	1 per lot	Religious/Institutional	NA	Property Owner Interest (LISC/Faith-based)	0	173	115	288	
045 519600101	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	50	0	3	
045 519600201	10701 INTERNATIONAL BLVD OAKLAND 94603	0.1	CC-2-60	116.16	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	7	0	0	UU
045 519600400	1360 107TH AVE OAKLAND 94603	0.2	RD-1-NA	1 per lot	Religious/Institutional	NA	Agency Interest (Faith-based); lot consolidation incentive	0	9	0	0	UU
048 687000200	BARCELONA ST OAKLAND 94621	4.7	RH-3-NA	1 per lot	Public	NA	Agency Owned (city surplus site); medium density proposal (93 units), at typical affordability mix.	0	0	0	0	UU
048F7361011 00	6226 MORAGA AVE OAKLAND 94611	0.5	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	27	19	47	
048F7361012 00	6226 MORAGA AVE OAKLAND 94611	0.4	RH-4-NA	1 per lot	Parks, Recreation & Open Space		Agency Owned (city surplus site)	0	0	0	0	VV
014 126801200		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	0	0	0	VV
014 126803600		0.2	CN-1-35	79.2	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	1	0	0	
014 126801101		0.1	RM-1-NA	1 per lot	Office	NA	Use is discontinued (boarded up). High AFFH potential, potential for lot consolidation	0	16	0	0	

Table C-16a: Development Capacity of New Nonvacant Opportunity Sites, 2022

APN	*Address*	*Parcel Acreage*	*Zoning*	*Existing Zoning Capacity*	*Existing Use*	*Year Built*	*Notes*	*VLI*	*LI*	*MI*	*AMI*	*Grouped site*
VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units												

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
620 WASHINGTON ST OAKLAND 94607	001 019900100		CBD-X	484	1.37	Public	Available	180		420	PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
1260 M L KING JR WAY OAKLAND 94612	002 002700609		CBD-C	484	1.79	Parking Garage	Available	183	122	306	
1414 CLAY ST OAKLAND 94612	003 006700400		CBD-C	484	0.66	Public	Available	255	0	0	unusable parking garage. Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
1606 CHESTNUT ST OAKLAND 94607	005 038701400		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1608 CHESTNUT ST OAKLAND 94607	005 038701500		RM-2	1 per lot	0.03	Vacant - Public	Available	0	0	1	
1664 7TH ST OAKLAND 94606	006 001701900	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1666 7TH ST OAKLAND 94607	006 001702000	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1672 7TH ST OAKLAND 94607	006 001702100	I	CC-2	96.8	0.13	Public	Pending Project	0	0	0	
1676 7TH ST OAKLAND 94607	006 001702200	I	CC-2	96.8	0.11	Public	Pending Project	0	0	0	
1440 HARRISON ST OAKLAND 94612	008 062602400		CBD-C	484	0.29	Parking Lot	Available	0	100	0	DOSP site; LMSAP site
1450 HARRISON ST OAKLAND 94612	008 062602500		CBD-C	484	0.24	Parking Lot	Available	0	81	0	DOSP site; LMSAP site
1500 HARRISON ST OAKLAND 94612	008 062602600		CBD-C	484	0.17	Parking Lot	Available	0	59	0	DOSP site
1800 SAN PABLO AVE OAKLAND 94612	008 064201800		CBD-X	484	1.02	Parking Lot	Available	225	0	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
2100 TELEGRAPH AVE OAKLAND 94612	008 064801603	J	CBD-P	484	1.65	Parking Garage	Pending Project	0	0	0	
1911 TELEGRAPH AVE OAKLAND 94612	008 071605800		CBD-R	484	1.04	Public	Available	149	0	0	City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
3829 M L KING JR WAY OAKLAND 94609	012 096400400	CC	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
3823 M L KING JR WAY OAKLAND 94609	012 096400500	CC	CN-3	116.16	0.14	Vacant - Public	Pending Project	0	0	0	

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
4000 HOWE ST OAKLAND 94611	012 099300400	NN	CN-1	79.2	0.17	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
4016 HOWE ST OAKLAND 94611	012 099300500	NN	CN-1	79.2	0.27	Parking Lot	Available	0	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
41ST ST OAKLAND 94611	012 099300601	NN	CN-1	79.2	0.56	Parking Lot	Available	100	0	0	Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
1707 WOOD ST OAKLAND 94607	018 031000707		D-WS-7	64.15316642	0.25	Vacant - Public	Available	0	3	0	WOSP site. The City has an exclusive negotiating agreement to develop 140 units restricted to low, very low, extremely low, and moderate income households.
WOOD ST OAKLAND 94607	018 031001400		D-WS-7	64.15316642	3.15	Vacant - Public	Available	0	46	0	WOSP site
389 9TH AVE OAKLAND 94607	018 046501200		D-OTN	#N/A	2.31	Multi Family Residential	Pipeline Project	123	0	1	
BELLEVUE AVE OAKLAND 94609	019 002701400		D-LM-1	193.6	0.92	Parks, Recreation & Open Space	Available	54	0	0	Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
1235 INTERNATIONAL BLVD OAKLAND 94606	020 011700300		CN-3	79.2	0.16	Public	Available	0	10	0	Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
1449 MILLER AVE OAKLAND 94601	020 015300600		RM-2	2 per lot	0.27	Mobile Homes	Available	0	2	0	City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3050 INTERNATIONAL BLVD OAKLAND 94601	025 071900701		CC-2	158.4	0.75	Parking Lot	Pending Project	75	1	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
DERBY AVE OAKLAND 94601	025 072000201		RM-4	39.6	0.21	Parking Lot	Available	0	5	0	City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2777 FOOTHILL BLVD OAKLAND 94601	025 073300802	WW	RU-5	96.8	0.47	General Commercial	Available	20	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2759 FOOTHILL BLVD OAKLAND 94601	025 073300803	WW	RU-5	96.8	0.05	Public	Available	2	0	0	City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
3614 FOOTHILL BLVD OAKLAND 94601	032 208405000	XX	RU-5	96.8	0.12	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3600 FOOTHILL BLVD OAKLAND 94601	032 208405100	XX	RU-5	96.8	0.24	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3566 FOOTHILL BLVD OAKLAND 94601	032 211503701	XX	RU-5	96.8	0.15	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3550 FOOTHILL BLVD OAKLAND 94601	032 211503801	XX	RU-5	96.8	0.26	Vacant - Public	Available	124	0	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
3301 SAN LEANDRO ST OAKLAND 94601	033 218700302		HBX-1	43.56	0.57	Parking Lot	Available	0	19		
35TH AV OAKLAND 94601	033 219701901		S-15	193.6	2.16	Parking Lot	Pending Project	179	0	2	
FOOTHILL BLVD OAKLAND 94605	039 329102000		CC-1	116.16	1.22	Vacant - Public	Available	0	95	0	City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
7318 INTERNATIONAL BLVD OAKLAND 94621	040 331703200		CC-2	158.4	0.08	Vacant - Public	Available	0	8	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2500 76TH AVE OAKLAND 94605	040 333900603		RM-4	39.6	0.67	Vacant - Public	Available	0	4	0	Larger site that OHA hasn't received funding for to develop yet
7526 MACARTHUR BLVD OAKLAND 94605	040A3409O0113		RM-3	2 per lot	1.08	Vacant - Public	Available	0	2	0	
796 66TH AVE OAKLAND 94621	041 390100400		D-CO-2	335.0769231	4.59	Parking Lot	Available	296	0	0	City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
66TH AVE OAKLAND 94621	041 390101000		D-CO-2	335.0769231	2.17	Open Space	Available	140	0	0	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
											negotiations w/ African American Sports and Entertainment Group.
1016 66TH AVE OAKLAND 94621	041 406201200		RD-1	1 per lot	0.21	Public	Available	0	0	1	
7001 SNELL ST OAKLAND 94621	041 417000504		D-CO-1	335.0769231	0.62	Open Space	Available	40	0	0	City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 417300103	YY	D-CO-1	335.0769231	0.32	Vacant - Public	Available	20	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
728 73RD AVE OAKLAND 94621	041 417300202	YY	D-CO-1	335.0769231	0.35	Vacant - Public	Available	22	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
710 73RD AVE OAKLAND 94621	041 417300306	YY	D-CO-1	335.0769231	0.50	Vacant - Public	Available	32	0	0	City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
73RD AV OAKLAND 94621	041 418901602	OO	RM-3	2 per lot	1.98	Road Right of Way	Available	0	0	0	Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
633 HEGENBERGER RD OAKLAND 94621	042 4328001 16		D-CO-2	335.0769231	12.23	Public	Available	236	4	10	City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
8000 S COLISEUM WAY OAKLAND 94621	042 4328001 24		D-CO-2	335.0769231	8.93	Public	Available	173	115	288	City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
2824 82ND AVE OAKLAND 94605	043A464400202		RU-4	96.8	0.07	Vacant - Public	Available	0	1	0	City owned site (HCD)
8327 GOLF LINKS RD OAKLAND 94605	043A464400902		RD-1	1 per lot	0.49	Vacant - Public	Available	0	1	0	City owned site (HCD)
GOLF LINKS RD OAKLAND 94605	043A464402509		RD-1	1 per lot	0.09	Vacant - Public	Available	0	1	0	City owned site (HCD)
8280 MACARTHUR BLVD OAKLAND 94605	043A464402600	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
8296 MACARTHUR BLVD OAKLAND 94605	043A464402800	ZZ	RU-4	96.8	0.15	Vacant - Public	Available	2	0	0	City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
8329 GOLF LINKS RD OAKLAND 94605	043A465100915		RD-1	1 per lot	0.16	Vacant - Public	Available	0	1	0	City owned site (HCD)
9409 INTERNATIONAL BLVD OAKLAND 94603	044 496700200	E	CN-3	116.16	0.15	Vacant - Public	Pending Project	0	0	0	
9415 INTERNATIONAL BLVD OAKLAND 94603	044 496700300	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
1361 95TH AVE OAKLAND 94603	044 496700402	E	CN-3	116.16	0.07	Vacant - Public	Pending Project	0	0	0	
9423 INTERNATIONAL BLVD OAKLAND 94603	044 496700403	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
9431 INTERNATIONAL BLVD OAKLAND 94603	044 496700500	E	CN-3	116.16	0.06	Vacant - Public	Pending Project	0	0	0	
9437 INTERNATIONAL BLVD OAKLAND 94603	044 496700701	E	CN-3	116.16	0.12	Vacant - Public	Pending Project	0	0	0	
95TH AV OAKLAND 94621	044 496700900	E	CN-3	116.16	0.04	Vacant - Public	Pending Project	0	0	0	
9418 EDES AVE OAKLAND 94603	044 501400500	AAA	RM-4	39.6	0.40	Vacant - Public	Available	0	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
606 CLARA ST OAKLAND 94603	044 501400603	AAA	RM-4	39.6	0.21	Vacant - Public	Pipeline Project	124	0	0	City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
10451 MACARTHUR BLVD OAKLAND 94605	047 557600703		CN-3	96.8	0.52	Vacant - Public	Available	0	5	0	City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2656 98TH AVE OAKLAND 94605	048 561700901	BBB	RD-1	1 per lot	0.13	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
2660 98TH AVE OAKLAND 94605	048 561701004	BBB	RD-1	1 per lot	0.34	Vacant - Public	Available	0	1	0	City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.

Table C-16b: City-Owned Sites

Address	APN	Consolidated Sites	Zoning Designation (Current)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Site Status	LI	MI	AMI	Site Comments
BARCELONA ST OAKLAND 94621	048 687000200		RH-3	1 per lot	4.67	Public	Available	27	19	47	City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
GIRVIN DR OAKLAND 94603	048D728105001		RH-4	1 per lot	0.65	Parks, Recreation & Open Space	Pending Project	0	0	1	
6226 MORAGA AVE OAKLAND 94611	048F736101100	VV	RH-4	1 per lot	0.55	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
6226 MORAGA AVE OAKLAND 94611	048F736101200	VV	RH-4	1 per lot	0.36	Parks, Recreation & Open Space	Available	0	1	0	City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD

VLI= very low-income units; LI= low-income units; MI= moderate-income units; AMI= above moderate units

Source: Oakland Planning and Building Department, November 2022; Dyett & Bhatia, 2022

OTHER CONSIDERATIONS

In addition to realistic capacity and density provisions, there are several other considerations that should be factored into site selection and capacity. This section provides an assessment of Oakland's 2023-2031 Inventory in light of these factors.

Site Size

State HCD has established parameters for the size of lower-income sites in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower-income housing development as they may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are larger than 10.0 acres in size are also not considered suitable, as they made lead to an over concentration of affordable housing or make the project infeasible. These parameters do not apply to sites selected for moderate- or above-moderate-income housing. There have been a number of recent projects with lower-income units that have been permitted on parcels smaller than 0.5 acres in recent years. These projects, as reported in the City's Annual Progress Reports, are provided in Table C-17 below. Further, on November 16, 2021, the City updated its zoning regulations to authorize residential occupancy of recreational vehicles (RVs), mobile homes, and manufactured homes on private property in all areas where housing is permitted. While these housing options may not meet State HCD's parameters for site size, they provide an additional avenue through which housing for extremely-low-income and unhoused residents can be provided.

Table C-17: Lower-Income Projects on Small Sites, 2018-2021

				Residential Capacity (units)			
Project Name	*APN*	*Address*	*Acres*	*Very-Low-Income*	*Low-Income*	*Moderate-Income*	*Above-Moderate-Income*
Inn @ Temescal (Homekey Project)	012 094502801	3720 TELEGRAPH AVE	0.24	21	0	0	1
Cherry Hill (aka 95th & International)	044 496700100	9409 INTERNATIONAL BLVD	0.08	54	0	0	1
Nova	009 069902301	445 30TH ST, Oakland, CA 94609	0.26	56	0	0	1
Clifton Hall (Homekey Project)	014 124600200	5276 Broadway	0.28	41	20	0	2
3268 San Pablo	009 072200700	3268 SAN PABLO AVE, Oakland, CA 94608	0.26	31	19	0	1
514-524 41st ST	012 101300701	524 41ST ST	0.20	0	1	0	4
Sites in High/Highest Resource TCAC Areas							
013 110802401		4366 Broadway	0.29	Zoning	Lot Size	Current Max Density	
023 047602101		3600 Park Blvd	0.37	CC-2	0.29	28 du	
026 083402201		2120 Montana Street	0.41	CN-4	0.37	14 du	
014 124000901		5211 Broadway	0.42	CN-3	0.41	32 du	
010 077202001		Lenox Avenue	0.35	CC-2	0.42	40 du	
011 083600101		3374 Grand Ave	0.35	RU-2	0.35	19 du	
026 083500601		2055 MacArthur Blvd	0.30	CN-2	0.35	33 du	
016 142402205		6407 Telegraph	0.31	CN-1	0.30	29 du	

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: State HCD, Annual Progress Reports, 2018-2021; City of Oakland, 2022

There are 81 parcels in the inventory smaller than 0.5 acres selected to accommodate lower-income units (only including those parcels not part of a pipeline project). However, 34 of these parcels are part of sites that are larger than 0.5 acres in total. An additional 27 of these parcels are considered potential projects due to either an active permit application or pre-application – these proposals explicitly include provisions for lower-income units and provide indication that a developer has interest in developing the site. An additional five sites are owned by BART and will be prioritized for affordable development, two sites are owned by faith-based organizations that have expressed

interest in development, on one site there is active loan interest from Oakland HCD, and finally one site is the location of the Piedmont Place Homekey site. There are eight remaining parcels smaller than 0.5, (APNs 013 110802401, 023 047602101, 026 083402201, 014 124000901, 010 077202001, 011 083600101, 026 083500601, 016 142402205) which are considered appropriate for lower-income housing (approximately 137 units, with sites estimates ranging from approximately 25 to 59 percent of the maximum capacity) since they are located in high or highest resource TCAC designations and are in close proximity to transit and other amenities, both of which will increase the financial feasibility of development on these sites. These sites were identified in the prior RHNA cycle; all eight of these sites are permitted to develop with at least 30 du/ac and will permit at least 20 percent of units to be affordable by right. There are 3 parcels larger than 10.0 acres that have been identified to accommodate lower-income units (not including parcels that are part of an active pipeline project). Two parcels are part of the same pre-application project (APNs 048H752400101 and 048H752300900, Record ID – ZP210085), which consists of a subdivision of 67 lots for single-family homes and one 131-unit mixed-income multifamily development. It is assumed that 24.0 percent of the 131-unit project will be suitable for lower-income households. This project includes eight parcels in total across about 39.0 acres. The second parcel (APN 042 432800116) is owned by the City and consists of an empty lot next to the Operation HomeBase Site.[13] This is a surplus lands site that is part of the Coliseum City project and subject to exclusive negotiations with the African American Sports and Entertainment Group. It is assumed to develop at a mix of income levels so as to not concentrate lower-income units. Further, there is an additional site consisting of multiple parcels (APNs 039 329900300, 039 329900202, 039 329102200, 039 329900102) which is about 10.6 acres consisting of opportunity areas in and around the Eastmont Mall, including parking lots. Since the site is large it is assumed to develop with a mix of incomes. Information about mixed-income affordability mix is found on p. C-46.

Reliance on Non-Vacant Sites

State law requires that if non-vacant sites are relied upon to accommodate more than 50 percent of the RHNA for lower-income households, then a housing element must provide findings based on substantial evidence that the existing use does not constitute an impediment to development and that it will likely be discontinued during the planning period. Per State HCD guidance, the sum of lower-income RHNA capacity on vacant sites and other alternatives not related to capacity on non-vacant sites should be used to determine this percentage. Over 52 percent of the lower-income RHNA capacity is met through vacant sites and other alternatives, see Table C-18.

[13] Operation HomeBase is a COVID-19 isolation trailer program located on Hegenberger Road in East Oakland. Operation HomeBase provides a safe place for high-risk people to self-isolate and maintain their safety and health.

Table C-18: Lower-Income Reliance on Non-Vacant Sites

Adjustment Factor	*Number of Lower-Income Units*
Pipeline Projects	2,705
ADU Capacity[1]	1,384
Adequate Sites Alternative	82
Capacity on Vacant Sites	1,154
Total Capacity[2]	**5,325**
Oakland Lower Income RHNA	**10,261**
RHNA on Non-Vacant Sites	**10,261 – 5,578= 4,936**
Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites	**4,936/10,261 = 48.1%**

1. Affordable to lower-income households.
2. Residential capacity not related to non-vacant sites.

Source: Dyett & Bhatia, 2022

Replacement Housing Requirements

The Housing Crisis Act of 2019 mandates that new residential development must replace any demolished residential units on a one-to-one ratio. Further, new development must also replace "protected units" subject to rent or price control with comparable affordable units and provide displaced tenants with a right of return. All sites included in the inventory with existing units are likely to develop at a higher capacity than is currently available on the site, including pipeline projects. There are no known sites with lower-income or protected units that will be demolished contained in the Inventory.

C.4 Fair Housing Assessment of the Inventory

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in Environmental Justice[14] Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the

[14] SB 1000 requires Cities to identify low-income communities that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. While State law refers to these as "disadvantaged communities," the City of Oakland has opted to use the term "environmental justice communities," in line with recommendations from the California Environmental Justice Alliance. For more information, see: California Environmental Justice Alliance/PlaceWorks, SB 1000 Implementation Toolkit: Planning for Healthy Communities, October 2017, available for download at http://www.caleja.org/sb1000-toolkit.

housing sites inventory against AFFH criteria and ongoing environmental justice efforts, the Housing Element is an important step in achieving an equitable future in Oakland.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity. To achieve these ends, the Housing Element must identify improved or exacerbated conditions and the isolation of the RHNA (i.e., geographic concentration of units by income category. Traditionally, this assessment is conducted using the opportunity areas mapped by State HCD/TCAC—as described further in Appendix D—and other AFFH factors. While these factors are important considerations – they are not the final decision factor in site selection, especially as statewide mapping efforts may not always match the lived experience of residents. For instance, as can be seen in Figure C-8 below, industrial areas with very low population densities in West Oakland are considered "high resource."

Chart C-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. In the subsequent sections, the methodology for each step is explained.

Chart C-1: Housing Sites Inventory Development Process



ESTABLISH RHNA TARGET

As discussed in Section C.1, the RHNA for the 2023-2031 cycle is 26,251 units. The City has determined that a 15.0 percent buffer will be adequate to ensure that the housing inventory will meet the requirement of the no net loss rule. In total, the 6th cycle RHNA with the 15.0 percent buffer is a target of 30,189 units – 7,488 very-low-income, 4,313 low-income, 5,126 moderate-income, and 13,263 above-moderate-income units. This also includes a target of 3,744 extremely-low-income units, which is assumed to be half of very-low-income need.

PRELIMINARY SITES INVENTORY

The initial sites considered for inclusion in the Inventory were active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. These "earmarked" housing sites either displayed potential for development or were otherwise vetted as appropriate for additional housing development.

As shown in Table C-19, earmarked sites—comprised of those that can be credited toward RHNA and those still available from the 5th cycle inventory—met 74.6 percent of the 6th cycle RHNA target. An additional 16,682 units located on new opportunity sites were identified (using the

methodology described in Section C.3 above) to meet the remaining 6,167 units still needed to meet the target and create a significant buffer. By income level, the overall total of earmarked and new opportunity sites results in a surplus capacity of 1,601 very-low- and low-income units, 1,289 moderate-income units, and 7,133 above-moderate-income units. However, the proportion of lower-income capacity provided in moderate to highest resource areas falls below the average for the total sites inventory.

Table C-19: Preliminary Housing Sites Inventory

Housing Site Type	*Very-Low- and Low-Income*	*Moderate-Income*	*Above-Moderate-Income*	***Total (units)***
RHNA Credits[1]	4,169	776	10,176	**15,121**
RHNA 5 Sites	714	3,795	688	5,197
Potential Projects/New Opportunity Sites	7,244	1,193	7,873	16,310
Percent of Capacity in Moderate to Highest Resource Tracts[2]	37%	25%	39%	**36.3%**

1. Includes pipeline projects, projected ADUs, and adequate sites alternative projects.
2. Census tract resource levels are derived from TCAC Opportunity Maps.

Source: Dyett & Bhatia, 2022

AFFH ASSESSMENT OF PRELIMINARY SITES INVENTORY

While the RHNA is met for each income category based on these pre-established housing sites, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. As discussed further in Appendix D, the California Fair Housing Task Force Opportunity maps developed by TCAC and State HCD indicate that a significant portion (about 60.0 percent) of Oakland is considered low resource or high segregation and poverty. However, many of these areas are in fact thriving communities in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines, and are generally suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource. It should also be noted that investment in "lower resource" neighborhoods, including through affordable housing projects, should not be discouraged in neighborhoods that have been traditionally disinvested in – including neighborhoods like West and East Oakland. The City should also invest in affordable housing in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—in parallel with other investments in equitable access to transit, public facilities, food access, and other amenities.

Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with

continued investments in place-based strategies[15] for communities in historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

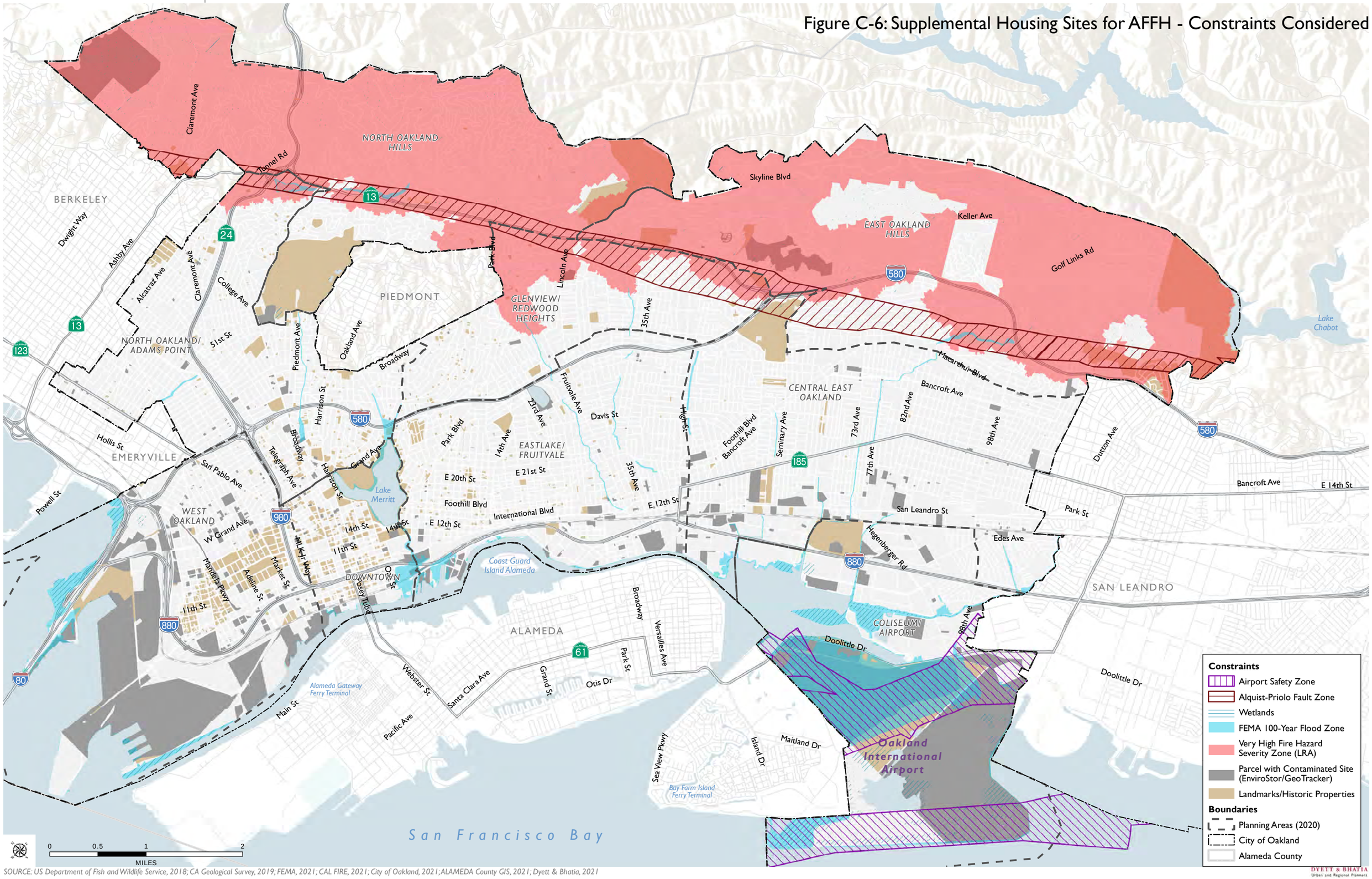
SUPPLEMENTAL SITES TO ACHIEVE AFFH

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority; therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in these neighborhoods.

Starting from the entire universe of parcels in Oakland, sites were filtered out based on objective physical constraints and opportunity metrics. As discussed earlier, opportunity sites were selected based on their vacancy status, AV ratio, and FAR. Constrained sites—including those in the Alquist-Priolo fault zone, 100-year flood hazard areas mapped by FEMA, VHFHSZ identified by the California Department of Forestry and Fire Protection (CAL FIRE), and contaminated sites or those with known hazards (identified in EnviroStor or GeoTracker)—were removed from consideration. Further, sites smaller than 0.5 acres and larger than 10 acres in size were removed from consideration per State HCD guidance, as were sites with existing uses that serve the community (e.g., community health centers and grocery stores) and those that are not appropriate for housing development (e.g., industrial). Sites already included in the preliminary sites inventory were also excluded. Figure C-6 provides the considerations applied in filtering for viable sites.

[15] Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community. An important purpose of place-based strategies is to develop local solutions to poverty and inequality by addressing community-level problems such as limited employment opportunities, poor housing, under-resourced schools, social isolation and poor or fragmented service provisions that lead to gaps or duplication of effort. For more information, see: Rood, S. and McGroder, S. "Promoting Place-Based Strategies to Address Poverty: Exploring the Governor's Role." *National Governors Association*, 2017. Available at https://www.ddcf.org/globalassets/17-0118-nga-place-based-strategies-to-address-poverty-issue-brief.pdf.

Figure C-6: Supplemental Housing Sites for AFFH - Constraints Considered



SOURCE: US Department of Fish and Wildlife Service, 2018; CA Geological Survey, 2019; FEMA, 2021; CAL FIRE, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[16] After completing this exercise, an additional 74 potential parcels were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further the objectives of AFFH. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization factors, local knowledge of the sites, and aerial images of the current state of the property. Three parcels in the Rockridge area will be upzoned and encourage to develop with residential Uses under actions in the Housing Action Plan. Figure C-7 maps the locations of these supplemental "AFFH sites," which are listed in Table C-20 below and identified in Table C-25.

Table C-20: Supplemental AFFH Sites

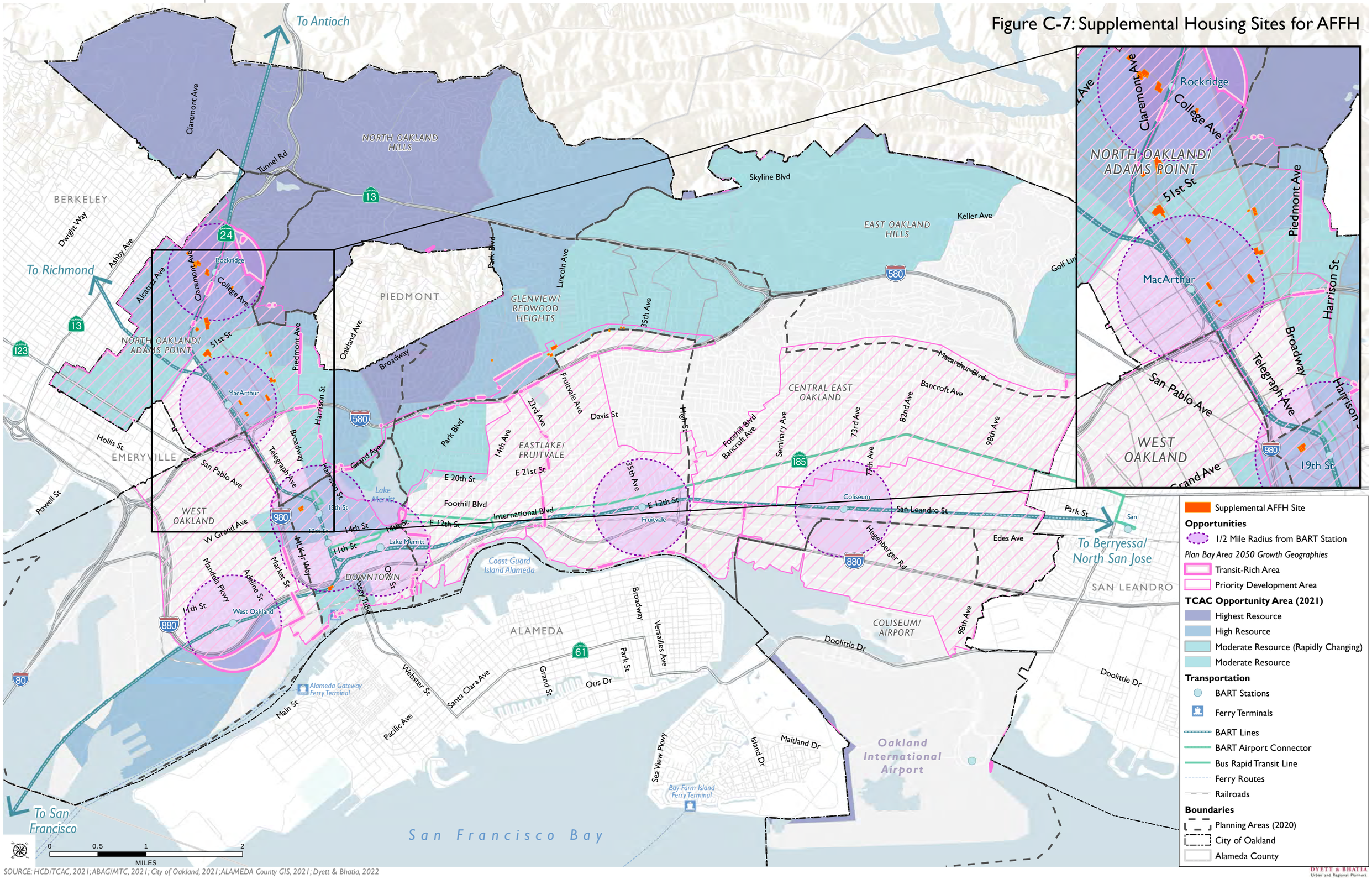
APN(s)	*Address*	*Acres*	*Lower-Income Capacity*	*TCAC Opportunity Area*	*Justification for Inclusion*
013 115400905	514 SHATTUCK AVE OAKLAND 94609	2.6	182	Moderate Resource	Underutilized commercial area
012 096800301	3875 TELEGRAPH AVE OAKLAND 94609	0.6	35	Moderate Resource	Underutilized medical office surrounded by new multifamily development
014 126803501; 014 126803600; 014 126801200; 014 126800901; 014 126801101	6028 CLAREMONT AVE OAKLAND 94618	2.1 (combined total)4	96	Highest Resource	Underutilized, closed office surrounded by parking lots, adjacent to residential
013 110902001, 013 110902200, 013 110902501	4200 - 4224 BROADWAY OAKLAND 94611	0.8	47	High Resource	Grouped strip of underutilized commercial and office sites
012 100200900,	4225 BROADWAY OAKLAND 94611	0.15	8	Moderate Resource/Moderate Resource (Rapidly Changing)	Underutilized commercial site with previous development interest and adjacent to a potential residential project.

[16] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

APN(s)	Address	Acres	Lower-Income Capacity	TCAC Opportunity Area	Justification for Inclusion
008 064503301, 008 064500901, 008 064502805	525 21ST ST OAKLAND 94612	1.3	137	Moderate Resource	Group of underutilized and low-density office/commercial, adjacent to new high-density multifamily development.
013 109902600, 013 109902501, 013 109902800	4400 TELEGRAPH AVE OAKLAND 94609	0.6	24	Moderate Resource	Group of underutilized commercial/retail
012 097601502	380 W MACARTHUR BLVD OAKLAND 94609	1.1	17	Moderate Resource (Rapidly Changing)	Former AAA building across from Mosswood Park - temporarily used by Kaiser, and has high housing potential
14122902103	5354 CLAREMONT AVE	1.70		High Resource	Dialysis clinic; large parking lot. Demonstrated public and decisionmaker interest.
14126604701	5727 COLLEGE AVE	1.7		Highest Resource	Larger parcel, medium FAR , proximity to BART
048A706901000	6209 COLLEGE AVE	0.5		High Resource	Medium FAR and comparatively lower AV ratio
14124200600	5050 BROADWAY	4.5	189	Highest Resource	Large vacant parcel near shopping center and other multifamily housing. Demonstrated public and decisionmaker interest.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Figure C-7: Supplemental Housing Sites for AFFH



SOURCE: HCD/TCAC, 2021; ABAG/MTC, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

IMPROVED OR EXACERBATED CONDITIONS

As noted in the previous section, sites were selected in a manner to both further invest in historically disadvantaged communities and decrease displacement pressures, and to provide additional access to existing higher resourced neighborhoods. The breakdown of residential capacity by resource area and other AFFH considerations is included in Table C-21 below, and the location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure C-8.

Most residential capacity at all income levels in located in the low resource and high segregation and poverty areas, as shown in Table C-21. This is largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will likely further increase the proportion of lower-income housing available in these neighborhoods. As supported by sites analysis in Appendix D, section D.5, an affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. These actions, as outlined in the Housing Action Plan, will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficulty associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call those neighborhoods home.

Table C--21: Residential Capacity by Fair Housing Issues

Census Tract	*Neighborhood*	*# Households*	*Inventory Capacity*			*AFFH Indicators*					
			Lower-Income	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001400100	Panoramic Hill	1,293	-	-	63	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	239	29	89	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	409	104	1,103	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	21	3	22	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	-	2	16	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	-	1	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	2	-	28	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	1	69	25	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	-	45	-	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001402600	Jack London Gateway	631	-	-	5	86%	High Segregation & Poverty	82%	50%	4%	At Risk of Gentrification
06001402700	Bunche/ MLK Jr	693	1	-	13	77%	Moderate Resource	60%	38%	5%	Advanced Gentrification
06001402800	Uptown/ Downtown	2,389	10	-	-	72%	Moderate Resource	82%	42%	3%	At Risk of Gentrification
06001402900	Downtown	949	4	42	36	78%	Moderate Resource	79%	45%	0%	At Risk of Gentrification
06001403000	Chinatown	1,469	23	-	-	94%	High Segregation & Poverty	80%	54%	7%	At Risk of Gentrification
06001403100	Downtown/ Old Oakland	898	-	21	1	72%	High Segregation & Poverty	61%	51%	10%	Early/Ongoing Gentrification
06001403300	Chinatown/ Laney	2,143	100	-	3	74%	Low Resource	54%	50%	8%	Low-Income/Susceptible to Displacement

Census Tract	*Neighborhood*	*# Households*	*Inventory Capacity*			*AFFH Indicators*					
			Lower-Income	*Moderate-Income*	*Above-Moderate-Income*	*% BIPOC*[1]	*TCAC Opportunity Area*	*% LMI*[2]	*% Rent Burden*	*% Overcrowded*	*Displacement Category*
06001403400	Lake Merritt	2,838	-	-	-	61%	Moderate Resource (Rapidly Changing)	60%	42%	3%	Early/Ongoing Gentrification
06001403501	Oakland/ Harrison West	2,655	-	-	-	63%	Moderate Resource	77%	52%	6%	Early/Ongoing Gentrification
06001403502	Oakland/ Harrison East	1,158	-	-	3	58%	Moderate Resource	35%	41%	6%	Early/Ongoing Gentrification
06001403600	Adams Point North	2,643	-	-	5	71%	High Resource	39%	42%	2%	At Risk of Becoming Exclusive
06001403701	Adams Point West	1,738	31	3	186	57%	High Resource	47%	38%	2%	Advanced Gentrification
06001403702	Adams Point East	1,102	-	-	2	48%	Moderate Resource	56%	27%	0%	Advanced Gentrification
06001403800	Lakeshore	1,814	-	2	26	32%	Highest Resource	33%	33%	4%	Becoming Exclusive
06001403900	Grand Lake	2,059	4	-	35	43%	High Resource	29%	38%	1%	Advanced Gentrification
06001404000	Piedmont Ave South	1,638	-	-	3	45%	Moderate Resource	41%	41%	2%	Stable Moderate/Mixed Income
06001404101	Piedmont Ave North	1,660	31	33	29	38%	High Resource	31%	35%	0%	Becoming Exclusive
06001404102	Piedmont Ave Central	1,657	19	-	14	34%	Moderate Resource	54%	42%	1%	Stable Moderate/Mixed Income
06001404200	Upper Piedmont Ave	1,286	13	-	6	38%	Highest Resource	13%	25%	0%	Stable/Advanced Exclusive
06001404300	Upper Rockridge	1,284	-	-	-	35%	Highest Resource	12%	49%	0%	Stable/Advanced Exclusive
06001404400	Glen Highlands	2,315	1	4	56	33%	Highest Resource	14%	27%	0%	Stable/Advanced Exclusive
06001404501	Montclair South	659	7	-	51	34%	Highest Resource	6%	0%	0%	Stable/Advanced Exclusive
06001404502	Montclair North	2,483	-	148	-	25%	Highest Resource	12%	42%	0%	Stable/Advanced Exclusive
06001404600	Piedmont Pines	1,783	-	-	1	30%	High Resource	6%	20%	1%	Stable/Advanced Exclusive
06001404700	Oakmore North	805	109	10	2	30%	High Resource	10%	36%	0%	Stable/Advanced Exclusive
06001404800	Oakmore South	1,159	-	-	14	51%	Moderate Resource	28%	58%	3%	Becoming Exclusive

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001404900	Glenview	1,860	-	-	2	44%	High Resource	45%	29%	1%	Becoming Exclusive
06001405000	Trestle Glen	1,446	-	-	-	38%	High Resource	19%	43%	0%	Stable/Advanced Exclusive
06001405100	Crocker Highland	1,608	-	-	7	35%	Highest Resource	12%	19%	0%	Stable/Advanced Exclusive
06001405200	Cleveland Heights North	2,414	78	3	9	62%	Moderate Resource	48%	42%	0%	Advanced Gentrification
06001405301	Cleveland Heights South	1,572	29	-	-	47%	Moderate Resource	53%	40%	2%	Early/Ongoing Gentrification
06001405302	Eastlake	1,377	195	79	1,813	69%	Low Resource	80%	42%	7%	At Risk of Gentrification
06001405401	Eastlake Clinton West	1,657	876	203	74	80%	Low Resource	78%	51%	14%	At Risk of Gentrification
06001405402	Eastlake Clinton East	1,180	2	2	4	83%	Low Resource	57%	45%	7%	At Risk of Gentrification
06001405500	Ivy Hill	1,572	128	13	1	79%	Moderate Resource	64%	44%	11%	At Risk of Gentrification
06001405600	Bella Vista	1,386	-	-	5	74%	Moderate Resource	60%	50%	6%	Early/Ongoing Gentrification
06001405700	Upper San Antonio/ Highland Park	1,368	-	-	1	86%	Low Resource	47%	46%	8%	At Risk of Gentrification
06001405800	San Antonio/ Highland Terrace	1,338	-	-	5	85%	Low Resource	76%	60%	12%	At Risk of Gentrification
06001405901	Lower San Antonio East	1,100	8	-	15	96%	High Segregation & Poverty	85%	57%	19%	At Risk of Gentrification
06001405902	Lower San Antonio West	925	-	-	3	91%	Low Resource	62%	67%	16%	At Risk of Gentrification
06001406000	Oakland Estuary	1,551	-	-	16	82%	High Segregation & Poverty	74%	43%	10%	At Risk of Gentrification
06001406100	Jingletown/ Kennedy	1,475	-	-	1	85%	Low Resource	59%	63%	4%	Low-Income/Susceptible to Displacement
06001406201	Reservoir Hill/ Meadow Brook	1,485	161	39	8	95%	Low Resource	76%	59%	31%	At Risk of Gentrification
06001406202	Fruitvale/ Hawthorne	1,337	12	2	8	91%	High Segregation & Poverty	81%	46%	30%	At Risk of Gentrification
06001406300	San Antonio/ Sausal Creek	1,255	233	14	7	87%	Low Resource	79%	42%	11%	At Risk of Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001406400	Reservoir Hill/ Manzanita	748	-	104	13	69%	Low Resource	59%	63%	8%	Low-Income/Susceptible to Displacement
06001406500	Peralta/ Hacienda	1,948	-	38	2	88%	Low Resource	71%	65%	12%	At Risk of Gentrification
06001406601	Laurel/ Upper Peralta Creek	1,746	472	125	5	85%	Low Resource	63%	61%	4%	Low-Income/Susceptible to Displacement
06001406602	Lower Dimond School	941	97	36	10	87%	Low Resource	67%	63%	0%	Low-Income/Susceptible to Displacement
06001406700	Lincoln Highlands	2,178	100	9	6	55%	Moderate Resource	29%	52%	1%	Stable Moderate/Mixed Income
06001406800	Redwood Heights West	1,360	-	-	7	67%	Moderate Resource (Rapidly Changing)	45%	45%	3%	Becoming Exclusive
06001406900	Redwood Heights Central	1,551	3	-	25	53%	Moderate Resource	43%	43%	5%	Stable Moderate/Mixed Income
06001407000	Lower Laurel/ Allendale	1,991	-	-	16	87%	Low Resource	69%	61%	11%	Low-Income/Susceptible to Displacement
06001407101	Harrington/ Fruitvale	1,056	20	-	6	95%	High Segregation & Poverty	63%	48%	21%	At Risk of Gentrification
06001407102	Jefferson/ Fruitvale	1,355	-	2	19	90%	Low Resource	72%	49%	13%	At Risk of Gentrification
06001407200	Fruitvale	1,927	-	-	329	91%	High Segregation & Poverty	79%	59%	25%	At Risk of Gentrification
06001407300	Melrose	730	-	-	4	88%	Low Resource	69%	54%	17%	Low-Income/Susceptible to Displacement
06001407400	Fremont District	1,127	41	28	29	98%	Low Resource	81%	44%	19%	At Risk of Gentrification
06001407500	Seminary	1,358	192	134	510	96%	High Segregation & Poverty	81%	54%	7%	At Risk of Gentrification
06001407600	Fairfax/ Lower Maxwell Park	2,123	-	64	-	83%	Low Resource	69%	68%	7%	Ongoing Displacement
06001407700	Maxwell Park	1,651	639	50	1	70%	Low Resource	38%	53%	3%	Stable Moderate/Mixed Income
06001407800	Mills College	748	-	10	4	69%	Low Resource	46%	58%	1%	High Student Population
06001407900	Redwood Heights East	1,126	347	285	5	50%	Moderate Resource (Rapidly Changing)	30%	63%	3%	Becoming Exclusive
06001408000	Woodminster	1,037	-	-	1	45%	Moderate Resource	7%	24%	2%	Stable/Advanced Exclusive

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001408100	Caballo Hills	2,717	533	119	298	60%	Moderate Resource	17%	56%	1%	At Risk of Becoming Exclusive
06001408200	Millsmont	1,961	-	-	2	82%	Low Resource	47%	62%	3%	Low-Income/Susceptible to Displacement
06001408300	Eastmont Hills	1,828	-	-	-	78%	Low Resource	61%	53%	3%	Becoming Exclusive
06001408400	Eastmont	1,157	340	38	401	93%	Low Resource	71%	65%	7%	Low-Income/Susceptible to Displacement
06001408500	Arroyo Viejo	1,611	54	45	3	98%	Low Resource	76%	62%	21%	Low-Income/Susceptible to Displacement
06001408600	Bancroft/ Havenscourt East	1,811	-	15	-	97%	Low Resource	73%	76%	16%	Low-Income/Susceptible to Displacement
06001408700	Bancroft/ Havenscourt West	2,455	-	-	-	92%	Low Resource	79%	58%	13%	Low-Income/Susceptible to Displacement
06001408800	Lockwood/ Coliseum/ Rudsdale	2,225	9	1	23	95%	High Segregation & Poverty	87%	60%	12%	Low-Income/Susceptible to Displacement
06001408900	Fitchburg	1,016	50	4	6	95%	High Segregation & Poverty	85%	51%	13%	Low-Income/Susceptible to Displacement
06001409000	Brookfield Village/ Hegenberger	1,135	27	19	51	98%	Low Resource	84%	60%	20%	Low-Income/Susceptible to Displacement
06001409100	Brookfield Village	675	-	-	4	98%	Low Resource	65%	55%	10%	At Risk of Gentrification
06001409200	Sobrante Park	982	17	26	43	98%	Low Resource	88%	73%	11%	Low-Income/Susceptible to Displacement
06001409300	Stonehurst	1,627	-	-	-	95%	Low Resource	66%	64%	18%	Low-Income/Susceptible to Displacement
06001409400	Elmhurst	1,268	-	-	-	96%	Low Resource	68%	62%	34%	Low-Income/Susceptible to Displacement
06001409500	New Highland	1,131	69	-	1	96%	High Segregation & Poverty	78%	66%	19%	Low-Income/Susceptible to Displacement
06001409600	Webster	1,484	-	46	340	97%	Low Resource	76%	52%	20%	At Risk of Gentrification
06001409700	Castlemont	1,577	-	-	-	97%	Low Resource	75%	66%	13%	Low-Income/Susceptible to Displacement
06001409800	Golf Links	1,294	-	20	-	80%	Low Resource	48%	59%	7%	Stable Moderate/Mixed Income
06001409900	Sequoyah	1,423	106	104	415	71%	Low Resource	18%	33%	0%	Stable Moderate/Mixed Income

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	AFFH Indicators: % BIPOC[1]	AFFH Indicators: TCAC Opportunity Area	AFFH Indicators: % LMI[2]	AFFH Indicators: % Rent Burden	AFFH Indicators: % Overcrowded	AFFH Indicators: Displacement Category
06001410000	Chabot Park	1,227	-	-	63	71%	Moderate Resource	42%	38%	4%	Stable Moderate/Mixed Income
06001410100	Foothill Square/ Toler Heights	1,100	239	29	89	88%	Low Resource	57%	52%	4%	Low-Income/Susceptible to Displacement
06001410200	Las Palmas	1,127	409	104	1,103	99%	Low Resource	69%	62%	10%	At Risk of Gentrification
06001410300	Cox/ Elmhurst	1,023	21	3	22	98%	Low Resource	89%	67%	27%	Low-Income/Susceptible to Displacement
06001410400	Durant Manor	1,351	-	2	16	94%	Low Resource	54%	49%	15%	Low-Income/Susceptible to Displacement
06001410500	DeFremery/ Oak Center	925	-	-	1	85%	High Segregation & Poverty	87%	52%	3%	At Risk of Gentrification
06001981900	Port Lower	27	2	-	28	14%	High Resource	50%	26%	0%	Unavailable or Unreliable Data
06001982000	Acorn Industrial	32	1	69	25	84%	Low Resource	64%	0%	0%	Unavailable or Unreliable Data
06001983200	Jack London Square	340	-	45	-	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data
06001400100	Panoramic Hill	1,293	97	94	188	26%	Highest Resource	8%	30%	0%	Stable/Advanced Exclusive
06001400200	Rockridge	847	86	30	101	27%	Highest Resource	25%	19%	0%	Stable Moderate/Mixed Income
06001400300	Shafter/ Rockridge	2,441	94	47	142	32%	High Resource	39%	35%	0%	Stable Moderate/Mixed Income
06001400400	Upper Telegraph/ Fairview Park	1,802	308	240	1,309	36%	High Resource	37%	32%	0%	Stable Moderate/Mixed Income
06001400500	Bushrod/ North Oakland	1,606	199	88	106	55%	High Resource	50%	38%	1%	Advanced Gentrification
06001400600	Bushrod/ Childrens Hospital	673	-	12	94	51%	High Resource	51%	39%	0%	Advanced Gentrification
06001400700	Santa Fe/ North Oakland	1,951	14	119	281	62%	Moderate Resource	73%	38%	2%	Advanced Gentrification
06001400800	Paradise Park/ Golden Gate	1,652	101	103	544	57%	Moderate Resource	64%	44%	2%	Early/Ongoing Gentrification
06001400900	Gaskill	1,078	78	56	5	58%	Moderate Resource	67%	56%	0%	Advanced Gentrification
06001401000	Longfellow	2,470	370	230	2,585	67%	Low Resource	65%	49%	8%	Early/Ongoing Gentrification

Census Tract	Neighborhood	# Households	Inventory Capacity: Lower-Income	Inventory Capacity: Moderate-Income	Inventory Capacity: Above-Moderate-Income	% BIPOC[1]	TCAC Opportunity Area	% LMI[2]	% Rent Burden	% Overcrowded	Displacement Category
06001401100	Temescal West	2,071	49	25	12	48%	Moderate Resource	67%	42%	0%	Advanced Gentrification
06001401200	Temescal East	1,230	-	2	1	39%	Moderate Resource (Rapidly Changing)	46%	39%	1%	Advanced Gentrification
06001401300	Pill Hill	1,827	583	246	388	62%	Low Resource	82%	48%	10%	At Risk of Gentrification
06001401400	Hoover/ Foster	1,598	283	12	487	74%	Low Resource	70%	54%	6%	Early/Ongoing Gentrification
06001401500	Clawson/ Dogtown	1,142	1,136	91	1,044	63%	Low Resource	73%	51%	4%	Early/Ongoing Gentrification
06001401600	McClymonds	896	245	559	1,480	71%	Low Resource	73%	52%	4%	Early/Ongoing Gentrification
06001401700	Port Upper	1,295	193	255	987	61%	Low Resource	63%	29%	7%	Advanced Gentrification
06001401800	Prescott	677	600	201	91	67%	Low Resource	86%	31%	11%	Early/Ongoing Gentrification
06001402200	Prescott/ Mandela Peralta	871	497	453	1,344	70%	Low Resource	75%	55%	10%	Early/Ongoing Gentrification
06001402400	Bunche/ Oak Center	1,221	-	97	253	76%	Low Resource	84%	57%	2%	At Risk of Gentrification
06001402500	Acorn	734	140	37	1,504	89%	High Segregation & Poverty	70%	48%	5%	At Risk of Gentrification
06001983200	Jack London Square	340	-	-	5	47%	Moderate Resource	26%	33%	4%	Unavailable or Unreliable Data

1. Black, Indigenous, and People of Color.
2. Low- and moderate-income population.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Much of the land in Oakland designated high or highest resource is located within the Alquist Priolo fault Zone or Very High Fire Hazard Severity Zone (VHFHSZ), and is therefore not suitable for higher-density residential development. For instance, Table C-22 shows that 70.1 percent of the City's highest resource and 25.7 percent of the high resource areas are located within the VHFHSZ. The Oakland Hills fire of 1991 was at its time the most damaging fire in California history. It should be noted that the constraints listed in Table C-22 may overlap, and therefore percentages should not be summed. However, this table also does not include all of the environmental constraints, such as steep slopes or landslide areas. The balance of access to opportunity with environmental constraints, both in terms of development feasibility and safety for lower-income projects, was a key factor in creating the Inventory.

Table C-22: Opportunity Area Constraints, 2021

		Percent of Land Constrained		
Opportunity Area	*Percent of Citywide Area*[1]	*100-Year Flood Zone*	*Alquist Priolo Zone*	*VHFHSZ*
Highest Resource	10.1%	0.6%	5.0%	70.1%
High Resource	9.2%	6.8%	2.2%	25.7%
Moderate Resource (Rapidly Changing)	2.4%	14.0%	13.5%	9.3%
Moderate Resource	17.0%	0.7%	5.5%	53.8%
Low Resource	53.6%	8.8%	1.4%	5.0%
High Segregation & Poverty	7.7%	**4.1%**	0.0%	0.0%

1. Based on parcel acreage – does not include rights-of-way.

Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia, 2022

Recent City Council direction to explore more diverse housing typologies in traditionally single-family neighborhoods—including fourplexes—as well as recent State laws like SB 9 will also help to promote affordable housing options in higher resource neighborhoods. Efforts to further encourage both the provision of affordable housing in higher resource areas and provide investments to lower resource neighborhoods through place-based strategies are further outlined in the Housing Action Plan.

Lower-Income Financial Feasibility

During outreach, affordable housing developers indicated that an evaluation of sites selected for lower-income housing with consideration to State funding requirements would be a useful tool to identify and facilitate affordable housing development on those sites. Scoring guidelines for the nine percent Low Income Housing Tax Credit Program provided by the California Tax Credit Allocation Committee (TCAC) are summarized in Table C-23. Credits provided by TCAC are a popular funding mechanism in the construction of affordable housing, and prioritize the development of affordable housing in neighborhoods with existing access to opportunity. Further information on TCAC opportunity areas is available in Appendix D.

Table C-23: TCAC Scoring Guidelines, 2022

Site & Service Amenities	*Points*	*Criteria*
Transit	3	The site is within 0.5 miles of a bus rapid transit station, light rail station, commuter rail station, ferry terminal, bus station, or public bus stop.
	4	The site is within 0.33 miles of the above.
	5	The site is within 0.5 miles of the above, with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday.
	6	The site is within 0.33 miles of the above.
	7	The site is within 0.33 miles of the above and the project's density exceeds 25 du/ac.
Public Park	2	The site is within 0.75 miles of a public park or a community center accessible to the general public.[1]
	3	The site is within 0.5 miles of the above.[1]
Book-Lending Public Library	2	The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system.
	3	The site is within 0.5 miles of the above.
Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market	1	The site is within 1 mile of a weekly farmers' market on the list of Certified Farmers' Markets by the California Department of Food and Agriculture and operating at least 5 months in a calendar year.
	2	The site is within 0.5 miles of the above.
	3	• The site is within 0.5 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	4	• The site is within 0.25 miles of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold; or • The site is within 1 mile of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
	5	The site is within 0.5 miles of a full-scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold.
Public Elementary Middle, or High School	2	The site is within 0.75 miles of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school, and the site is within the attendance area of that school.
	3	The site is within 0.25 miles of a public elementary school; 0.5 miles of a public middle school; or 1 mile of a public high school, and the site is within the attendance area of that school.

Site & Service Amenities	*Points*	*Criteria*
Medical Clinic or Hospital	2	The site is within 1 mile of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office).
	3	The site is within 0.5 miles of the above.
Highest or High Resources Area	8	The site is located in a census tract designated on the TCAC/State HCD Opportunity Area Map as Highest or High Resource.

1. A public park shall not include 1) school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities. 2) greenbelts or pocket parks, or 3) open space preserves or biking parkways unless there is a trailhead or designated access point within the specified distance.

Source: TCAC, Nine Percent Application, 2022

Table C-24 below provides an estimate of the points available for the nine percent TCAC application for lower-income sites contained in the Inventory. Point estimates are derived from nine percent TCAC application scoring guidelines as listed in Table C-23 above. Points are only estimated for lower-income sites that do not already have a pipeline or potential development project. It should be noted that points are only estimated for site-related amenities and do not reflect the full scope of available points. Further, provided point totals are only estimates and may not reflect actual point allocations for specific projects. Finally, while sites with lower scores may be less competitive for State funding, this does not mean that they do not have the zoned capacity to accommodate lower-income housing. It should be noted that TCAC scoring guidelines make it difficult to secure funding for needed affordable housing projects in Oakland's lower-income neighborhoods. The lack of access to the amenities that score well is due to historic racism and public/private disinvestment. Actions the City will take to increase the financial feasibility of development in historically disinvested neighborhoods are provided in the Housing Action Plan.

Table C-24: Estimated TCAC Scoring for Lower-Income Opportunity Sites, 2022

APN	*Site Group*	*Highest or High Resource*	*Transit*[1]	*Public Park*	*Public Library*	*Public School*	*Grocery or Market*[2]	*Medical Clinic or Hospital*	***Total Estimated Points***[3]
044 501400603	AAA	0	7	3	3	2	3	2	20
044 501400500	AAA	0	7	3	3	2	4	2	21
008 065001604	CCC	0	7	3	2	3	5	3	23
008 065002300	CCC	0	7	3	2	3	5	3	23
039 327203600	DDD	0	7	3	3	2	5	3	23
039 327302103	DDD	0	7	3	3	2	5	3	23
039 327301400	DDD	0	7	3	3	2	5	3	23
039 329900300	EEE	0	7	3	3	2	5	3	23
039 329900202	EEE	0	7	3	3	3	5	3	24
039 329102200	EEE	0	7	3	3	2	5	3	23
039 329900102	EEE	0	7	3	3	2	5	3	23
001 013700101	GGG	0	7	3	3	2	5	3	23
001 013700102	GGG	0	7	3	3	2	5	3	23
030 198105901	HHH	0	7	3	0	2	4	2	18
030 198109001	HHH	0	7	3	0	2	4	2	18
030 198105800	HHH	0	7	3	0	2	4	2	18
030 198105902	HHH	0	7	3	0	2	4	2	18
013 110902200	III	8	7	3	3	3	5	3	32
013 110902001	III	8	7	3	3	3	5	3	32
013 110902501	III	8	7	3	3	3	5	3	32
008 064502805	JJJ	0	7	3	2	3	5	3	23
008 064503301	JJJ	0	7	3	2	3	5	3	23
008 064500901	JJJ	0	7	3	2	3	5	3	23
013 109902800	KKK	0	7	3	3	3	4	3	23
013 109902501	KKK	0	7	3	3	3	4	3	23
013 109902600	KKK	0	7	3	3	3	4	3	23

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
012 099300601	NN	0	7	3	3	3	5	3	24
012 099300400	NN	0	7	3	3	3	5	3	24
012 099300500	NN	0	7	3	3	3	5	3	24
012 096600600	PP	0	7	3	2	3	4	3	22
012 096600500	PP	0	7	3	2	3	4	3	22
033 217801800	SS	0	7	3	3	3	5	3	24
033 217801700	SS	0	7	3	3	3	5	3	24
033 219002000	SS	0	7	3	3	3	5	3	24
033 219002200	SS	0	7	3	3	3	5	3	24
033 219002300	SS	0	7	3	3	3	5	3	24
033 219102300	TT	0	7	2	3	3	5	3	23
033 219102100	TT	0	7	2	3	3	5	3	23
033 219201900	TT	0	7	2	3	3	5	3	23
033 219202300	TT	0	7	3	3	2	5	3	23
025 073300802	WW	0	7	3	2	3	4	3	22
025 073300803	WW	0	7	3	2	3	4	3	22
032 211503801	XX	0	7	3	2	3	4	3	22
032 208405000	XX	0	7	3	2	3	4	3	22
032 208405100	XX	0	7	3	2	3	4	3	22
032 211503701	XX	0	7	3	2	3	4	3	22
013 110802401		8	7	3	2	3	5	3	31
041 417000504		0	7	3	2	3	3	2	20
001 013100801		0	7	3	3	2	5	3	23
012 097601502		0	7	3	2	3	4	3	22
012 100200900		0	7	3	3	3	5	3	24
012 100200601		0	7	3	3	3	5	3	24
041 390101000		0	7	3	0	3	3	2	18
042 432800116		0	7	0	2	3	0	3	15

APN	*Site Group*	*Highest or High Resource*	*Transit[1]*	*Public Park*	*Public Library*	*Public School*	*Grocery or Market[2]*	*Medical Clinic or Hospital*	***Total Estimated Points[3]***
038 317701100		0	7	2	2	2	5	3	21
018 044501202		0	7	3	2	3	5	3	23
001 016700300		0	7	3	3	3	5	3	24
023 047602101		8	7	2	0	3	4	3	27
001 019900100		0	7	3	3	2	5	3	23
013 115400905		0	7	3	3	3	4	3	23
026 083402201		8	7	3	3	2	5	2	30
002 002700609		0	7	3	3	2	4	3	22
014 126803501		8	7	2	2	3	5	2	29
025 069200600		0	7	3	3	3	5	3	24
010 080001006		0	7	2	0	3	5	3	20
014 126503806		8	7	3	3	3	5	2	31
014 126504000		8	7	3	2	2	4	2	28
008 071605800		0	7	3	3	3	5	3	24
008 064901100		0	7	3	2	3	5	3	23
042 432800124		0	7	0	0	2	0	3	12
012 096500500		0	7	3	0	3	4	2	19
033 219302300		0	7	3	3	3	5	3	24
008 066005203		0	7	3	2	3	5	3	23
043A467500232		0	0	0	0	3	0	0	3
048 687000200		0	0	0	0	2	0	0	2
014 124000901		8	7	3	3	3	5	3	32
010 077202001		8	7	3	2	3	5	3	31
041 390100400		0	7	3	2	3	0	2	17
037 255200100		0	7	2	0	3	4	0	16
012 096800301		0	7	3	2	3	4	3	22
004 007300900		0	7	3	0	3	4	2	19
035 236601700		0	7	3	2	3	4	2	21

APN	Site Group	Highest or High Resource	Transit[1]	Public Park	Public Library	Public School	Grocery or Market[2]	Medical Clinic or Hospital	**Total Estimated Points[3]**
011 083600101		8	7	3	3	3	5	3	32
026 083500601		8	7	3	3	2	5	2	30
005 046700100		0	7	3	2	3	4	3	22
016 142402205		8	7	3	2	3	5	3	31
002 011200700		0	7	3	3	3	4	3	23
003 003900300		0	7	3	3	3	4	3	23
003 006700400		0	7	3	3	2	4	3	22
019 002701400		0	7	3	3	3	5	3	24
008 064201800		0	7	3	3	3	5	3	24
041 416402403		0	7	3	2	3	3	2	20

1. Derived from ABAG-MTC's 2021 Existing and Planned dataset, which relies on General Transit Feed Specification (GTFS) data for stop location and frequency.

2. TCAC neighborhood market definitions do not match Oakland's Food Facilities dataset definitions, which groups facilities below 3,000 sq. ft., between 3,000 sq. ft. and 10,000 sq. ft., and above 10,000 sq. ft. Certified farmers' markets match TCAC definitions exactly. "Neighborhood markets" and "Supermarkets" were approximated as follows:

- Neighborhood Markets (TCAC definition is at least 5,000 sq. ft.) – a review of Yelp entries for "Grocery" or "Fruits & Veggies" was conducted. This better aligns with the Food Facilities dataset and helps capture stores about 1,000 sq. ft. in size that sell fresh fruits and vegetables—including those located in Chinatown. Note that this category may include some supermarkets or larger grocery stores.
- Supermarket (TCAC definition is at least 25,000 sq. ft.) – Oakland Food Facilities that have the description "Food Market Over 10,000 SqFt." There are about 30 such locations in Oakland. Based on limited parcel-level spot-checking, the average size of a supermarket in Oakland is likely less than 25,000 sq. ft. Note that some of these locations may also be included in the neighborhood market level.

3. There are a total of 32 points available.

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021; ABAG-MTC, Existing and Planned Transit Stops, 2021; California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022; California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022; Yelp, 2022; Dyett & Bhatia, 2022

ISOLATION OF THE RHNA

While seeking to locate lower-income sites in higher resource areas to the extent practical given the extensive environmental constraints, the Inventory actively seeks to reduce geographic concentration of housing by income. This is done in two ways – by locating sites of all income levels throughout the city, and by assuming mixed-income developments on larger sites. This ensures that households are not segregated by income either within a neighborhood or within a specific project. Dispersing housing types of varying affordability levels throughout the city will help reduce historic patterns of geographic concentration by income. ADUs—although not explicitly reflected in Table C-21 or Figure C-8—provide an additional strategy to promote dispersed housing and to ensure that more affordable housing options are available in lower-density neighborhoods, which also tend to be higher resource. As discussed in Section C.2, ADUs in Oakland tend to be affordable to lower- and moderate-income households. The sites inventory by resource area by neighborhood are included in Table C-25.

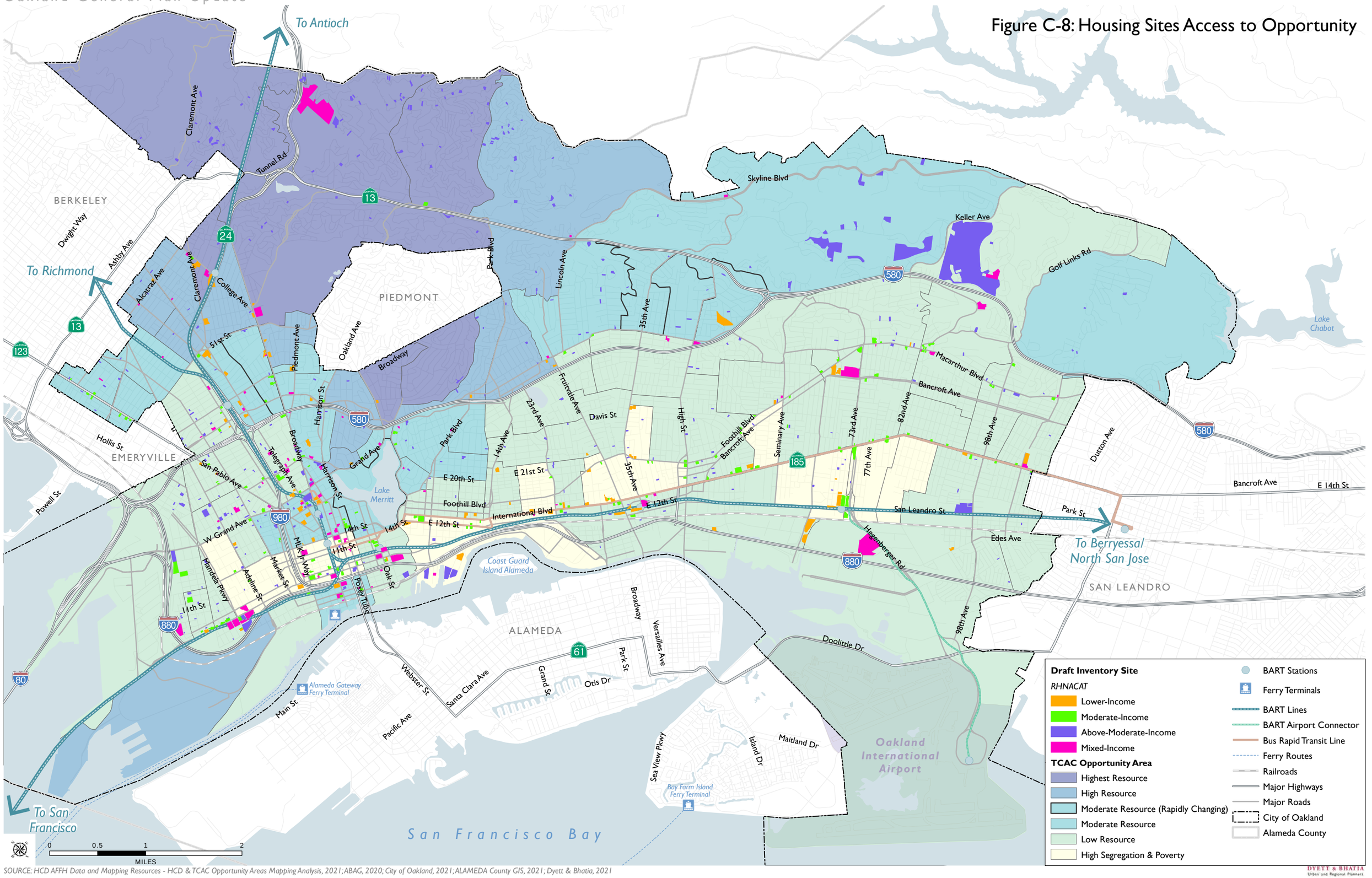
Table C-25: Housing Units by TCAC Resource Area, by Neighborhood

Resource Areas by Neighborhood	*Lower-Income Units*	*Moderate-Income Units*	*Above-Moderate-Income Units*
Central East Oakland	**2,319**	**373**	**1,085**
High Segregation & Poverty	347	373	9
Low Resource	1,972	462	1,076
Coliseum/Airport	**533**	**119**	**298**
Low Resource	533	119	298
Downtown	3,222	**2,176**	**6,010**
High Segregation & Poverty	403	667	1,792
Low Resource	497	687	1,345
Moderate Resource	2,322	754	2,620
Moderate Resource (Rapidly Changing)	-	68	253
East Oakland Hills	**138**	**56**	**430**
Low Resource	138	54	345
Moderate Resource	-	2	85
Eastlake/Fruitvale	**1,984**	**709**	**2,072**
High Segregation & Poverty	1,036	371	1,826
Low Resource	943	277	156
Moderate Resource	5	61	90
Glenview/ Redwood Heights	237	**40**	**99**
High Resource	54	-	21
Highest Resource	-		1
Moderate Resource	9	1	69
Moderate Resource (Rapidly Changing)	174	39	8

North Oakland Hills	**224**	**72**	**1,359**
High Resource	4	-	36
Highest Resource	220	72	1,323
North Oakland/Adams Point	**1,360**	**641**	**3,515**
High Resource	162	9	199
Highest Resource	248	26	8
Low Resource	393	287	862
Moderate Resource	527	244	2,300
Moderate Resource (Rapidly Changing)	30	75	146
West Oakland	**1,494**	**748**	**4,454**
High Segregation & Poverty	400	83	428
Low Resource	811	653	3,627
Moderate Resource	283	12	399

Source: City of Oakland, 2022; State HCD/TCAC, Opportunity Area Map, 2021, Dyett & Bhatia, 2022

Figure C-8: Housing Sites Access to Opportunity



Draft Inventory Site

RHNACAT

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

The full Sites Inventory is provided in Table C-26. Table B includes sites, primarily in moderate or higher-resourced areas, that will be upzoned, as described in Appendix J. Rezoning results in around 650 units more than the realistic capacities predicted for the prior zoning designations, for a total of nearly 1,700 units (shown in Table B of Table C-26). Appendix M includes a list of sites identified by the community that will be considered for rezoning as part of Phase 2; sites included in the current Inventory are highlighted in yellow.

Table C-26. Table A: Sites Inventory

Jurisdiction Name	Site Address/Intersection	git ZIP C	ssessor Parcel Numb	Consolidated Sites	General Plan Designation (Current)	g Designation (Cu	Density Allowed (	nsity Allowed (unit	el Size (Ac	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	r Income Cap	erate Income Cap	derate Income	Total Capacity	AV Ratio	FAR	Year Built	AFFH Site	Site Comments
OAKLAND	5TH ST OAKLAND 94607	94607	001 012102702		EPP Light Industry 1	C-40		96.8	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	233 BROADWAY OAKLAND 94607	94607	001 013500100		EPP Retail Dining Entertainment 2	C-45		145.2	0.99	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	13	117	130	0.00	1.76	1965		
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300		EPP Retail Dining Entertainment 2	C-45		145.2	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	39		39	0.00	0.00	0		Building demolished recently
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700		EPP Retail Dining Entertainment 2	C-45		145.2	0.09	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	10	13	3.64	2.55	0		
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG	EPP Retail Dining Entertainment 2	C-45		145.2	0.58	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	600	0	0	600	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG	EPP Retail Dining Entertainment 2	C-45		145.2	0.80	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Anticipated application from Alameda County (APNs 001 013700101; 001 013700102). Related California and EBALDC partnering to develop 600+ affordable units
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100		EPP Retail Dining Entertainment 2	C-45		145.2	1.38	Public	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	100	0	172	272	0.00	0.00	0		
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200		EPP Retail Dining Entertainment 2	C-45		145.2	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	1.48	0.98	1925		
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500		EPP Retail Dining Entertainment 2	C-45		145.2	0.32	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	69	69	0.76	0.99	1920		
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500		EPP Mixed Use District	C-45		145.2	0.45	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	52		52	0.00	0.00	0		LMSAP site
OAKLAND	200 ALICE ST OAKLAND 94607	94607	001 015700600		EPP Mixed Use District	C-45		145.2	0.09	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62	143	205	6.53	0.52	1966		
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300		Central Business District	D-LM-4		193.6	0.35	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	34			34	0.00	0.00	0		BART site
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000		Central Business District	D-LM-4		193.6	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	28		28	0.06	0.10	0		LMSAP site
OAKLAND	726 HARRISON ST OAKLAND 94607	94607	001 018501400		Central Business District	D-LM-4		193.6	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.27	0.00	1960		
OAKLAND	706 HARRISON ST OAKLAND 94607	94607	001 018502600		Central Business District	D-LM-4		193.6	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.00	0.00	0		
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019500300		Central Business District	D-LM-2		396	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402		Central Business District	D-LM-2		396	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		LMSAP site
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800		Central Business District	D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900		Central Business District	D-LM-2		396	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.00	0		LMSAP site
OAKLAND	620 WASHINGTON ST OAKLAND 94607	94607	001 019900100		Central Business District	CBD-X		484	1.37	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	180		420	600	0.00	0.00	0		PAB site - RFQ (2/14/22) for 600 unit development with 30% affordable; DOSP site - Oakland Police Headquarters is considered underutilized.
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800		Central Business District	CBD-P		145.2	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6		6	0.00	0.00	0		
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900		Central Business District	CBD-P		145.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.00	0		
OAKLAND	822 WASHINGTON ST OAKLAND 94607	94607	001 020101000		Central Business District	CBD-P		145.2	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	806 WASHINGTON ST OAKLAND 94607	94607	001 020101100		Central Business District	CBD-P		145.2	0.08	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.00	0		
OAKLAND	707 WASHINGTON ST OAKLAND 94607	94607	001 020302000		Central Business District	CBD-P		145.2	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	50	50	0.00	0.00	0		
OAKLAND	575 8TH ST OAKLAND 94607	94607	001 020900900		Central Business District	CBD-X		217.8	0.20	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	27		27	0.00	0.00	0		
OAKLAND	561 8TH ST OAKLAND 94607	94607	001 020901000		Central Business District	CBD-X		217.8	0.06	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	0.00	0		
OAKLAND	729 CLAY ST OAKLAND 94607	94607	001 020901100		Central Business District	CBD-X		217.8	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24		24	0.00	0.00	0		
OAKLAND	9TH ST OAKLAND 94607	94607	001 021100400		Central Business District	CBD-R		217.8	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.00	0.65	0		
OAKLAND	821 JEFFERSON ST OAKLAND 94607	94607	001 021100500		Central Business District	CBD-R		217.8	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.76	0.69	1939		
OAKLAND	711 JEFFERSON ST OAKLAND 94607	94607	001 021101501		Central Business District	CBD-R		217.8	1.38	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	89		89	0.38	0.00	1872		
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402		Community Commercial	CC-2		193.6	1.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	400	0	0	400	0.00	0.00	0		Very large parcel; pre-app previously received. Applicant expressed interest in going big.
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF	Central Business District	D-LM-2		396	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		LMSAP site
OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF	Central Business District	D-LM-2		396	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	32		32	0.00	0.00	0		LMSAP site
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF	Central Business District	D-LM-4		396	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62		62	0.00	0.00	0		LMSAP site
OAKLAND	1260 M L KING JR WAY OAKLAND 94612	94612	002 002700609		Central Business District	CBD-C		484	1.79	Parking Garage	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	183	122	306	611	0.00	0.00	0		
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502		Central Business District	CBD-C		217.8	0.46	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	70		70	0.11	0.00	0		
OAKLAND	1225 WEBSTER ST OAKLAND 94612	94612	002 005700402		Central Business District	D-LM-4		396	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	41		41	0.00	0.00	0		LMSAP site
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 005701100		Central Business District	D-LM-3		396	0.23	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	54	54	0.17	1.40	1880		
OAKLAND	1261 HARRISON ST OAKLAND 94612	94612	002 006300200		Central Business District	D-LM-4		193.6	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	0	92	102	0.05	1.00	0		
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400		Central Business District	D-LM-2		396	0.23	Parks, Recreation & Open Space	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	58		58	0.00	0.00	0		LMSAP site
OAKLAND	1309 MADISON ST OAKLAND 94612	94612	002 007900500		Central Business District	D-LM-4		396	0.38	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	253	253	0.00	0.00	0		
OAKLAND	157 11TH ST OAKLAND 94607	94607	002 008300600		Central Business District	D-LM-4		193.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14		14	0.00	0.00	0		
OAKLAND	149 11TH ST OAKLAND 94607	94607	002 008500100		Central Business District	D-LM-4		193.6	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	1.00	0		
OAKLAND	102 10TH ST OAKLAND 94607	94607	002 008500400		Central Business District	D-LM-4		193.6	0.35	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	26		26	0.00	1.00	1920		
OAKLAND	128 10TH ST OAKLAND 94607	94607	002 008500500		Central Business District	D-LM-4		193.6	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9		9	0.00	0.00	0		
OAKLAND	138 10TH ST OAKLAND 94607	94607	002 008500600		Central Business District	D-LM-4		193.6	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6		6	0.60	0.00	1908		
OAKLAND	125 10TH ST OAKLAND 94607	94607	002 008500900		Central Business District	D-LM-4		396	0.11	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	11		11	0.67	0.66	1940		
OAKLAND	113 10TH ST OAKLAND 94607	94607	002 008501000		Central Business District	D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	1.98	1915		
OAKLAND	963 OAK ST OAKLAND 94607	94607	002 008501100		Central Business District	D-LM-4		396	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	33		33	0.00	0.00	0		
OAKLAND	1013 HARRISON ST OAKLAND 94607	94607	002 011200700		Central Business District	D-LM-2		193.6	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	32	4.31	1.65	0		LISC Church site, Mixed income workforce/market rate housing
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900300		Community Commercial	CC-2		116.16	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	46		46	0.00	0.00	0		
OAKLAND	800 W GRAND AVE OAKLAND 94607	94607	003 001900400		Community Commercial	CC-2		116.16	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19		19	0.00	0.00	0		
OAKLAND	2311 SAN PABLO AVE OAKLAND 94612	94612	003 002101000		Community Commercial	CC-2		158.4	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	39	44	0.00	0.00	0		
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100		Community Commercial	CC-2		116.16	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33	0.00	1907		
OAKLAND	2103 SAN PABLO AVE OAKLAND 94612	94612	003 003900300		Central Business District	CBD-X		484	1.49	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	120	10	370	500	0.36	0.47	1924		
OAKLAND	17TH ST OAKLAND 94612	94612	003 005502401		Mixed Housing Type Residential	RM-3		2 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400		Central Business District	CBD-C		484	0.66	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	255			255	0.00	0.00	0		unusable parking garage: Seismically unfit parking structure which can be declared surplus time TBD and marketed for disposition and development by EWDD.
OAKLAND	616 14TH ST OAKLAND 94612	94612	003 007102100		Central Business District	CBD-X		484	0.06	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	0.23	2.93	1920		
OAKLAND	8TH ST OAKLAND 94607	94607	004 000700101		Urban Residential	RM-1		1 per lot	0.22	Cemetery/Mortuary	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 003300700		Mixed Housing Type Residential	RM-2		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100		Community Commercial	S-15W		193.6	0.54	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	83		83	0.14	0.04	0		
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006900201		Community Commercial	S-15W		193.6	0.95	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	289	289	0.00	0.00	0		
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202		Community Commercial	S-15W		193.6	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	36		36	0.00	0.00	0		
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006900400		Community Commercial	S-15W		193.6	0.88	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	206	222	0.00	0.00	0		
OAKLAND	355 MANDELA PKWY OAKLAND 94607	94607	004 007300800		Community Commercial	S-15W		116.16	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12		12	0.00	0.65	0		
OAKLAND	349 MANDELA PKWY OAKLAND 94607	94607	004 007300900		Community Commercial	S-15W		116.16	0.34	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	31			31	0.00	0.00	0		WOSP site; BART site
OAKLAND	723 CENTER ST OAKLAND 94607	94607	004 007901000		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	719 CENTER ST OAKLAND 94607	94607	004 007901100		Mixed Housing Type Residential	RM-3		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200		Community Commercial	S-15W		116.16	0.03	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.30	0		
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 007901300		Community Commercial	S-15W		116.16	0.10	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.00	0.30	0		
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400		Community Commercial	S-15W		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.30	0		
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500		Community Commercial;Mixed Housing Type	S-15W		116.16	0.32	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0		
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701		Community Commercial	S-15W		116.16	0.20	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.98	0.25	1997		
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400		Community Commercial	CC-2		#N/A	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	22		22	0.28	0.00	0		
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700		Community Commercial	CC-2		#N/A	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 009701200		Community Commercial	CC-2		96.8	0.05	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.27	1.39	1907		
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300		Community Commercial	CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400		Community Commercial	CC-2		96.8	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		HCD loan interest
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500		Community Commercial	CC-2		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6		6	0.00	0.00	0		HCD loan interest
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600		Mixed Housing Type Residential	RM-2		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1300 7TH ST OAKLAND 94607	94607	004 010800700		Community Commercial;Urban Residential	S-15W		158.4	1.81	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	338	376	2.22	0.39	1985		
OAKLAND	1230 14TH ST OAKLAND 94607	94607	005 037701901		Mixed Housing Type Residential	RM-4		39.6	0.28	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.24	0.10	0		
OAKLAND	1158 14TH ST OAKLAND 94607	94607	005 037802800		Mixed Housing Type Residential	RM-4		1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1154 14TH ST OAKLAND 94607	94607	005 037802900		Mixed Housing Type Residential	RM-4		1 per lot	0.06	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1415 ADELINE ST OAKLAND 94607	94607	005 037803000		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1411 ADELINE ST OAKLAND 94607	94607	005 037803100		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1407 ADELINE ST OAKLAND 94607	94607	005 037803200		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1403 ADELINE ST OAKLAND 94607	94607	005 037803300		Mixed Housing Type Residential	RM-4		1 per lot	0.04	Single Family Residential - Attached	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0		1	1	0.00	0.00	0		
OAKLAND	1420 MYRTLE ST OAKLAND 94607	94607	005 038301800		Mixed Housing Type Residential;Urban Resid	RM-4		39.6	0.22	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	1.08	0.00	1912		LISC Church site - 24 units of teacher/educator workforce housing (property is within walking distance of five schools). Entitlements and financing commitments secured pending Bishop approvals
OAKLAND	1606 CHESTNUT ST OAKLAND 94607	94607	005 038701400		Mixed Housing Type Residential	RM-2		1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	1608 CHESTNUT ST OAKLAND 94607	94607	005 038701500		Mixed Housing Type Residential	RM-2		1 per lot	0.03	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	1818 ADELINE ST OAKLAND 94607	94607	005 040602700		Mixed Housing Type Residential	RM-4		39.6	0.15	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1890		

OAKLAND	905 W GRAND AVE OAKLAND 94607	94607	005 041100105		Community Commercial	CC-2		158.4	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	0		WOSP site
OAKLAND	2131 FILBERT ST OAKLAND 94607	94607	005 041300700		Community Commercial	CC-2		116.16	0.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2429 MARKET ST OAKLAND 94607	94607	005 043201203		Mixed Housing Type Residential	RM-4		39.6	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.02	0.14	1971		
OAKLAND	2401 ADELINE ST OAKLAND 94607	94607	005 043701100		Housing and Business Mix	HBX-4		54.45	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	16	18	3.17	0.00	0		
OAKLAND	2715 ADELINE ST OAKLAND 94607	94607	005 044600102		Business Mix	CIX-1A		#N/A	0.48	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	91	91	0.00	0.99	0		
OAKLAND	2621 MARKET ST OAKLAND 94607	94607	005 045101200		Mixed Housing Type Residential	RM-4		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3019 FILBERT ST OAKLAND 94608	94608	005 046601900		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	0.00	0.00	0		
OAKLAND	3003 FILBERT ST OAKLAND 94608	94608	005 046602200		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		LISC Church site - Homeownership for first time homebuyers up to 120% AMI. Townhouse units.
OAKLAND	3135 SAN PABLO AVE OAKLAND 94608	94608	005 046700201		Community Commercial	CC-2		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	15	0	73	0.00	0.00	0		
OAKLAND	713 PERALTA ST OAKLAND 94607	94607	006 000301700		Community Commercial	CC-2		96.8	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	707 PERALTA ST OAKLAND 94607	94607	006 000301800		Community Commercial	CC-2		96.8	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.00	1.29	1880		
OAKLAND	1620 7TH ST OAKLAND 94607	94607	006 000301900		Community Commercial	CC-2		96.8	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	1626 7TH ST OAKLAND 94606	94606	006 000302000		Community Commercial	CC-2		96.8	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	718 CAMPBELL ST OAKLAND 94607	94607	006 000302300		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		
OAKLAND	739 CAMPBELL ST OAKLAND 94607	94607	006 001701300		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	728 WILLOW ST OAKLAND 94607	94607	006 001702801		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	6.60	0.00	0		Additional sites - West Side Missionary Baptist Church, from LISC
OAKLAND	1365 WILLOW ST OAKLAND 94607	94607	006 002700700		Housing and Business Mix	HBX-2		46.83870968	0.46	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	21	21	0.17	0.00	0		
OAKLAND	1203 WILLOW ST OAKLAND 94607	94607	006 002702402		Mixed Housing Type Residential	RM-2		2 per lot	1.62	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional site - Mount Zion Missionary Baptist Church, from LISC
OAKLAND	PINE ST OAKLAND 94607	94607	006 003104600		Mixed Housing Type Residential;Housing and	HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	942 PINE ST OAKLAND 94607	94607	006 003300100		Housing and Business Mix	HBX-2		46.83870968	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	933 PINE ST OAKLAND 94607	94607	006 004901600		Mixed Housing Type Residential	RM-2		1 per lot	0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1891		
OAKLAND	1708 WOOD ST OAKLAND 94607	94607	007 056300200		Housing and Business Mix	HBX-2		46.83870968	2.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	54		54	0.00	0.00	1940		WOSP site
OAKLAND	1431 FRANKLIN ST OAKLAND 94612	94612	008 062100807		Central Business District	CBD-P		484	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	289	315	0.00	0.00	0		
OAKLAND	1443 ALICE ST OAKLAND 94612	94612	008 062601600		Central Business District	CBD-C		217.8	0.35	Parking Garage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	53		53	0.00	0.00	1910		DOSP site
OAKLAND	1434 HARRISON ST OAKLAND 94612	94612	008 062602300		Central Business District	CBD-C		484	0.21	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	71		71	0.00	0.00	1915		DOSP site
OAKLAND	1440 HARRISON ST OAKLAND 94612	94612	008 062602400		Central Business District	CBD-C		484	0.29	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	100		100	0.00	0.00	0		DOSP site; LMSAP site
OAKLAND	1450 HARRISON ST OAKLAND 94612	94612	008 062602500		Central Business District	CBD-C		484	0.24	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81		81	0.00	0.00	0		DOSP site; LMSAP site
OAKLAND	1500 HARRISON ST OAKLAND 94612	94612	008 062602600		Central Business District	CBD-C		484	0.17	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	59		59	0.00	0.00	1922		DOSP site
OAKLAND	1600 HARRISON ST OAKLAND 94612	94612	008 062603001		Central Business District	CBD-C		484	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	68		68	0.18	1.00	1916		LMSAP site
OAKLAND	1520 HARRISON ST OAKLAND 94612	94612	008 062604100		Central Business District	CBD-R		484	0.13	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	18		18	0.00	0.00	0		DOSP site
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708		Central Business District	CBD-R		145.2	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	0.00	0.00	0		Previous project (PLN15061), but site is still vacant
OAKLAND	1975 WEBSTER ST OAKLAND 94612	94612	008 063700303		Central Business District	CBD-C		484	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	98		98	0.00	0.00	0		
OAKLAND	1800 SAN PABLO AVE OAKLAND 94612	94612	008 064201800		Central Business District	CBD-X		484	1.02	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	225			225	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	548 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064500901	KKK	Central Business District	CBD-X		484	0.27	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	29			29	2.20	0.00	0	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	556 THOMAS L BERKLEY WA OAKLAND 94612	94612	008 064502805	KKK	Central Business District	CBD-X		484	0.37	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	40			40	2.73	1.55	1954	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	KKK	Central Business District	CBD-X		484	0.62	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68			68	0.56	0.57	1912	Yes	Surrounded by high density MFR, assume .4 modifier for all parcels
OAKLAND	610 21ST ST OAKLAND 94606	94606	008 064701500		Central Business District	CBD-X		145.2	0.17	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	1.70	0.00	1897		
OAKLAND	2040 TELEGRAPH AVE OAKLAND 94612	94612	008 064900101		Central Business District	CBD-P		484	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81		81	0.00	0.31	0		
OAKLAND	2022 TELEGRAPH AVE OAKLAND 94612	94612	008 064900102		Central Business District	CBD-P		484	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	10		10	0.00	0.92	1948		
OAKLAND	2001 FRANKLIN ST OAKLAND 94612	94612	008 065001604	CCC	Central Business District	CBD-C		484	0.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130			130	0.79	0.70	1966		DOSP site. See also APNs 008 065002400, 008 065002300
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC	Central Business District	CBD-C		484	0.69	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	268			268	0.00	0.00	0		DOSP site. Also see APNs 008 065002400 and 008 065001604
OAKLAND	2250 TELEGRAPH AVE OAKLAND 94612	94612	008 065800602		Central Business District	CBD-P		484	0.26	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	55		55	0.00	0.00	0		DOSP site - surface parking lot
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203		Central Business District	CBD-X		484	0.91	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	190			190	0.00	0.00	0		DOSP site - Underutilized site with surface parking lot and a Taco Bell. BART owned; BART site
OAKLAND	2301 TELEGRAPH AVE	94612	008 066400600		Community Commercial	CC--2		96.8	0.19	General Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	58			58					SB-35 Streamline Review for new affordable mixed-use housing development. Related to ZW2200527 & PLN22096.
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066700503		Central Business District	D-BV-2		229.2631579	0.27	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	26	0	150	176	0.00	0.00	0		BVSP site
OAKLAND	2359 HARRISON ST OAKLAND 94612	94612	008 067000400		Central Business District	D-BV-1		348.48	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	325	325	0.00	0.00	0		
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500		Central Business District	D-BV-1		348.48	0.14	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.00	0.00	0		BVSP site
OAKLAND	1911 TELEGRAPH AVE OAKLAND 94612	94612	008 071605800		Central Business District;Urban Park and Ope	CBD-R		484	1.04	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	149			149	0.00	0.00	0		City owned site. City-owned surplus site currently being marketed for disposition and development by EWDD
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801		Mixed Housing Type Residential	RU-4		79.2	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	12	15	0.00	0.00	0		
OAKLAND	2633 TELEGRAPH AVE OAKLAND 94612	94612	009 068200101		Community Commercial;Urban Residential	RU-3		96.8	1.57	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	25		25	0.00	0.00	0		
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104		Urban Residential	RU-5		193.6	0.25	Parking Garage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0		
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701		Community Commercial	D-BV-4		158.4	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	37		37	0.23	0.18	1947		BVSP site
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804		Community Commercial	D-BV-3		158.4	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.06	0.00	0		BVSP site
OAKLAND	2703 M L KING JR WAY OAKLAND 94612	94612	009 069100301		Mixed Housing Type Residential;Urban Resid	RU-4		79.2	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15		15	0.08	0.10	0		
OAKLAND	2720 SAN PABLO AVE OAKLAND 94612	94612	009 069201502		Community Commercial	CC-2		116.16	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	34		34	0.00	0.00	0		
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200		Mixed Housing Type Residential	RM-2		1 per lot	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800		Community Commercial	D-BV-3		158.4	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	0	197	220	0.00	1.00	0		
OAKLAND	530 32ND ST OAKLAND 94609	94609	009 071600900		Urban Residential	RU-1		39.6	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.13	0.00	0		
OAKLAND	3314 SAN PABLO AVE OAKLAND 94608	94608	009 072301501		Urban Residential	RU-5		116.16	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.01	0		
OAKLAND	3403 PIEDMONT AVE OAKLAND 94611	94611	009 073200502		Community Commercial	D-BV-3		158.4	0.05	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	0	69	76	0.46	0.00	0		
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407		Community Commercial	D-BV-3		290.4	0.64	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	84		84	0.06	0.00	0		BVSP site
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400		Mixed Housing Type Residential	RM-2		2 per lot	0.24	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0		2	2	2.66	0.00	1924		
OAKLAND	939 35TH ST OAKLAND 94608	94608	009 074002800		Mixed Housing Type Residential	RM-2		2 per lot	0.16	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	32	32	0.00	0.00	0		
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001		Urban Residential	RU-2		54.45	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10			10	0.05	0.00	0		
OAKLAND	436 OAKLAND AVE OAKLAND 94611	94611	010 079202000		Mixed Housing Type Residential	RM-4		39.6	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	0.00	0.00	0		
OAKLAND	3210 HARRISON ST OAKLAND 94611	94611	010 079300100		Mixed Housing Type Residential	RM-4		39.6	0.13	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	1.31	0.00	0		
OAKLAND	296 27TH ST OAKLAND 94612	94612	010 079800307		Community Commercial	D-BV-3		158.4	0.44	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17	0	181	198	0.09	0.48	0		BVSP site
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94611	94611	010 080001006		Mixed Housing Type Residential	RM-3		2 per lot	1.33	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25	0	0	25	2.64	0.00	1928		LISC Church site - Affordable housing for formerly incarcerated young adults, homeless veterans, formerly trafficked youth, homeless seniors. Which community receives the highest level of priority will depend on available funding and current need.
OAKLAND	3322 HARRISON ST OAKLAND 94611	94611	010 081002000		Mixed Housing Type Residential	RM-3		1 per lot	0.05	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.37	0.00	1907		
OAKLAND	100 MACARTHUR BLVD OAKLAND 94610	94610	010 081200801		Urban Residential	CN-4		79.2	0.36	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	21		21	0.00	0.08	0		
OAKLAND	55 MACARTHUR BLVD OAKLAND 94610	94610	010 081300800		Mixed Housing Type Residential	RM-4		39.6	0.43	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	0	1	45	3.14	0.69	0		Piedmont Place Homekey Site
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101		Neighborhood Center Mixed Use	CN-2		96.8	0.34	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	0.11	0.11	1967		
OAKLAND	684 FAIRMOUNT AVE OAKLAND 94611	94611	012 093202600		Mixed Housing Type Residential	RM-2		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.94	0.00	1952		
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502		Mixed Housing Type Residential	RM-2		2 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500		Urban Residential	RU-5		116.16	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	6	8	0.00	0.00	0		
OAKLAND	3881 M L KING JR WAY OAKLAND 94609	94609	012 096300100		Neighborhood Center Mixed Use	CN-3		116.16	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15		15	0.00	0.00	0		
OAKLAND	3701 M L KING JR WAY OAKLAND 94609	94609	012 096500500		Urban Residential	CN-3		116.16	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	0.00	0.00	0		HCD loan interest
OAKLAND	3700 WEST ST OAKLAND 94608	94608	012 096502101		Mixed Housing Type Residential	RM-2		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	731 W MACARTHUR BLVD OAKLAND 94609	94609	012 096502400		Urban Residential;Mixed Housing Type Resid	RU-5		116.16	0.40	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	33		33	0.27	0.03	1974		
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP	Neighborhood Center Mixed Use	RU-3		96.8	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	0.47	0.00	0		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP	Neighborhood Center Mixed Use;Urban Resid	RU-3		96.8	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3	0.00	0.00	1908		Additional sites - First AME Oakland (FAME), Church parking lot, from LISC (APNs 012 096600500, 012 096600600)
OAKLAND	3801 TELEGRAPH AVE OAKLAND 94609	94609	012 096700501		Neighborhood Center Mixed Use	CN-2		158.4	0.33	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	2	59	80	1.32	0.44	0		
OAKLAND	3924 M L KING JR WAY OAKLAND 94609	94609	012 096902900		Neighborhood Center Mixed Use	S-15		116.16	0.13	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	10		10	0.00	0.00	0		
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000		Neighborhood Center Mixed Use	S-15		116.16	0.06	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.60	0.00	0		
OAKLAND	40TH ST OAKLAND 94609	94609	012 096904102		Neighborhood Center Mixed Use	S-15		116.16	0.05	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	469 40TH ST OAKLAND 94609	94609	012 097200100		Urban Residential	RU-3		96.8	0.23	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	28	32	2.59	0.00	1923		

OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN	Neighborhood Center Mixed Use	CN-1		79.2	0.27	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	41ST ST OAKLAND 94611	94611	012 099300601	NN	Neighborhood Center Mixed Use	CN-1		79.2	0.56	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	0.00	0.00	0		Discussions around 100-unit affordable housing development on parking lot (012 099300601, 012 099300500, 012 099300400)
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601		Community Commercial	CC-2		96.8	0.53	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16	0.97	0.00	0		
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900		Community Commercial	CC-2		96.8	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	0.07	0.39	1974	Yes	Previous application on the site - assume .8 modifier for both parcels
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001		Community Commercial	CC-2		96.8	0.17	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	0	121	127	0.16	1.02	1985		
OAKLAND	4432 TELEGRAPH AVE OAKLAND 94609	94609	013 109902501	LLL	Neighborhood Center Mixed Use	CN-2		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	0.00	0.99	1925	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4400 TELEGRAPH AVE OAKLAND 94609	94609	013 109902600	LLL	Neighborhood Center Mixed Use	CN-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	0.94	0.78	1929	Yes	Grouped site - most of the site is within the > 30 du/ac zone
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401		Community Commercial	CC-2		96.8	0.29	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	17			17	0.00	0.00	0		
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III	Community Commercial	CC-2		96.8	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.40	0	Yes	
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III	Community Commercial	CC-2		96.8	0.20	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	0.00	0.00	0	Yes	
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III	Community Commercial	CC-2		96.8	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	0.37	0.38	1991	Yes	
OAKLAND	514 SHATTUCK AVE OAKLAND 94609	94609	013 115400905		Neighborhood Center Mixed Use	CN-2		96.8	2.64	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.27	1997	Yes	
OAKLAND	4617 SHATTUCK AVE OAKLAND 94609	94609	013 116000300		Neighborhood Center Mixed Use	CN-2		96.8	0.09	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	1898		
OAKLAND	5616 M L KING JR WAY OAKLAND 94609	94609	014 121001801		Neighborhood Center Mixed Use	CN-3		96.8	0.15	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	18	20	2.01	0.69	0		
OAKLAND	5131 SHATTUCK AVE OAKLAND 94609	94609	014 121603102		Neighborhood Center Mixed Use	CN-4		96.8	0.51	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36		36	0.17	0.07	1970		
OAKLAND	5527 VICENTE WAY OAKLAND 94609	94609	014 122401305		Mixed Housing Type Residential	RM-4		39.6	0.27	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	2.33	0.00	1912		
OAKLAND	5200 BROADWAY OAKLAND 94618	94618	014 124300101		Institutional	RM-3	2 per lot		3.95	School/College/Educational Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	51	459	510	4.01	0.00	0		
OAKLAND	5776 VICENTE ST OAKLAND 94609	94609	014 127402800		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	5617 SAN PABLO AVE OAKLAND 94608	94608	015 130901202		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Vacant lot near Golden Gate Library
OAKLAND	6341 SHATTUCK AVE OAKLAND 94609	94609	015 136400100		Neighborhood Center Mixed Use	CN-3		79.2	0.15	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	12	14	0.37	0.17	1967		
OAKLAND	609 ALCATRAZ AVE OAKLAND 94609	94609	015 137803900		Mixed Housing Type Residential	RM-4		39.6	0.13	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	1912		
OAKLAND	5998 TELEGRAPH AVE OAKLAND 94609	94609	016 138700100		Urban Residential	RU-5		96.8	0.13	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	20	23	0.00	0.00	0		
OAKLAND	6528 RAYMOND ST OAKLAND 94609	94609	016 142400101		Mixed Housing Type Residential	RM-2	2 per lot		0.10	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1904		
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000		Mixed Housing Type Residential	RM-3	2 per lot		0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	8	9	1.74	0.00	1915		
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707		Urban Residential	D-WS-7		64.15316642	0.25	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		WOSP site
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400		Urban Residential	D-WS-7		64.15316642	3.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	46		46	0.00	0.00	0		WOSP site
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007		Community Commercial	S-15W		193.6	3.95	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	600	600	0.36	0.00	0		WOSP site
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044000903		EPP Mixed Use District	M-20		#N/A	1.73	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	276	276	1.07	0.26	1974		
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202		Central Business District	D-LM-4		396	4.57	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	266	178	444	888	0.00	0.00	0		Student parking for Laney College (APNs 018 044501202; 018 045501502)
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600		EPP Planned Waterfront Development 4	D-OTN		#N/A	1.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	196	196	0.00	0.00	0		
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400		Urban Residential	D-LM-1		193.6	0.92	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	54			54	0.00	0.00	0		Previous Lake Merritt project (PLN19215 and PLN14266); LMSAP site
OAKLAND	825 E 12TH ST OAKLAND 94606	94606	019 003400302		Neighborhood Center Mixed Use	CN-3		96.8	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.14	0.00	0		
OAKLAND	1035 E 12TH ST OAKLAND 94606	94606	019 003600502		Neighborhood Center Mixed Use	CN-3		96.8	0.24	General Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.00	0		
OAKLAND	1111 E 12TH ST OAKLAND 94606	94606	019 003700101		Neighborhood Center Mixed Use	CN-3		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	24		24	0.11	0.08	0		
OAKLAND	2345 INTERNATIONAL BLVD OAKLAND 94601	94601	020 010500400		Neighborhood Center Mixed Use	CN-3		116.16	0.47	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.22	0.00	0		
OAKLAND	1235 INTERNATIONAL BLVD OAKLAND 94606	94606	020 011700300		Neighborhood Center Mixed Use	CN-3		79.2	0.16	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.00	0.00	0		Planning is underway to relocate the existing FS 4. Funding is available for this relocation and is expected to happen in the mid-2020s (five years once site is selected).
OAKLAND	1118 E 12TH ST OAKLAND 94606	94606	020 011801300		Neighborhood Center Mixed Use	CN-3		79.2	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	15		15	0.00	0.15	0		
OAKLAND	906 E 12TH ST OAKLAND 94606	94606	020 012001200		Neighborhood Center Mixed Use	CN-3		96.8	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2.16	0.00	1915		
OAKLAND	1225 4TH AVE OAKLAND 94606	94606	020 012601401		Urban Residential	D-LM-1		193.6	1.98	Public	YES - Current	YES - State-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	117		117	0.00	0.00	0		
OAKLAND	229 INTERNATIONAL BLVD OAKLAND 94606	94606	020 012700603		Urban Residential	D-LM-1		193.6	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31		31	0.00	0.00	0		
OAKLAND	1003 E 15TH ST OAKLAND 94606	94606	020 013901702		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.91	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67	0	1	68	2.95	0.00	1920		
OAKLAND	1433 12TH AVE OAKLAND 94606	94606	020 014000500		Neighborhood Center Mixed Use;Mixed Hous	RM-2	2 per lot		0.48	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	1.75	0.59	0		
OAKLAND	1449 MILLER AVE OAKLAND 94601	94601	020 015300600		Neighborhood Center Mixed Use	RM-2	2 per lot		0.27	Mobile Homes	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		City owned site (EWD) - Miller Library Site, interim use (Community Cabins). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2424 INTERNATIONAL BLVD OAKLAND 94601	94601	020 015400600		Neighborhood Center Mixed Use	CN-3		96.8	0.25	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.12	0		
OAKLAND	1715 Foothill BLVD		020 016500200		Mixed Housing Type Residential	RM-2	1 per lot		0.24	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	28			28					SB35/330 application for approx. 28 units and 100% affordable with density bonus
OAKLAND	1636 13TH AVE OAKLAND 94607	94607	020 019401600		Community Commercial	RM-3	1 per lot		0.05	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1951 23RD AVE OAKLAND 94606	94606	021 024800801		Mixed Housing Type Residential	RM-3	2 per lot		0.21	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.14	0.12	0		
OAKLAND	2057 23RD AVE OAKLAND 94606	94606	021 025200100		Mixed Housing Type Residential	RM-3	1 per lot		0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0		1	1	0.00	0.00	0		
OAKLAND	CARROLL ST OAKLAND 94608	94608	022 030501600		Urban Residential	RU-2		54.45	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0.00	0.00	0		
OAKLAND	459 WAYNE AVE OAKLAND 94606	94606	022 030800200		Urban Residential	RU-3		96.8	0.12	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	16	20	2.33	0.00	1920		
OAKLAND	2304 9TH AVE OAKLAND 94606	94606	022 031800806		Mixed Housing Type Residential	RM-3	2 per lot		0.24	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1902		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108200		Mixed Housing Type Residential	RM-2	2 per lot		0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	2533 23RD AVE OAKLAND 94601	94601	022 035108300		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	LAKE SHORE AVE OAKLAND 94608	94608	023 041500100		Urban Residential	RU-3		96.8	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	15		15	0.00	0.00	0		
OAKLAND	490 CAPITAL ST OAKLAND 94610	94610	023 041700101		Mixed Housing Type Residential	RM-3	2 per lot		0.09	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1960		
OAKLAND	2956 LAKESHORE AVE OAKLAND 94610	94610	023 041900102		Neighborhood Center Mixed Use;Urban Resi	CN-3		96.8	0.63	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	42		42	0.02	0.00	0		
OAKLAND	TRESTLE GLEN RD OAKLAND 94608	94608	023 043902400		Detached Unit Residential	RD-1	1 per lot		0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3600 PARK BLVD OAKLAND 94610	94610	023 047602101		Mixed Housing Type Residential	CN-4	Same density regulati		0.37	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	13			13	0.00	0.00	0		Abuts RM-4, assume realistic capacity of 39.6
OAKLAND	1798 EXCELSIOR AVE OAKLAND 94602	94602	023 049600700		Detached Unit Residential	CN-1		96.8	0.05	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	1.17	0.39	0		
OAKLAND	PARK BLVD OAKLAND 94608	94608	024 055300402		Detached Unit Residential	RD-1	1 per lot		0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	0.00	0.00	0		
OAKLAND	ELBERT ST OAKLAND 94602	94602	024 060806001		Detached Unit Residential	RD-1	1 per lot		0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	3111 INTERNATIONAL BLVD OAKLAND 94601	94601	025 068900101		Neighborhood Center Mixed Use	CN-2		158.4	0.62	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	78		78	0.15	0.11	0		
OAKLAND	3053 INTERNATIONAL BLVD OAKLAND 94601	94601	025 069000801		Community Commercial	CC-2		158.4	0.29	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.00	0		
OAKLAND	E 12TH ST OAKLAND 94611	94611	025 069200600		Regional Commercial	CN-3		158.4	1.44	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	182			182	0.00	0.00	0		BART site
OAKLAND	3001 E 12TH ST OAKLAND 94601	94601	025 069300400		Regional Commercial	M-30		#N/A	0.17	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	3.20	1.00	2006		
OAKLAND	DERBY AVE OAKLAND 94601	94601	025 072000201		Mixed Housing Type Residential;Community	RM-4		39.6	0.21	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5		5	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2956 INTERNATIONAL BLVD OAKLAND 94601	94601	025 072000702		Mixed Housing Type Residential;Community	RM-4		39.6	0.61	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	106	0	0	106	0.00	0.00	0		
OAKLAND	3009 FOOTHILL BLVD OAKLAND 94601	94601	025 072600800		Neighborhood Center Mixed Use	CN-3		116.16	0.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.00	0.81	0		
OAKLAND	2777 FOOTHILL BLVD OAKLAND 94601	94601	025 073300802	WW	Urban Residential	RU-5		96.8	0.47	General Commercial	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	20			20	0.00	0.76	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2759 FOOTHILL BLVD OAKLAND 94601	94601	025 073300803	WW	Urban Residential	RU-5		96.8	0.05	Public	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	0.00	0.00	0		City owned site (EWD) - APNs 025 073300802, 025 073300803. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2773 E 23RD ST OAKLAND 94601	94601	026 075100400		Mixed Housing Type Residential	RM-3	2 per lot		0.22	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	1	3	0.00	0.00	0		
OAKLAND	2547 E 27TH ST OAKLAND 94601	94601	026 078500800		Mixed Housing Type Residential	RM-3	2 per lot		0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	2120 MONTANA ST OAKLAND 94602	94602	026 083402201		Neighborhood Center Mixed Use	CN-3		79.2	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19			19	0.00	0.01	1978		
OAKLAND	2119 34TH AVE OAKLAND 94601	94601	027 088103508		Mixed Housing Type Residential	RM-2	2 per lot		0.11	Duplex/Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	2.33	0.00	1905		
OAKLAND	2411 MACARTHUR BLVD OAKLAND 94602	94602	028 090602701		Urban Residential	CN-1		96.8	0.42	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.21	0.13	1976		
OAKLAND	3050 MACARTHUR BLVD OAKLAND 94602	94602	028 093900802		Urban Residential	RU-4		96.8	0.17	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	0.00	0.43	1931		
OAKLAND	2932 CARMEL ST OAKLAND 94602	94602	029 098202100		Mixed Housing Type Residential	RM-2	2 per lot		0.25	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.08	0.00	1920		
OAKLAND	COOLIDGE AVE OAKLAND 94602	94602	029 098901303		Mixed Housing Type Residential	RM-3	2 per lot		0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	3600 LAGUNA AVE OAKLAND 94602	94602	029 099005500		Mixed Housing Type Residential	RM-3	2 per lot		0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	RETTIG AVE OAKLAND 94608	94608	029 106903900		Detached Unit Residential	RD-1	1 per lot		0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		

OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100		Hillside Residential	RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3722 REDWOOD RD OAKLAND 94619	94619	029 109001401		Detached Unit Residential	RD-1		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 94602	94602	029 125502200		Neighborhood Center Mixed Use	CN-3		79.2	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	0	13	17	0.01	0.00	0	
OAKLAND	2114 MACARTHUR BLVD OAKLAND 94602	94602	029A130205100		Neighborhood Center Mixed Use	CN-1		96.8	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	1	29	39	0.00	0.00	0	
OAKLAND	WRENN ST OAKLAND 94608	94608	029A131600400		Detached Unit Residential	RD-1		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000		Detached Unit Residential	RD-1		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3712 39TH AVE OAKLAND 94619	94619	030 192500700		Mixed Housing Type Residential	RM-3		2 per lot	0.30	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1926	
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700		Detached Unit Residential	RD-1		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH	Mixed Housing Type Residential	CN-2		79.2	0.08	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	0.19	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3925 MACARTHUR BLVD OAKLAND 94619	94619	030 198105901	HHH	Neighborhood Center Mixed Use	CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.15	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH	Neighborhood Center Mixed Use	CN-2		79.2	0.11	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.13	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH	Neighborhood Center Mixed Use;Mixed Hou	RM-3		2 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0	Cornerstone Missionary Baptist Church Parking Lot (APNs 030 198105901; 030 198105902; 030 198105800; 030 198109001)
OAKLAND	3142 HIGH ST OAKLAND 94619	94619	032 203216600		Mixed Housing Type Residential	RM-4		39.6	0.27	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	2.33	0.00	1913	
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94601	94601	032 208405000	XX	Urban Residential	RU-5		96.8	0.12	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94601	94601	032 208405100	XX	Urban Residential	RU-5		96.8	0.24	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3824 FOOTHILL BLVD OAKLAND 94601	94601	032 208702401		Urban Residential	RU-5		96.8	0.09	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	0.00	0.53	1915	
OAKLAND	HARRINGTON AVE OAKLAND 94601	94601	032 210006000		Mixed Housing Type Residential	RM-2		2 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500		Mixed Housing Type Residential	RM-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600		Mixed Housing Type Residential	RM-4		39.6	0.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94601	94601	032 211503701	XX	Urban Residential	RU-5		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94601	94601	032 211503801	XX	Urban Residential	RU-5		96.8	0.26	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	124	0	0	124	0.00	0.00	0	City owned site (EWD) - APNs 032 208405000, 032 208405100, 032 211503701, 032 211503801. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	2007 CROSBY AVE OAKLAND 94601	94601	032 211600300		Mixed Housing Type Residential	RM-2		1 per lot	0.07	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1911	
OAKLAND	1750 35TH AVE OAKLAND 94601	94601	033 212800300		Urban Residential	RU-5		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	4	4	0.00	0.00	0	
OAKLAND	3755 FOOTHILL BLVD OAKLAND 94601	94601	033 213503100		Mixed Housing Type Residential;Urban Resid	RU-4		96.8	0.22	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.11	0	
OAKLAND	1601 39TH AVE OAKLAND 94601	94601	033 213804000		Mixed Housing Type Residential	RM-2		2 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0	
OAKLAND	3815 FOOTHILL BLVD OAKLAND 94601	94601	033 213805301		Urban Residential	RU-5		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	9		9	0.00	0.00	0	
OAKLAND	3609 INTERNATIONAL BLVD OAKLAND 94601	94601	033 217700101		Neighborhood Center Mixed Use	CN-2		158.4	0.25	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	31		31	0.40	0.12	1962	
OAKLAND	3301 SAN LEANDRO ST OAKLAND 94601	94601	033 218700302		Housing and Business Mix	HBX-1		43.56	0.57	Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	19		19	0.00	0.00	0	
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT	Neighborhood Center Mixed Use;Housing an	S-15		193.6	0.28	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	15			15	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT	Neighborhood Center Mixed Use	S-15		193.6	0.39	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	21			21	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT	Neighborhood Center Mixed Use;Housing an	S-15		193.6	0.29	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	16			16	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT	Neighborhood Center Mixed Use	S-15	75	193.6	0.72	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	52			52	0.00	0.00	0	BART site (APNs 033 219201900, 033 219202300, 033 219102300, 033 219102100)
OAKLAND	33RD AV OAKLAND 94601	94601	033 219302300		Neighborhood Center Mixed Use	S-15		193.6	0.40	Public	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0	BART site
OAKLAND	33RD AV OAKLAND 94601	94601	033 219401702		Neighborhood Center Mixed Use	S-15		193.6	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	38	38	0.00	0.00	0	
OAKLAND	856 34TH AVE OAKLAND 94601	94601	033 220001400		Housing and Business Mix	HBX-2		46.83870968	0.09	General Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	0.00	1.18	0	
OAKLAND	1217 52ND AVE OAKLAND 94601	94601	034 227302700		Mixed Housing Type Residential	RM-1		1 per lot	0.13	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	1916	
OAKLAND	4801 COLISEUM WAY OAKLAND 94601	94601	034 229501605		Business Mix	CIX-2		#N/A	0.84	Hotel, Motel, Lodging Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	36	0	1	37	2.35	0.29	1970	Coliseum Way Homekey Project
OAKLAND	4280 FOOTHILL BLVD OAKLAND 94601	94601	035 235100502		Institutional;Community Commercial	CC-2		116.16	0.43	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	39		39	0.09	0.11	1972	
OAKLAND	4265 FOOTHILL BLVD OAKLAND 94601	94601	035 235200801		Community Commercial	CC-2		116.16	0.61	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	56		56	0.47	0.02	1987	
OAKLAND	1435 HIGH ST OAKLAND 94601	94601	035 235302601		Community Commercial	CC-1		158.4	0.32	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	38		38	0.09	0.08	0	
OAKLAND	4610 INTERNATIONAL BLVD OAKLAND 94601	94601	035 235902201		Urban Residential	CC-2		158.4	0.34	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	35		35	0.00	0.11	1967	
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700		Urban Residential	RM-3		2 per lot	0.15	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915	
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300		Mixed Housing Type Residential	RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003400		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003500		Mixed Housing Type Residential	RM-3		1 per lot	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003600		Mixed Housing Type Residential	RM-3		1 per lot	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0	
OAKLAND	5130 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236302900		Mixed Housing Type Residential;Urban Resid	RU-5		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.35	0.15	1947	
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402201		Mixed Housing Type Residential;Urban Resid	RU-5		158.4	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	11		11	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5216 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402202		Mixed Housing Type Residential;Urban Resid	RU-5		158.4	0.09	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5228 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402300		Mixed Housing Type Residential;Detached Un	RU-5		158.4	0.43	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5232 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402400		Detached Unit Residential;Urban Residential	RU-5		158.4	0.48	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9		9	0.22	0.00	0	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	5300 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236402601		Detached Unit Residential;Urban Residential	RU-5		158.4	0.56	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10		10	0.39	0.06	1924	Five parcels of industrial uses in non-industrial zones - non-conforming uses. Right on BRT line (APNs 035 236402201, 035 236402202, 035 236402300, 035 236402400, 035 236402601)
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700		Detached Unit Residential	CN-3		158.4	1.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	97			97	0.00	0.00	0	Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)
OAKLAND	5490 INTERNATIONAL BLVD OAKLAND 94601	94601	035 236601800		;Neighborhood Center Mixed Use	CN-3		158.4	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	19		19	0.00	0.00	0	Industrial uses in non-industrial zones - non-conforming uses. Right on BRT line. Vacant industrial land (APNs 035 236601700, 035 236601800)

OAKLAND	5490 FOOTHILL BLVD OAKLAND 94601	94601	035 237600100		Urban Residential	RU-4		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94601	94601	035 237800600		Neighborhood Center Mixed Use;Mixed Hous	CN-3		79.2	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8		8	0.25	0.06	0		
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238301700		Mixed Housing Type Residential	RM-3		2 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94601	94601	035 238500100		Urban Residential	RU-5		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.03	0.08	0		
OAKLAND	5308 FAIRFAX AVE OAKLAND 94601	94601	035 238901400		Neighborhood Center Mixed Use	CN-3		79.2	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94601	94601	035 238901500		Neighborhood Center Mixed Use	CN-3		79.2	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	5484 BANCROFT AVE OAKLAND 94601	94601	035 239001000		Urban Residential	RU-4		96.8	0.13	Residential Care/Assisted Living/Nursing Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.19	0.00	0		
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94601	94601	035 240000100		Urban Residential	RU-5		96.8	0.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	4529 FOOTHILL BLVD OAKLAND 94601	94601	035 240100101		Urban Residential	RU-5		96.8	0.45	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17		17	0.00	0.00	0		
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200		Detached Unit Residential	RD-2		1 per lot	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400		Mixed Housing Type Residential	RM-3		2 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	0.00	0.00	0		
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100		Detached Unit Residential	RD-1		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900		Mixed Housing Type Residential	RM-3		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	2.33	0.00	1940		
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100		Detached Unit Residential;Mixed Housing Ty	RD-1		1 per lot	6.86	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	0.00	0.00	0		Tilden Child Development Center. At least 50% of housing will be for teachers and other OUSD employees. Eagle Environmental Construction will build 20 townhomes, including 15 two-bedroom units and five three-bedroom units. Oakland Unified will receive $3,000 per month in rent in the first year, which will increase by 3% each consecutive year for a total of about $6.9 million over the length of the lease. $3,000 is affordable for LI household, assume all 20 units LI.
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200		Mixed Housing Type Residential	RM-3		2 per lot	0.20	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.34	0.00	1940		
OAKLAND	13175 SKYLINE BLVD OAKLAND 94619	94619	037A314204800		Resource Conservation;Hillside Residential	RH-1		1 per lot	2.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	11880 SKYLINE BLVD OAKLAND 94619	94619	037A314908002		Neighborhood Center Mixed Use	CN-3		79.2	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	18	20	0.00	0.00	0		
OAKLAND	RIDGEMONT DR OAKLAND 94605	94605	037A315100205		Hillside Residential;Resource Conservation	RH-1		1 per lot	20.07	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	20	20	0.00	0.00	0		
OAKLAND	KELLER AVE OAKLAND 94619	94619	037A315201500		Hillside Residential;Resource Conservation;D	RH-1		1 per lot	28.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	26	26	0.00	0.00	0		
OAKLAND	13430 CAMPUS DR OAKLAND 94619	94619	037A315600900		Hillside Residential	RH-3		1 per lot	0.50	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2611 SEMINARY AVE OAKLAND 94605	94605	038 317503300		Neighborhood Center Mixed Use;Mixed Hous	CN-3		96.8	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	25	28	0.00	0.00	0		
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94605	94605	038 317701100		Neighborhood Center Mixed Use;Mixed Hous	CN-3		96.8	0.48	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100	0	0	100	2.74	0.00	0		Additional site - Canaan Christian Covenant Missionary Baptist Church from LISC. Developer contacted Planning and working with church to build 100 deeply affordable housing units
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94605	94605	038 320100100		Urban Residential	CN-3		96.8	0.19	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.92	0.12	0		
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300		Mixed Housing Type Residential	RM-3		2 per lot	0.19	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	2.33	0.00	1915		Additional sites - A Diamond in the Ruff, Inc., from LISC
OAKLAND	6225 HARMON AVE OAKLAND 94621	94621	038 321300900		Mixed Housing Type Residential	RM-2		2 per lot	0.17	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	2.33	0.00	1912		
OAKLAND	6200 INTERNATIONAL BLVD OAKLAND 94621	94621	038 322201901		Urban Residential	RU-5		158.4	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4		4	0.00	0.00	0		
OAKLAND	5542 INTERNATIONAL BLVD OAKLAND 94621	94621	038 323201501		Neighborhood Center Mixed Use;Mixed Hous	CN-3		116.16	0.60	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	29		29	0.00	0.00	0		
OAKLAND	6710 BANCROFT AVE OAKLAND 94605	94605	039 327100505	N	Community Commercial	CC-2		96.8	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	539	0	0	539	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	68TH AV OAKLAND 94608	94608	039 327203600	DDD	Community Commercial	CC-2	75	96.8	0.27	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	CHURCH ST OAKLAND 94605	94605	039 327302103	DDD	Community Commercial	CC-2		96.8	0.76	School/College/Educational Facility	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	68	0	0	68	0.00	0.00	0		Eagle Environmental Construction project (APNs 039 3272036, 039 327302103, and 039 3273014) - will provide a space to Cypress Mandela, an East Oakland job training center, and Black Cultural Zone's first hub. "The Parties recognize that Tenant's Project, as currently envisioned by the Parties, calls for the construction of 68 residential units." Provided at rents affordable to LI households ($3,000).
OAKLAND	6733 FOOTHILL BLVD OAKLAND 94605	94605	039 327400505	N	Community Commercial	CC-2		96.8	1.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94608	94608	039 327401608	N	Community Commercial	CC-2		96.8	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2816 67TH AVE OAKLAND 94605	94605	039 327401700	N	Community Commercial	CC-2		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	2830 67TH AVE OAKLAND 94605	94605	039 327401900	N	Community Commercial	CC-2		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		Developer for site is anticipating 500 unit project (APNs 039 327400505, 039 327401608, 039 327100505, 039 327401700, 039 327401900)
OAKLAND	6600 FOOTHILL BLVD OAKLAND 94605	94605	039 327901503		Community Commercial	CC-2		96.8	0.32	Service Stations	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20		20	0.19	0.11	1958		
OAKLAND	2901 68TH AVE OAKLAND 94605	94605	039 328100902		Community Commercial;Urban Residential	CC-2		96.8	0.36	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	23		23	0.00	0.15	0		
OAKLAND	FOOTHILL BLVD OAKLAND 94605	94605	039 329102000		Community Commercial	CC-1		116.16	1.22	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	95		95	0.00	0.00	0		City owned site (EWD); Additional sites - Recommended via CM Taylor - aka Liberation Park, licensed by the Black Cultural Zone Community Development Corporation
OAKLAND	7200 BANCROFT AVE OAKLAND 94605	94605	039 329102200	EEE	Community Commercial	CC-1		116.16	4.16	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	5	180	243	0.00	0.63	1973		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900102	EEE	Community Commercial	CC-1		116.16	5.67	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	106	9	326	441	0.00	0.04	2005		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900202	EEE	Community Commercial	CC-1		116.16	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28	0.00	0.00	0		Eastmont Mall, parking lots.
OAKLAND	7000 BANCROFT AVE OAKLAND 94605	94605	039 329900300	EEE	Community Commercial	CC-1		116.16	0.41	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.24	1989		Eastmont Mall, parking lots.
OAKLAND	7018 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203000		Urban Residential	RU-5		116.16	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		
OAKLAND	7000 INTERNATIONAL BLVD OAKLAND 94621	94621	039 331203301		Urban Residential	RU-5		116.16	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.00	0		
OAKLAND	7318 INTERNATIONAL BLVD OAKLAND 94621	94621	040 331703200		Community Commercial	CC-2		158.4	0.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	8		8	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333400402		Community Commercial	CC-2		96.8	0.04	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2		2	0.00	0.00	0		
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333401501		Community Commercial	CC-2		96.8	0.26	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16		16	0.00	0.00	0		
OAKLAND	7301 BANCROFT AVE OAKLAND 94605	94605	040 333401601		Community Commercial	CC-2		96.8	0.05	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.00	0.00	0		
OAKLAND	2500 76TH AVE OAKLAND 94605	94605	040 333900603		Mixed Housing Type Residential	RM-4		39.6	0.67	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	4		4	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335504901		Urban Residential	RU-5		116.16	0.06	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	0.09	0		
OAKLAND	7744 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505001		Urban Residential	RU-5		116.16	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		
OAKLAND	7700 INTERNATIONAL BLVD OAKLAND 94621	94621	040 335505600		Urban Residential	RU-5		116.16	0.08	Mixed Uses - Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.02	1923		
OAKLAND	8000 INTERNATIONAL BLVD OAKLAND 94621	94621	040 336802301		Urban Residential	RU-5		116.16	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	7521 MACARTHUR BLVD OAKLAND 94605	94605	040 339600400		Neighborhood Center Mixed Use	CN-3		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	10	11	0.00	0.00	0		
OAKLAND	7823 MACARTHUR BLVD OAKLAND 94605	94605	040 340300200		Neighborhood Center Mixed Use	CN-3		96.8	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		
OAKLAND	7951 MACARTHUR BLVD OAKLAND 94605	94605	040 340700100	QQ	Urban Residential	RU-4		96.8	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1		1	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)
OAKLAND	7963 MACARTHUR BLVD OAKLAND 94605	94605	040 340700200	QQ	Detached Unit Residential;Urban Residential	RU-4		96.8	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2		2	0.00	0.00	0		Additional sites - Recommended via CM Taylor - working on securing the lot from the County through the tax default process to develop housing on the upper floors (APNs 040 340700100, 040 340700200)

OAKLAND	7526 MACARTHUR BLVD OAKLAND 94605	94605	040A340900113		Neighborhood Center Mixed Use;Mixed Hou	RM-3		2 per lot	1.08	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	7532 MACARTHUR BLVD OAKLAND 94605	94605	040A340901300		Neighborhood Center Mixed Use	CN-3		96.8	0.08	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	1.74	1937		
OAKLAND	7506 MACARTHUR BLVD OAKLAND 94605	94605	040A340901402		Neighborhood Center Mixed Use	CN-3		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7		7	0.50	0.00	0		
OAKLAND	7600 MACARTHUR BLVD OAKLAND 94605	94605	040A341004000		Neighborhood Center Mixed Use	CN-3		96.8	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3		3	0.00	0.00	0		Larger site that OHA hasn't received funding for to develop yet
OAKLAND	7994 MACARTHUR BLVD, Oakland, CA 94605	94605	040A342201700		Urban Residential;Mixed Housing Type Resid	RU-4		96.8	0.23	Mixed Uses-Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	40			40					SB35-Notice of Intent (NOI) only for Tribal Notification. Preliminary Streamlined Review & Tribal Notification Process for a proposed 40 units senior housing with commercial space. Related to ZW2200813.
OAKLAND	HILLMONT DR OAKLAND 94608	94608	040A342604300		Detached Unit Residential	RD-1		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	CIRCLE HILL DR OAKLAND 94608	94608	040A344301103		Detached Unit Residential	RD-1		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	13331 SKYLINE BLVD OAKLAND 94619	94619	040A346700500		Hillside Residential	RH-1		1 per lot	1.10	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.78	0.00	1956		
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400		Regional Commercial	D-CO-2		335.0769231	4.59	Parking Lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	296			296	0.00	0.00	1920		City owned site (EWD); Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000		Regional Commercial	D-CO-2		335.0769231	2.17	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	140			140	0.00	0.00	0		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	6415 INTERNATIONAL BLVD OAKLAND 94621	94621	041 405002100		Urban Residential	RU-5		116.16	0.27	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.04	0.11	1950		
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200		Detached Unit Residential	RD-1		1 per lot	0.21	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0		1	1	0.00	0.00	0		
OAKLAND	INTERNATIONAL BLVD OAKLAND 94611	94611	041 413100301		Urban Residential	RU-5		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	7014 HAMILTON ST OAKLAND 94621	94621	041 413303400		Detached Unit Residential	RD-2		1 per lot	0.22	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2.33	0.00	1915		
OAKLAND	73RD AV OAKLAND 94621	94621	041 416200105		Community Commercial	D-CO-1		335.0769231	1.79	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	115		115	0.00	0.00	0		BART site
OAKLAND	71ST AV OAKLAND 94621	94621	041 416402403		Community Commercial	D-CO-1		335.0769231	2.70	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	174			174	0.00	0.00	0		BART site
OAKLAND	73RD AV OAKLAND 94621	94621	041 416403102		Community Commercial	D-CO-1		335.0769231	2.63	Parking Lot	YES - Current	YES - Other Publicly-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	169		169	0.00	0.00	0		BART site
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504		Community Commercial	D-CO-1		335.0769231	0.62	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	40			40	0.00	0.00	0		City owned site (EWD) - Parking lot across a MF building near Coliseum BART (diagonally across from Snell St Parking) - next to a BART owned parcel. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY	Community Commercial	D-CO-1		335.0769231	0.32	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20			20	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY	Community Commercial	D-CO-1		335.0769231	0.35	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	22			22	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	710 73RD AVE OAKLAND 94621	94621	041 417300306	YY	Community Commercial	D-CO-1		335.0769231	0.50	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	32			32	0.00	0.00	0		City owned site (EWD) - APNs 041 417300103, 041 417300202, 041 417300306. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group
OAKLAND	7317 INTERNATIONAL BLVD OAKLAND 94621	94621	041 418900202	OO	Community Commercial;Mixed Housing Type	CC-2		158.4	0.38	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	40	0	40	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO	Community Commercial;Mixed Housing Type	RM-3		2 per lot	1.98	Road Right of Way	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.00	0.00	0		Additional sites - ACTs Full Gospel, Recommended via CM Taylor (APNs 041 418900202, 041 418901602)
OAKLAND	8001 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200100		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.28	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3		3	0.01	0.00	0		
OAKLAND	8019 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200200		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	3		3	0.00	0.00	0		
OAKLAND	8023 INTERNATIONAL BLVD OAKLAND 94621	94621	041 420200300		Urban Residential;Mixed Housing Type Resid	RU-4		116.16	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	633 HEGENBERGER RD OAKLAND 94621	94621	042 432800116		Regional Commercial	D-CO-2		335.0769231	12.23	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	236	4	10	250	0.00	0.00	0		City owned site (EWD) - Empty lot next to Homebase Site. Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8000 S COLISEUM WAY OAKLAND 94621	94621	042 432800124		Regional Commercial	D-CO-2		335.0769231	8.93	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	173	115	288	576	0.00	0.00	1980		City owned site (EWD). Coliseum City - City-owned surplus sites currently subject to exclusive negotiations w/ African American Sports and Entertainment Group.
OAKLAND	8332 INTERNATIONAL BLVD OAKLAND 94621	94621	043 455101101		Neighborhood Center Mixed Use	CN-3		116.16	0.30	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14		14	0.00	0.33	1946		
OAKLAND	2218 82ND AVE OAKLAND 94605	94605	043 457301700		Mixed Housing Type Residential	RM-4		39.6	0.29	Multi Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	2.33	0.00	1944		
OAKLAND	8700 INTERNATIONAL BLVD OAKLAND 94621	94621	043 458001300		Urban Residential	RU-5		116.16	0.24	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.53	0.03	1966		
OAKLAND	8215 MACARTHUR BLVD OAKLAND 94605	94605	043 462000101		Urban Residential	RU-4		96.8	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4		4	0.00	0.00	0		
OAKLAND	8301 MACARTHUR BLVD OAKLAND 94605	94605	043 462100100		Urban Residential	RU-4		96.8	0.12	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1		1	0.00	0.67	1928		
OAKLAND	8816 BURR ST OAKLAND 94605	94605	043A464102700		Detached Unit Residential	RD-1		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	8750 GOLF LINKS RD OAKLAND 94605	94605	043A464204900		Detached Unit Residential	RD-1		1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	8760 GOLF LINKS RD OAKLAND 94605	94605	043A464205000		Detached Unit Residential	RD-1		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A464400202		Urban Residential;Detached Unit Residential	RU-4		96.8	0.07	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8327 GOLF LINKS RD OAKLAND 94605	94605	043A464400902		Detached Unit Residential	RD-1		1 per lot	0.49	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A464402509		Urban Residential;Detached Unit Residential	RD-1		1 per lot	0.09	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8280 MACARTHUR BLVD OAKLAND 94605	94605	043A464402600	ZZ	Urban Residential	RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	1990		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8296 MACARTHUR BLVD OAKLAND 94605	94605	043A464402800	ZZ	Urban Residential	RU-4		96.8	0.15	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	0.00	0.00	0		City owned site (EWD) - APNs 043A464402600, 043A464402800. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	8329 GOLF LINKS RD OAKLAND 94605	94605	043A465100915		Detached Unit Residential	RD-1		1 per lot	0.16	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (HCD)
OAKLAND	8800 FONTAINE ST OAKLAND 94605	94605	043A467500232		Detached Unit Residential	RD-1		1 per lot	3.06	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	50	0	3	53	2.89	0.00	1961		LISC Church site - Low income senior rental and SFH ownership.
OAKLAND	8750 MOUNTAIN BLVD OAKLAND 94605	94605	043A467500323		Resource Conservation;Urban Park and Open	RH-4		1 per lot	163.60	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	267	267	0.00	0.00	0		
OAKLAND	9680 MOUNTAIN BLVD OAKLAND 94605	94605	043A467604900		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	9525 INTERNATIONAL BLVD OAKLAND 94603	94603	044 496800301		Neighborhood Center Mixed Use;Mixed Hou	CN-3		116.16	0.65	General Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	32		32	0.18	0.00	0		
OAKLAND	9959 INTERNATIONAL BLVD OAKLAND 94603	94603	044 497200605		Community Commercial	CC-2		116.16	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20		20	0.00	0.00	0		
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA	Mixed Housing Type Residential	RM-4		39.6	0.40	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0			0	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA	Mixed Housing Type Residential	RM-4		39.6	0.21	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	124	0	0	124	0.00	0.00	0		City owned site (EWD) - APNs 044 501400500, 044 501400603. City-owned surplus site currently subject to Homekey proposal at City Council direction for 124-unit affordable modular development
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600101	UU	Community Commercial;Detached Unit Resid	CC-2		116.16	0.10	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	10701 INTERNATIONAL BLVD OAKLAND 94603	94603	045 519600201	UU	Community Commercial;Detached Unit Resid	CC-2		116.16	0.12	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)

OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU	Community Commercial	RD-1		1 per lot	0.17	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro (APNs 045 519600400, 045 519600101, 045 519600201)
OAKLAND	9000 INTERNATIONAL BLVD OAKLAND 94603	94603	046 542101201		Neighborhood Center Mixed Use	CN-3		116.16	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	13		13	0.00	0.00	0		
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801501		Urban Residential	RU-4		96.8	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		
OAKLAND	9547 MACARTHUR BLVD OAKLAND 94605	94605	046 548801601		Urban Residential	RU-4		96.8	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	9601 MACARTHUR BLVD OAKLAND 94605	94605	046 548900101		Mixed Housing Type Residential;Neighborhoo	RU-4		96.8	0.25	Vacant - Public	YES - Current	YES - Other Publicly-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2		2	0.00	0.00	0		
OAKLAND	10400 INTERNATIONAL BLVD OAKLAND 94603	94603	047 550903901		Community Commercial	CC-2		116.16	0.24	Religious/Institutional	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18		18	0.00	0.00	0		City boundary near San Leandro - potential partnership with San Leandro
OAKLAND	10451 MACARTHUR BLVD OAKLAND 94605	94605	047 557600703		Community Commercial;Neighborhood Cente	CN-3		96.8	0.52	Vacant - Public	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	5		5	0.00	0.00	0		City owned site (EWD). City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	10520 MACARTHUR BLVD OAKLAND 94605	94605	047 559502206		Community Commercial	CC-2		96.8	0.13	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	16	0	33	2.82	0.46	0		
OAKLAND	9430 MACARTHUR BLVD OAKLAND 94605	94605	048 559905200		Urban Residential	RU-4		96.8	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0.00	0.00	0		
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB	Detached Unit Residential	RD-1		1 per lot	0.13	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	1949		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB	Detached Unit Residential	RD-1		1 per lot	0.34	Vacant - Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - APNs 048 561700901, 048 561701004. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production.
OAKLAND	11190 LOCHARD ST OAKLAND 94605	94605	048 626201100		Hillside Residential	RH-2		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	4247 SAINT ANDREWS RD OAKLAND 94605	94605	048 686300604		Hillside Residential	RH-3		1 per lot	1.04	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.45	0.00	1957		
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200		Resource Conservation;Urban Park and Open	RH-3		1 per lot	4.67	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	27	19	47	93	0.00	0.00	0		City owned site (EWD) - Assuming medium density proposal (93 units), at typical affordability mix. Proposed Residential Density Analysis for the Barcelona Parcel - https://cao-94612.s3.amazonaws.com/documents/Barcelona-Parcel-Analysis-PPT-10-30-19-FINAL.PDF 54 units in low density option 93 units in medium density option 186 units in high density option Low/Medium Option - 70 units Med/High Option -136 units
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001600		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001701		Detached Unit Residential	RD-1		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	129 ALPINE TER OAKLAND 94618	94618	048A710705000		Detached Unit Residential	RD-1		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6167 ACACIA AVE OAKLAND 94618	94618	048A712004403		Detached Unit Residential	RD-1		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902600		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902700		Detached Unit Residential	RD-1		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	5450 MASONIC AVE OAKLAND 94618	94618	048B716500202		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.02	0.00	0		
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200		Hillside Residential	RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300		Hillside Residential	RH-3		1 per lot	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400		Hillside Residential	RH-3		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263		Hillside Residential	RH-3		1 per lot	0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004		Hillside Residential	RH-4		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	BAGSHOTTE DR OAKLAND 94603	94603	048D728205000		Hillside Residential	RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200		Hillside Residential	RH-4		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501		Hillside Residential	RH-4		1 per lot	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214		Hillside Residential	RH-4		1 per lot	0.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000		Hillside Residential	RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900		Hillside Residential	RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SHEPHERD CANYON RD OAKLAND 94603	94603	048D730405703		Hillside Residential	RH-3		1 per lot	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048E731902000		Hillside Residential	RH-4		1 per lot	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048E732104802		Hillside Residential	RH-3		1 per lot	0.40	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1684 ARROWHEAD DR OAKLAND 94611	94611	048E732201500		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100		Hillside Residential	RH-4		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732403300		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702100		Hillside Residential	RH-3		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702703		Hillside Residential	RH-3		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101100	VV	Hillside Residential	RH-4		1 per lot	0.55	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	6226 MORAGA AVE OAKLAND 94611	94611	048F736101200	VV	Urban Park and Open Space;Hillside Resident	RH-4		1 per lot	0.36	Parks, Recreation & Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1		1	0.00	0.00	0		City owned site (EWD) - 048F736101100, 048F736101200. Montclair Firehouse. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD
OAKLAND	GOULDIN RD OAKLAND 94603	94603	048F737204500		Hillside Residential	RH-4		1 per lot	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6701 SNAKE RD OAKLAND 94611	94611	048F737405502		Hillside Residential	RH-4		1 per lot	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	OAKWOOD DR OAKLAND 94603	94603	048F737701800		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0.00	0.00	0		
OAKLAND	6587 THORNHILL DR OAKLAND 94611	94611	048F737806500		Hillside Residential	RH-3		1 per lot	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNHILL DR OAKLAND 94603	94603	048F737806600		Hillside Residential	RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6002 MAZUELA DR OAKLAND 94611	94611	048F740001400		Hillside Residential	RH-3		1 per lot	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	RUTHLAND RD OAKLAND 94603	94603	048G741503200		Hillside Residential	RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	20 TAURUS AVE OAKLAND 94611	94611	048G742602900		Hillside Residential	RH-4		1 per lot	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	15010 BROADWAY TER OAKLAND 94611	94611	048G742701106		Hillside Residential	RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1969		
OAKLAND	BALSAM WAY OAKLAND 94603	94603	048G743201400		Hillside Residential	RH-4		1 per lot	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6959 BALSAM WAY OAKLAND 94611	94611	048G743201500		Hillside Residential	RH-4		1 per lot	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	PINEHAVEN RD OAKLAND 94603	94603	048G743302600		Hillside Residential	RH-4		1 per lot	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744401000		Hillside Residential	RH-4		1 per lot	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	JEWELL CT OAKLAND 94603	94603	048G744502800		Hillside Residential	RH-4		1 per lot	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	THORNDALE DR OAKLAND 94603	94603	048G744703904		Hillside Residential	RH-3		1 per lot	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	7009 SKYLINE BLVD OAKLAND 94611	94611	048G744801303		Hillside Residential	RH-3		1 per lot	0.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048G745002800		Hillside Residential	RH-4		1 per lot	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300100	M	Hillside Residential	RH-3		1 per lot	0.52	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300200	M	Hillside Residential	RH-3		1 per lot	0.76	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300300	M	Hillside Residential	RH-3		1 per lot	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300400	M	Hillside Residential	RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300500	M	Hillside Residential	RH-3		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300600	M	Hillside Residential	RH-3		1 per lot	0.36	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048H752300900	M	Hillside Residential	RH-3		1 per lot	11.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	0.00	0.00	0		
OAKLAND	5885 SKYLINE BLVD OAKLAND 94611	94611	048H752400101	M	Hillside Residential	RH-3		1 per lot	24.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	3	164	198	0.00	0.00	0		Capacity based on mixed income assumptions
OAKLAND	6542 GWIN RD OAKLAND 94611	94611	048H752401100		Hillside Residential	RH-2		1 per lot	2.60	Single Family Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	1.41	0.00	2008		
OAKLAND	6018 GLENARMS DR OAKLAND 94611	94611	048H756300202		Hillside Residential	RH-4		1 per lot	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 PERTH PL OAKLAND 94603	94603	048H760600903		Hillside Residential	RH-4		1 per lot	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	1049 GRAND VIEW DR OAKLAND 94603	94603	048H760602200		Hillside Residential	RH-4		1 per lot	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	248 GRAVATT DR OAKLAND 94603	94603	048H760605400		Hillside Residential	RH-4		1 per lot	0.72	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	1987		
OAKLAND	GRAVATT DR OAKLAND 94603	94603	048H760606400		Hillside Residential	RH-4		1 per lot	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	6890 BUCKINGHAM BLVD OAKLAND 94705	94705	048H761803400		Hillside Residential	RH-4		1 per lot	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2 EVERGREEN LN OAKLAND 94705	94705	048H766303500		Hillside Residential	RH-4		1 per lot	0.03	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	44	44	0.00	0.00	0		

OAKLAND	CLAREMONT AVE OAKLAND 94603	94603	048H767201300		Hillside Residential	RH-4		1 per lot	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	0.00	0.00	0		
OAKLAND	DWIGHT WAY OAKLAND 94504	94504	048H770000501		Hillside Residential	RH-2		1 per lot	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	0.00	0.00	0		
OAKLAND	2833 MACARTHUR BLVD OAKLAND 94602	94602	028 091602702		Urban Residential	RU-5		116.16	0.23	General Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	1.68	0.84	0		
OAKLAND	3050 INTERNATIONAL BLVD OAKLAND 94601	94601	025 071900701		Mixed Housing Type Residential;Community (	CC-2		158.4	0.75	Parking Lot	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	75	1	0	76	0.00	0.00	0		City owned site (EWD) - APNs 025 071900701, 025 072000201. City-owned surplus site which will be marketed at time TBD for disposition and development by EWDD, with priority for affordable housing production. Already in the pipeline
OAKLAND	1425 WEBSTER ST OAKLAND 94612	94612	008 062403700		Central Business District	CBD-C		484	0.28	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	7	0	161	168	0.00	0.00	0		LMSAP site

Table C-26. Table B: Sites to be Rezoned

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Types of Shortfall	Parcel Size	Current GP Designation	Current Zoning	Proposed GP Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	AV Ratio	FAR	Year Built	Consolidated Site	Site Comments
OAKLAND	4444 TELEGRAPH AVE	94609	013 109902800	0	40	0	0	Unaccommodated Need	0.34	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-2	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	40	Nonvacant	0.00	0.05	1964		
OAKLAND	3815 BROADWAY	94611	012 098201000	0	0	18	0	Unaccommodated Need	0.16	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	18	Nonvacant	0.00	1.10	0		
OAKLAND	3822 MANILA AVE	94609	012 098201600	0	0	52	0	Unaccommodated Need	0.45	Mixed Housing Type Residential;Community Commercial	CC-2	Mixed Housing Type Residential;Community Commercial	Height increase from 60 to 65		116.16	52	Nonvacant	0.00	0.00	0		
OAKLAND	6209 COLLEGE AVE	94618	048A706901000	0	10	1	30	Unaccommodated Need	0.43	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	41	Nonvacant	0.00	0.41	0		
OAKLAND	6039 COLLEGE AVE	94618	014 126800100	0	0	12	0	Unaccommodated Need	0.13	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	12	Vacant	0.00	0.00	0		
OAKLAND	3943 BROADWAY	94611	012 098200204	0	0	55	0	Unaccommodated Need	0.48	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	55	Nonvacant	0.57	0.13	1967		
OAKLAND	5957 CHABOT RD	94618	014 126801200	0	11	0	0	Unaccommodated Need	0.12	Mixed Housing Type Residential	RM-1	Mixed Housing Type Residential	CN-1; Height increase from NA to 55		1 per lot	11	Nonvacant	0.00	0.00	0		Group ZZZ
OAKLAND	6036 CLAREMONT AVE	94618	014 126803600	0	21	0	0	Unaccommodated Need	0.21	Mixed Housing Type Residential	CN-1	Mixed Housing Type Residential	Height increase from 35 to 55		79.2	21	Nonvacant	0.00	0.00	0	ZZZ	Group ZZZ
OAKLAND	6028 CLAREMONT AVE	94618	014 126803501	0	52	0	0	Unaccommodated Need	0.54	Mixed Housing Type Residential	CN-1	Mixed Housing Type Residential	Height increase from 35 to 55		79.2	52	Nonvacant	0.00	0.54	1910		Group ZZZ
OAKLAND	5901 COLLEGE AVE	94618	014 126800901	0	115	0	0	Unaccommodated Need	1.19	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	115	Nonvacant	1.00	1.16	0	ZZZ	Group ZZZ
OAKLAND	5965 CHABOT RD	94618	014 126801101	0	11	0	0	Unaccommodated Need	0.11	Mixed Housing Type Residential;Neighborhood Center Mixed Use	RM-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1; Height increase from NA to 55		1 per lot	11	Nonvacant	0.00	0.00	0	ZZZ	Group ZZZ
OAKLAND	5609 SHAFTER AVE	94618	014 126503806	0	70	0	0	Unaccommodated Need	0.44	Mixed Housing Type Residential	RM-1	Mixed Housing Type Residential	S-15; Height increase from NA to 175		1 per lot	70	Nonvacant	0.00	0.00	0		
OAKLAND	6029 COLLEGE AVE	94618	014 126800200	0	0	26	0	Unaccommodated Need	0.27	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 35 to 55		79.2	26	Vacant	0.00	0.00	0		
OAKLAND	5655 COLLEGE AVE	94618	014 126504000	0	195	0	0	Unaccommodated Need	1.23	Mixed Housing Type Residential;Neighborhood Center Mixed Use	RM-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	S-15; Height increase from NA to 175		1 per lot	195	Nonvacant	0.00	0.00	0		
OAKLAND	398 W MACARTHUR BLVD	94609	012 097601600	0	0	35	0	Unaccommodated Need	0.30	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-3	Mixed Housing Type Residential;Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	35	Nonvacant	0.09	0.12	0		
OAKLAND	5433 SAN PABLO AVE	94608	013 118400100	0	0	53	0	Unaccommodated Need	0.46	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 60 to 65		116.16	53	Vacant	0.00	0.00	0		
OAKLAND	5211 BROADWAY	94618	014 124000901	0	40	0	0	Unaccommodated Need	0.42	Neighborhood Center Mixed Use;Community Commercial	CC-2	Neighborhood Center Mixed Use;Community Commercial	Height increase from 45 to 65		96.8	40	Nonvacant	0.51	0.00	0		
OAKLAND	5325 SAN PABLO AVE	94608	013 118300100	0	0	21	0	Unaccommodated Need	0.18	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	21	Vacant	0.00	0.00	0		
OAKLAND	350 GRAND AVE	94610	010 077601300	0	0	41	0	Unaccommodated Need	0.35	Neighborhood Center Mixed Use	CN-2	Neighborhood Center Mixed Use	Height increase from 60 to 65		116.16	41	Nonvacant	0.06	0.01	1977		
OAKLAND	3875 TELEGRAPH AVE	94609	012 096800301	0	81	0	0	Unaccommodated Need	0.61	Neighborhood Center Mixed Use	S-15	Neighborhood Center Mixed Use	Height increase from 75 to 95		158.4	81	Nonvacant	0.50	0.49	1986		
OAKLAND	2055 MACARTHUR BLVD	94602	026 083500601	0	29	0	0	Unaccommodated Need	0.30	Neighborhood Center Mixed Use	CN-1	Neighborhood Center Mixed Use	Height increase from 45 to 65		96.8	29	Nonvacant	0.25	0.06	0		
OAKLAND	6101 SAN PABLO AVE	94608	016 145900400	0	0	34	0	Unaccommodated Need	0.30	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 60 to 65		116.16	34	Nonvacant	0.06	0.08	0		
OAKLAND	6211 SAN PABLO AVE	94608	016 145502000	0	0	49	0	Unaccommodated Need	0.31	Community Commercial;Mixed Housing Type Residential	CC-2	Community Commercial;Mixed Housing Type Residential	Height increase from 75 to 95		158.4	49	Nonvacant	0.07	0.06	0		
OAKLAND	6407 TELEGRAPH AVE	94609	016 142402205	0	27	0	0	Unaccommodated Need	0.31	Neighborhood Center Mixed Use	CN-2	Neighborhood Center Mixed Use	Height increase from 35 to 45		96.8	27	Nonvacant	0.17	0.10	1963		
OAKLAND	6500 SAN PABLO AVE	94608	016 145301303	0	0	11	0	Unaccommodated Need	0.09	Community Commercial	CC-2	Community Commercial	Height increase from 60 to 65		116.16	11	Vacant	0.00	0.00	0		
OAKLAND	6100 SAN PABLO AVE	94608	016 144203901	0	0	40	0	Unaccommodated Need	0.35	Mixed Housing Type Residential	CC-2	Mixed Housing Type Residential	Height increase from 60 to 65		116.16	40	Nonvacant	0.24	0.25	0		
OAKLAND	5354 CLAREMONT AVE	94618	014 122902103	0	16	1	50	Unaccommodated Need	1.68	Mixed Housing Type Residential	RM-4/C	Mixed Housing Type Residential	CN-2; height increase from 35 to 65		39.6	67	Nonvacant	5.84	0.25	1962		
OAKLAND	5727 COLLEGE AVE	94618	014 126604701	0	19	2	60	Unaccommodated Need	1.53	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-1	Mixed Housing Type Residential;Neighborhood Center Mixed Use	CN-2; height increase from 35 to 65		79.2	81	Nonvacant	2.40	0.24	1968		
OAKLAND	5050 BROADWAY	94611	014 124200600	0	189	16	153	Unaccommodated Need	15.47	Institutional;Community Commercial;Urban Park and Open Space	CC-2	Institutional;Community Commercial;Urban Park and Open Space	Height increase from 75 to 95		158.4	358	Nonvacant	1.89	0.17	2016		

Table C-26. Table C: Zone Descriptions

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.
Neighborhood Center Commercial	CN-1, CN-2, CN-3, CN-4	1. CN-1 Neighborhood Commercial Zone - 1. The intent of the CN-1 zone is to maintain and enhance vibrant commercial districts with a wide range of retailestablishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping. 2. CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment. 3. CN-3 Neighborhood Commercial Zone - 3. The intent of the CN-3 zone is to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment. 4. CN-4 Neighborhood Commercial Zone - 4. The intent of the CN-4 zone is to accommodate a broad range of low impact, retail, and service
Community Commercial	CC-1, CC-2, CC-3	1.CC-1 Community Commercial Zone - 1. The CC-1 zone is intended to create, maintain, and enhance shopping centers and malls with a wide range of consumer businesses. 2.CC-2 Community Commercial Zone - 2. The CC-2 zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas. 3.CC-3 Community Commercial Zone - 3. The CC-3 zone is intended to create, maintain, and enhance areas with heavy commercial and service activities
Community Thoroughfare Commercial	C-40	The C-40 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares.
Community Shopping Commercial	C-45	The C-45 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares
Central Business District	CBD-R, CBD-P, CBD-C, CBD-X	1. CBD-R Central Business District Residential Zone. The intent of the CBD-R zone is to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses. 2. CBD-P Central Business District Pedestrian Retail Commercial Zone. The intent of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. 3. CBD-C Central Business District General Commercial Zone. The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. 4. CBD-X Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity.
Housing and Business Mix Commercial	HBX-1, HBX-2, HBX-3, HBX-4	Housing and Business Mix 1 (HBX-1) Zone The HBX-1 zone is intended to provide development standards that provide for the compatible coexistence of industrial and heavy commercial activities and development. This zone recognizes the equal importance of housing and business. Housing and Business Mix 2 (HBX-2) Zone. The HBX-2 zone is intended to provide development standards for areas that have a mix of industrial, certain commercial and medium to high density residential development. This zone recognizes the equal importance of housing and business. Housing and Business Mix 3 (HBX-3) Zone. The HBX-3 zone is intended to provide development standards for areas that have a mix of industrial, heavy commercial and higher density residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
Civic Center Commercial	S-2	The S-2 zone is intended to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities

Transit-Oriented Development Commercial	S-15, S-15W	The S-15 zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities, allowing for amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other transportation nodes
Wood Street District	D-WS-1 – D-WS-9	This zone is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880.
Broadway Valdez District Commercial	D-BV-1, D-BV-2, D-BV-3, D-BV-4	
Central Estuary District Zones	D-CE-1 – D-CE-6	D-CE-1 Central Estuary District Commercial Zone – 1 (Embarcadero Cove). The D-CE-1 zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of marine, office and other commercial uses. D-CE-2 Central Estuary District Commercial Zone – 2 (High Street Retail). The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway. D-CE-3 Central Estuary District Mix Zone – 3 (Jingletown/Elmwood). The D-CE-3 zone is intended to create, preserve, and enhance areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities. D-CE-4 Central Estuary District Mix Zone – 4 (Mixed Use Triangle). The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone. D-CE-5 Central Estuary District Industrial Zone – 5 (Food Industry Cluster/High St. Warehouse Wedge/Tidewater South). The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards. D-CE-6 Central Estuary District Industrial Zone – 6 (Con Agra/Owens Brockway/Tidewater North). The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts, such as noise, light/glare, odor, and traffic. This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.
Lake Merritt Station Area District	D-LM-1 – D-LM-5	D-LM-1 Lake Merritt Station Area District Mixed Residential - 1 Zone. The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities. D-LM-2 Lake Merritt Station Area District Pedestrian Commercial - 2 Zone. The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. OAKLAND Oakland, California, Planning Code Page 533 Upper story spaces are intended to be available for a wide range of Office and Residential Activities. D-LM-3 Lake Merritt Station Area District General Commercial - 3 Zone. The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities. D-LM-4 Lake Merritt Station Area District Mixed Commercial - 4 Zone. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. D-LM-5 Lake Merritt Station Area District Institutional - 5 Zone. The intent of the DLM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses

Coliseum Area District	D-CO-1 – D-CO-6	D-CO-1 Coliseum Area Transit Oriented Development District Zone-1 (Coliseum BART/ San Leandro Street). The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. D-CO-2 Coliseum Area Commercial District Zone-2 (Coliseum District). The DCO-2 Zone is intended to create, maintain and enhance areas that allow a broad mixture of residential, retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business activities. D-CO-3 Coliseum Area Commercial District Zone-3 (Oakport South / Hegenberger Road). The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of commercial, and light industrial activities. D-CO-4 Coliseum Area Commercial District Zone-4 (Edgewater North / Waterfront). The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of commercial and industrial activities. D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5 (Edgewater South / Pardee Drive). The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities. D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6 (Oakport North). The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher intensity commercial and light industrial land uses and development types.
Oak Knoll District	D-OK-1 – D-OK-7	D-OK-1 Oak Knoll District Residential Zone - 1. The D-OK-1 Zone is intended to create, maintain, and enhance areas suitable for low-density single-family home development that responds to the site's topography and includes appropriate landscaping. D-OK-2 Oak Knoll District Residential Zone - 2. The D-OK-2 Zone is intended to create, maintain, and enhance areas suitable for medium-low density single-family homes. 3. D-OK-3 Oak Knoll District Residential Zone – The D-OK-3 Zone is intended to create, maintain, and enhance areas suitable for medium-density residential units, such as townhomes. D-OK-4 Oak Knoll District Commercial Zone - 4. The D-OK-4 Zone is intended to create, maintain, and enhance areas that provide neighborhood-serving retail, such as supermarkets, banks, cafes, and dry-cleaners. Ground floor commercial uses and upper story office uses are encouraged in this zone.

Appendix D: Assessment of Fair Housing

This chapter contains an assessment of factors contributing to fair housing in Oakland and a program of goals and actions to further address fair housing needs. Among the topics covered are:

- Fair housing enforcement and outreach
- Segregation and integration
- Racially and ethnically concentrated areas of poverty and affluence
- Disparities in access to opportunity; and
- Disproportionate housing needs and displacement risk

Oakland is well-served by fair housing providers and is well-equipped to provide fair housing enforcement and outreach capacity. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes[1], access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly Black, Indigenous, and people of color (BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

[1] Fair housing laws aim to ensure that people have access to housing and the resources attached to place of residence regardless of their race, national origin, family status, religion, sex, or disability, often referred to as protected classes.

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The purpose of this assessment is to identify fair housing issues and segregated living patterns in the City of Oakland and replace them with integrated, equitable living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. While Oakland is an incredibly diverse city centrally located within a region rich in opportunities and cultural, education, and natural resources, its residents do not enjoy equal access to these opportunities and resources. Recent research shows that the Oakland is the 14th most racially segregated major city in the United States.[2] Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable to all due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are not concentrated in areas of high segregation and poverty requires jurisdictions to invest in communities experiencing limited access to opportunity and plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

In recognition of the importance of addressing fair housing issues, California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for BIPOC individuals, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix chapter relies on data from the U.S. Census American Community Survey (ACS) five-year Estimates, the California Department of Housing and Community Development (State HCD) AFFH Data and Mapping Tool, and the County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI) for fiscal years 2020/21-2024-25.

While in the past Oakland has produced its own AI, it joined the rest of the Alameda County starting in 2020. The 2020 Alameda County AI identified impediments to fair housing using a combination of data and community engagement. Community engagement consisted of three meetings and a seven-page survey, translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include Black, Indigenous, and People of Color (BIPOC), people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses.

[2] Menendian, Stephen. Samir Gambhir, and Arthur Gailes. "The Roots of Structural Racism Project." *UC Berkeley, Othering and Belonging Institute.* Published June 21, 2021 and updated June 30 2021. Available at: https://belonging.berkeley.edu/roots-structural-racism and https://belonging.berkeley.edu/most-least-segregated-cities.

D.1 Fair Housing Enforcement and Capacity

FAIR HOUSING SERVICES

Fair housing services are essential to the AFFH mission. They ensure that housing options are accessible to protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services help Oakland residents understand and protect their right to access housing.

Oakland is well-equipped to provide fair housing enforcement and outreach capacity. The City allocates approximately $260,000 annually in CDBG funds to fair housing providers to support housing discrimination testing, housing counseling, information/referral services, legal representation, tenant/landlord mediation, counseling, and other services. A summary of the numerous local, regional, and statewide organizations that provide fair housing-related services in Oakland is provided below.

Local and Regional Fair Housing Providers

Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. They serve seven counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara. While they offer assistance for a variety of issues, their housing assistance includes landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, enforcement of fair housing laws, and issues surrounding homelessness.

Centro Legal de la Raza assists Alameda County residents with issues surrounding immigrants' rights, tenant's rights, and workers' rights. Their tenants' rights services include eviction defense representation, "Know Your Rights" trainings for buildings, and affirmative housing litigation.

The East Bay Community Law Center (EBCLC) focuses on resolving legal challenges in the East Bay caused by poverty and racial injustice. Housing is one dimension of their work, with a focus on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. Their attorneys and advocates can assist with:

- Defense of Eviction/Unlawful Detainer cases
- Section 8/Housing Authority termination hearings
- Rent board hearings
- General counseling on tenants' rights
- Assistance to individuals to represent themselves
- Public outreach/education trainings
- Rental Assistance program consultations and referrals

EBCLC additionally conducts one to three fair housing tests per year.

The Eden Council for Hope and Opportunity (ECHO) Housing provides fair housing services to residents of several cities in Alameda County, including Oakland. They also serve Contra Costa County and Monterey County. ECHO Housing provides counseling, investigation, mediation, enforcement, and education through their Fair Housing Program. They also conduct fair housing tests. They provide services and education in Spanish and have a live "language line" to assist users who speak languages other than English. They have also conducted outreach and advertised in Spanish. Instances of housing discrimination can be reported to any of ECHO's program offices or filed directly with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO) or California Department of Fair Employment and Housing (DFEH).

The Eviction Defense Center provides free and low-cost legal services to low-income Alameda County residents facing eviction.

The Family Violence Law Center (FVLC) provides free legal assistance to survivors in Alameda County with services including eviction prevention and defense, assistance with landlord/tenant disputes, fair housing advocacy, and information on tenants' rights.

Statewide Fair Housing Providers

Housing and Economic Rights Advocates (HERA) is a statewide non-profit legal service and advocacy organization that provides financial counseling to individuals and community education workshops, and trains service providers and other professionals. Issues they specialize in include abusive mortgage servicing, problems with homeowner associations, foreclosure, escrow, predatory lending, and discriminatory financial services and consumer transactions.

DFEH is the statewide agency charged with enforcing California's civil rights laws. In particular, DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate because of a protected characteristic in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction. Discrimination complaints are referred from the City to DFEH. DFEH then dual-files fair housing cases with FHEO, as part of the Fair Housing Assistance Program.

Oakland Housing Authority

The Oakland Housing Authority (OHA) has a series of policies and processes in place for both public housing developments as well as in its Section 8 program to affirmatively further fair housing and civil rights through all of its programs, including educating its residents on how to file a discrimination complaint, how to request for reasonable accommodations, and ensuring residents with limited English proficiency can access the help they need.

Through its orientation process, OHA ensures that all residents are fully aware of all applicable civil rights laws. If a resident believes they have suffered any form of discrimination, OHA will provide the resident with all necessary paperwork, offer to assist the resident in completing the form and refer the resident to both HUD FHEO and DFEH.

OHA actively encourages any resident to make a request for an exception, change or adjustment to a rule, policy, practice or service because of a disability. OHA will treat any such request as a request for a reasonable accommodation. OHA will provide forms and/or guidance to the requestor on the information necessary to make the request. OHA will review and assess requests for reasonable accommodations on a case-by-case basis, taking into all available factors.

OHA follows HUD's December 19, 2003 guidance designed to assist housing authorities comply with Title VI of the Civil Rights Act of 1964. OHA recognizes that for many applicants and residents, English is not their primary language and they have a limited ability to read, write, speak or understand English. Language for LEP Persons can be a barrier to accessing important benefits. OHA's automated phone service provides menu options in English, Cantonese, Spanish, and Vietnamese. To assist walk-in clients, OHA uses a telephone interpretation service enabling them to serve clients in over 150 languages. All vital documents (such as waitlist application and opening notices) are translated from English into Cantonese, Spanish and Vietnamese. Oral translation, where reasonable, will be provided for other LEP clients.

FAIR HOUSING LAWS AND REGULATIONS

Oakland complies with federal and State fair housing laws, and its City-specific rental housing laws help protect residents from being displaced or suffer from unfair rent increases. The City also allocates funding to fair housing service providers to assist residents with legal issues related to fair housing. OHA complies with these laws in their provision of subsidized housing by educating residents about and assisting them with discrimination issues, supporting requests for reasonable accommodation for persons with disabilities, and making efforts to assist those with limited English proficiency. Key federal, State, and local fair housing laws are summarized below.

Federal Fair Housing Act of 1968

The Fair Housing Act of 1968 prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex. The Act was subsequently amended to additionally prohibit such discrimination on the basis of familial status and disability. In 2015, HUD issued a rule to Affirmatively Further Fair Housing. While that rule was subsequently rescinded, California Assembly Bill 686 (2018) ensured that California jurisdictions would maintain an obligation to Affirmatively Further Fair Housing.

California Fair Employment and Housing Act (FEHA)

FEHA prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. It also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

Americans with Disabilities Act (ADA)

The ADA requires all new or altered facilities subject to the ADA to be readily accessible to and usable by people with disabilities. Covered entities must comply with the Department's ADA regulations, including the ADA Standards for Accessible Design.

Oakland Rental Housing Laws

In 1980, the Oakland City Council passed its first rent control ordinance, which established the Housing, Residential Rent Arbitration and Relocation Board and the Rent Adjustment Program. Since then, the program has amended many times. The current ordinance, Oakland Municipal Code Section 8.22.010 *et seq.*, regulates most residential rent increases in Oakland. Additionally, in 2002, the Oakland voters passed the Just Cause for Eviction Ordinance, requiring a property owner to prove one of the eleven just causes before they could evict a tenant (See Oakland Municipal Code Section

8.22.300 *et seq.*) Together these laws are intended to maintain affordable housing, preserve community diversity, prevent illegal rent increases and evictions, and encourage investment in rental property in Oakland.

The Rent Adjustment Program Board is a quasi-judicial body, composed of seven members appointed by the Mayor and confirmed by the City Council. The Board hears appeals and enacts regulations and policies to further the administration of the Oakland Rent Ordinance and Just Cause for Eviction Ordinance.

Rent Adjustment Program staff provides information and counseling to property owners and tenants, conducts administrative hearings and mediations, collects eviction data, and administers the Ellis Act, the Tenant Protection Ordinance, and the Uniform Relocation Ordinance.

Under the Rent Adjustment Program, property owners of covered units must give every tenant a "Notice to Tenants of the Residential Rent Adjustment Program" form. When tenants move into a covered unit, the initial notice must be served in English, Spanish, and Chinese. Subsequent Rent Adjustment Program Notices must also be served with every rent increase. If a property owner fails to serve the notice at the beginning of the tenancy, they must wait at least six months after serving the notice to serve a rent increase notice. An owner can increase the rent on a covered unit only once in a 12-month period. The first increase cannot be effective any earlier than 12 months after the tenant moves into the unit. An owner may increase the rent based on the annual allowable consumer price index (CPI) without seeking approval from the Rent Adjustment Program. Every March, the Rent Adjustment Program publishes the allowable CPI increase for the next fiscal year. Any rent increase not based on the CPI, or banking increases based on the owner choosing not to increase rent in previous years, is void and unenforceable unless first approved by the Rent Adjustment Program. An owner can additionally petition to seek a rent increase based on capital improvements as a pass-through, uninsured repair costs, increased housing service costs, fair return, and additional occupants. A tenant may also file a petition to contest current and prior rent increases. The Rent Adjustment Ordinance prohibits any rent increase that would be greater than 10% in one year, or 30% over any five years of a tenancy.

The Just Cause for Eviction Ordinance imposes additional requirements beyond state law prior to the eviction of tenants. A property owner must follow state and local law to the letter to evict a tenant successfully. A property owner's failure to comply with state and local laws may entitle a tenant to substantial damages. Rent Adjustment Program staff are available to help parties understand their rights and responsibilities but do not provide legal advice to property owners or tenants.

The Just Cause for Eviction Ordinance applies to most rental units in Oakland, including single family residences, owner-occupied duplexes and triplexes, units owned and operated by another government agency, and new construction of units or buildings where a Certificate of Occupancy was issued before December 31, 1995. The Just Cause Ordinance adds the following requirement to state law procedures for evictions (Oakland Municipal Code Section 8.22.360 D):

In the Notice to Quit or Notice of Termination, and in the Summons and Complaint, the property owner must specify one or more of the just causes for eviction, and allege that the eviction is in good faith. The property owner must also send a copy of the notice to the Rent Adjustment Program. Neither the sale nor the foreclosure of property is a just cause listed in the Just Cause for Eviction Ordinance.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

The Uniform Relocation Ordinance, Oakland Municipal Code Section 8.22.800, requires owners to provide tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act, and condominium conversions with relocation payments. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amount depends on the size of the unit and adjusts for inflation annually on July 1st. The base payment amounts until June 30, 2023, are:

- $7,669.78 per studio/one-bedroom unit
- $9,439.73 per two-bedroom unit
- $11,652.17 per three- or more-bedroom unit.

Tenant households in rental units that include lower income, elderly, or disabled tenants, and/or minor children are entitled to a single additional relocation payment of $2,500 per unit from the owner.

On November 5, 2014, the Oakland City Council adopted the Tenant Protection Ordinance (TPO), which prohibits various harassing behaviors against tenants by owners and their agents (for example, property managers and contractors) – thereby bolstering existing laws and leases that protect tenants. The TPO creates remedies that can be enforced by private civil right of action. Among other things, the Tenant Protection Ordinance prohibits conduct that may coerce a tenant to vacate a rental unit involuntarily.

On July 21, 2020, the TPO was further amended to strengthen the protections of the existing TPO and expand its application to non-profit owned rental housing and rental units in newly constructed residential property. The TPO prohibits property owners and their agents from engaging in bad faith in any of the following conduct.

1. Disruption of services to the rental unit.
2. Failure to perform repairs and maintenance.
3. Failure to exercise due diligence when completing repairs or follow appropriate industry protocols.
4. Abuse the owner's right of access to the rental unit.
5. Remove personal property, furnishings, or any other items without the prior written consent of the tenant, except when authorized by law.
6. Threaten to report a tenant or their known associates to law enforcement based on their perceived or actual immigration status.

7. Influence a tenant to vacate through fraud, intimidation or coercion.
8. Offer payments to a tenant to vacate more than once in six (6) months if the tenant has stated in writing that they do not want to receive such offers.
9. Try to intimidate a tenant into accepting a buyout.
10. Threaten the tenant or their guests, by word or gesture, with physical harm.
11. Interfere with a tenant's right to quiet use and enjoyment of the rental unit.
12. Refuse to accept or acknowledge receipt of a tenant's lawful rent payment.
13. Refuse to cash a rent check or money order for over thirty (30) days unless a written receipt for payment has been provided to the tenant.
14. Interfere with a tenant's right to privacy, including unnecessarily inquiring into a tenant's immigration status.
15. Unilaterally imposing new material terms of tenancy.
16. Removing a housing service for purpose of causing the tenant to vacate.
17. Commit violations of certain state laws, including discrimination prohibited under the Unruh Civil Rights Act and illegal lockouts and utility shutoffs prohibited by other laws.
18. Misrepresent to a tenant that they are required to vacate their unit.
19. Force a tenant to vacate their rental unit and reregister in order to avoid classification as a tenant.
20. Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

OAKLAND CITY ATTORNEY FAIR HOUSING ENFORCEMENT ACTIONS

Oakland City Attorney Barbara J. Parker and the members of the office recognize that housing is a human right. They therefore strive to protect and advance Oakland residents' right to safe, secure, and dignified housing. Within the City of Oakland government, the City Attorney is uniquely empowered to: (1) bring lawsuits to address housing rights violations on behalf of the People of the State of California and/or the City of Oakland; (2) secure court orders to improve living conditions; (3) stop harassment; and (4) craft new and amended city laws and policies for the Council's consideration to address gaps in local fair housing law and enforcement.

The Office of the City Attorney (OCA) often partners with civil society legal advocates to pursue justice for Oakland's historically and currently marginalized communities. OCA's housing enforcement actions can prevent the imminent displacement and potential homelessness of marginalized tenants and force landlords to provide the safe, secure, and dignified housing that tenants deserve and that the law requires. These tenants are disproportionately low-income Black, Latinx, Asian and Pacific Islander, and other residents of color.

Three affirmative litigation units in OCA contribute to the City's fair housing efforts: the Neighborhood Law Corps (NLC), the Community Lawyering and Civil Rights Unit (CLCR), and the Housing Justice Initiative Unit (HJI).

Since the City Attorney founded the NLC in 2002, it has engaged directly with Oakland communities to address some of the most challenging life, health, and safety problems that Oakland's neighborhoods face, including tenant harassment, and the NLC historically spearheaded OCA's efforts to secure justice for tenants.

Launched in 2016, the CLCR works to advance rights for historically and currently marginalized communities in Oakland to achieve racial, economic, and environmental justice by enforcing, strengthening, and drafting laws that are responsive to those communities' needs.

In October 2020, the City Attorney launched HJI,[3] a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through enforcement of Oakland's Tenant Protection Ordinance (TPO) and other similar or related local and State laws.[4]

OCA prioritizes enforcing the rights of low-income communities and communities of color, especially Black and Latinx residents, who have suffered and continue to suffer disproportionate harms due to the ongoing housing crisis. OCA's housing justice goals include utilizing housing policy and enforcement as a means to further racial, economic, and environmental justice generally, and also to specifically prevent wrongful displacement of marginalized tenants from Oakland.

Community Lawyering and Civil Rights Enforcement (CLCR)

The City Attorney launched this unit to prioritize affirmative litigation and other actions and initiatives to secure justice and equity for all Oakland residents and workers, and to fight abuse, predation, and discrimination against historically or currently marginalized communities. CLCR's affirmative housing-related work has also included actions against or advocacy directed at the federal government where appropriate.

Many of CLCR's cases and initiatives have positively impacted housing justice. For instance, CLCR joined a coalition of close to a dozen other cities and counties statewide to litigate a multi-decade case against lead paint companies that had sold their harmful products for interior residential use for much of the 20th century. Interior lead paint disproportionately harmed and harms Black, Latinx, and low-income Oaklanders, who are more likely to live in older and more lead-burdened housing stock.

[3] www.housingjusticeoakland.org

[4] The Oakland City Attorney's Office received two generous grants from the San Francisco Foundation to advance racial equity through the development of HJI and expansion of City Attorney tenant protection enforcement. (See June 30, 2020 City Council Resolution #88186. Legistar File #20-0484. Available at https://bit.ly/3yy9VoD.)

CLCR also joined other local governments in a case against the pharmaceutical industry for its contributions to the opioid crisis; that crisis has been a significant driver of homelessness in Oakland, a status disproportionately experienced by Black Oaklanders, and opioids are a significant barrier to unhoused people becoming housed. CLCR also submitted regulatory and administrative feedback to protect housing rights, such as by advocating that HUD refrain from promulgating any rule that separates family members in Oakland-based HUD housing on the basis of immigration status.

CLCR also has pursued other litigation to address historical, present, and future impacts of redlining, restrictive covenants, predatory mortgage lending, fair housing, and livable land issues that impact Oakland's Black, Latinx and other residents of color. For example, in 2015 the City of Oakland sued Wells Fargo for its racially discriminatory mortgage lending practices that violated the Fair Housing Act and California's Fair Employment and Housing Act and preyed upon Black and Latinx Oaklanders, contributing to widespread foreclosures, loss of tax revenue, and other harms. While the City was disappointed that the Ninth Circuit en banc reversed the initial panel's decision, hindering our ability to ensure that the letter and spirit of the Fair Housing Act was upheld in that case, our work to advance fair housing and hold bad actors accountable for their racially discriminatory practices is not over; indeed, it has only begun.

OCA also recognizes more broadly that housing intersects with environmental, economic, and racial justice, and so CLCR's other work focused on those areas also supports fair housing efforts. For example, CLCR is working to improve climate change adaptation and address pollution in Oakland, which disproportionately impacts residents of color and the habitability of Oakland's flatlands.

Neighborhood Law Corps (NLC) and Housing Justice Initiative (HJI)

In addition to the extreme housing affordability crisis in Oakland, marginalized tenants are frequently displaced from their homes when their landlords illegally coerce them to leave. This is especially true for low-income, long-term tenants who live in rent-controlled units and single room occupancy hotels (SROs). Prices and supply incentivize some unscrupulous landlords to harass their tenants to pressure them to leave – for example, by forcing tenants to live without heat in winter. Once a landlord forces tenants to leave, they can sell properties or raise rents to market-rate for significant profit. This is particularly true in neighborhoods that have experienced or are experiencing dramatic gentrification and displacement.

The NLC and HJI have helped to preserve some naturally occurring affordable housing units where low-income tenants of color were at imminent risk of displacement due to unlawful landlord harassment. For example, in 2015, the NLC filed its first TPO lawsuit to vindicate the rights of the very low-income tenants of a 96-unit SRO in downtown Oakland. As a result of OCA's lawsuit, the property was sold to a nonprofit developer with a court order requiring preservation of the building as affordable housing for at least 55 years.[5]

And in 2016, the NLC filed a lawsuit to prevent the new owners of a 39-unit SRO in Oakland's Chinatown from wrongfully displacing the long-term, low-income, and predominantly monolingual Chinese tenants. The owners' declared purpose was to attract a new, market-rate demographic by renovating the building and displacing the existing tenants. The owners' campaign of harassment included failing to restore four of seven communal bathrooms for nine months. The case resulted in a $1,000,000 settlement and permanent injunction against the owners, a resounding victory for the

[5] "Federal Court Approves Sale of Notorious Oakland Residential Property to Improve Conditions and Maintain Long-Term Low-Income Housing." March 23, 2016. Available at https://www.oaklandcityattorney.org/News/Press%20releases/Empyrean%20trustee%20order.html

tenants who were able to stay in their homes.[6] The building is now owned by a nonprofit, and includes commercial space used by a locally-owned restaurant and incubator for immigrant and refugee food entrepreneurs.

Advancing Fair Housing During the COVID-19 Pandemic

Keeping people housed during the COVID-19 pandemic is essential to furthering fair housing. The City of Oakland recognizes that the same communities that are facing insecure housing are also disproportionately impacted by COVID-19, as evidenced by Oakland's declaration of a local health emergency for Black and Latinx residents, many of whom have not had a safe space to isolate or quarantine during the pandemic.[7]

Since the outbreak of COVID-19, OCA has filed multiple lawsuits and sent dozens of demand letters covering hundreds of units in response to landlords violating tenants' rights, including their rights to safe housing and to be free of harassment and discrimination. Almost all of these enforcement actions involved protecting the rights of low-income renters of color. For example, OCA successfully secured emergency restraining orders against landlords engaging in illegal self-help evictions such as lockouts that threatened their tenants' ability to safely shelter in place. The tenants in these cases included Latinx immigrants and elderly, disabled Black residents.

As another example, OCA prevailed in a lawsuit against the owners of a prominent local real estate business for systematically violating the rights of their tenants. The defendants rented units in severely substandard conditions, including units never intended or approved for residential use, to tenants who were predominantly low-income immigrants, among them tenants whose primary language is not English. This predatory business model allowed the owners to exploit tenants desperate to find affordable housing. After trial, the court ordered the defendants to pay millions of dollars in civil penalties and attorney's fees for their egregious violations of tenants' rights. The court also issued a citywide order prohibiting the owners from operating any of their Oakland residential properties in violation of local or State laws.[8] The court concluded that "there is no question that…[the judgment will deter defendants and] will likely have a broad effect in the city as whole as well as other communities. The case thus undoubtedly advanced the public interest."

FAIR HOUSING COMPLAINTS AND VIOLATIONS

Housing discrimination complaints are one source for evaluating fair housing issues in a community. FHEO and DFEH are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

In Alameda County, 20 FHEO complaints were filed in 2020, 75 percent were related to a disability bias, 10 percent were related to a racial bias, and 10 percent were related to a familial status bias

[6] "City Attorney Secures $1 Million Settlement in Chinatown Tenant Rights Case." May 3, 2018. Available at https://www.oaklandcityattorney.org/News/Press%20releases/8th%20St.%20Settlement.html; see also "Oakland SRO Landlord to Pay $1 Million Following Tenants Lawsuit." KPIX CBS SF Bay Area. Available at https://www.youtube.com/watch?v=RFKYN862-1Q

[7] *See* May 13, 2020 City Council Resolution #88118. Legistar File #20-0379, *available at* https://bit.ly/3sfiQqM; *See* May 27, 2020 City Council Resolution #88146. Legistar File #20-410, *available at* https://bit.ly/3sjwyZN.

[8] Orenstein, Natalie. "Oakland Landlord Hit with $3.9 Million Penalty for Hazardous Housing Conditions." *The Oaklandside.* September 13, 2021. Available at https://oaklandside.org/2021/09/13/oakland-landlord-hit-with-3-9-million-penalty-for-hazardous-housing-conditions/

(HCD AFFH Data Viewer, 2020). The number of housing discrimination complaints has decreased since 2010, when 64 complaints were filed in Alameda County. As in 2020, most complaints in 2010 were related to disability bias (47 percent) while 20 percent were related to a racial bias, and 14 percent were related to a familial status bias. A report from ECHO and East Bay Community Law Center on complaints brought to them from 2015-2019 show that the largest share of complaints (more than 40 percent) in Alameda County are from the City of Oakland, yet Oakland only makes up 26 percent of the population of Alameda County. Consistent with HCD data, most complaints are related to a disability bias. Nearly 50 percent of cases brought to these local fair housing organizations were resolved with counseling.

ISSUES RELATED TO ENFORCEMENT AND OUTREACH CAPACITY

Impediments to addressing fair housing issues in Oakland specifically (and across Alameda County) include lack of local fair housing outreach and enforcement from both private (nonprofit) and public organizations, lack of resources for fair housing agencies and organizations, and lack of federal, State and local funding for affordable housing. The 2020 Analysis of Impediments to Fair Housing (AI) reports that State and federal funding for affordable housing in Alameda County has declined by 80 percent since 2008.

D.2 Segregation and Integration

Segregation can be defined as the separation across space of one or more groups of people from each other on the basis of their group identity such as race, color, religion, sex, income, familial status, national origin, or having a disability or a particular type of disability. Segregation can occur at the neighborhood level and can also occur between cities within the larger region. It can occur in various spaces, such as within workplaces, schools, or places of worship. This analysis is focused on residential segregation.

In contrast to segregation, integration can be generally defined as a condition in which there is not a high concentration of a particular group identity. While integration in some contexts shows a breaking from prior trends of exclusion, and thus a laudatory outcome, measures of integration may also be evidence of areas formerly segregated that have now become integrated as a result of gentrification and displacement. This section analyzes these patterns of segregation, as well as patterns of integration.

Oaklanders take great pride in the city's immense diversity. Compared to the nation and the diverse Bay Area, Oakland stands out as home to people of a wide variety of backgrounds. However, recent research shows that the Oakland is the 14th most racially segregated major city in the United States. Analyzing 2020 Census data, the Othering and Belonging Institute of Berkeley found that six of the ten most segregated Black neighborhoods in the Bay Area, and four of the of the five most segregated Latino neighborhoods, are located in Oakland. Overall, Oakland is the most racially segregated city in the Bay Area in terms of segregation of people between neighborhoods within the city.

Like many other U.S. cities, segregation is Oakland has been shaped by local, county, State and federal government policies and practices that created unfair conditions for BIPOC communities. As described in the Introduction and in Appendix F: Constraints, current disparities in access to opportunity, health, and wealth building are the result of centuries of intentional policies and practices designed to uphold systems, power, and wealth undergirded by racial discrimination. In

the 1930s, Oakland lenders adopted the federally sanctioned practice of refusing to insure mortgages in and near neighborhoods predominantly made up of communities of color. These areas were rated as "D", or "Hazardous," and color-coded as red on lending maps. Residents of these "redlined" neighborhoods, including West Oakland and East Oakland, were denied access to credit, resulting in a cycle of disinvestment and poverty. To prevent their own neighborhoods from being redlined, private developers, realtors, and homeowners were encouraged to write racially restrictive covenants into their deeds that further inhibited residents of color from moving into these areas. Redlined neighborhoods were further damaged by "urban renewal" projects led by Oakland decisionmakers in the 1960s and 1970s. Private properties, primarily in redlined areas, were deemed "blighted" and demolished to make way for freeways and new development. Communities in these areas, such as West Oakland and Chinatown, were displaced and those who remained found themselves next to freeways and other pollution-generating land uses. Zoning was used to designate some areas as residential, either with single-family homes or multi-family homes, and others as industrial.[9] This kept property values higher for white residents in more affluent areas. A segregation map published in 1960 by Sociologist Dr. Floyd Hunter showed that the three zones where Black people resided included zoning for industrial use around residential areas, while the six zones where they did not reside were mostly "A" or single-family zoned, with no industrial use. The racialized concentration of wealth and poverty in Oakland generated through these extractive, exclusionary tactics plays out spatially, with many communities of color having the least access to wealth- and health-building resources, and white communities having the most access.[10]

In the late 1990s, Oakland became an attractive target for real estate investment, spurred in part by the 10K Initiative that proposed scattered market-rate housing across downtown. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process called "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[11] These targeted practices resulted in enormous waves of foreclosures in East and West Oakland. Data from the Urban Strategies Council shows that 93 percent of foreclosed properties then acquired by investors were located in these neighborhoods.[12] At the same time, a strengthening Bay Area jobs market led to waves of residential and commercial gentrification, especially in North and West Oakland. The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities.

Despite policies aimed to eliminate racial bias and discrimination, economic and racial segregation continues to increase in the United States. According to data from the National Bureau of Economic Research, over the past 40 years, economic inequality in the United States has returned to levels last

[9] Fergison, P. "Head for the Hills: Race and Property Value in Oakland" (thesis, University of California at Santa Barbara, 2018), 35.

[10] Moore, E., Montojo, N., and Mauri, N. Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area. The Othering and Beloninging Institute (formerly known as the Haas Institute for a Fair and Inclusive Society), 2019. Accessed October 31, 2022 at https://belonging.berkeley.edu/rootsraceplace

[11] United States, Ninth Circuit Court (9th Cir.). City of Oakland v. Wells Fargo & Co. United States Reports, vols. 19-15169, 2020, https://www.oaklandcityattorney.org/PDFS/Newsletter/Court%20Opinion%2008262020.pdf

[12] *Who Owns Your Neighborhood? The Role of Investors in Post-Foreclosure Oakland.* Urban Strategies Council, https://urbanstrategies.org/who-owns-your-neighborhood-the-role-of-investors-in-post-foreclosure-oakland/

seen in the 1920s.[13] Although explicit racial discrimination or legally recognized segregation is not practiced or condoned by the City of Oakland today, the consequences of this history remains and can be traced on today's maps of racial/ethnic population concentrations and concentrations of poverty.

Private housing discrimination (that continues to this day) also contributes to patterns of segregation within a community. Although racial and ethnic segregation is perhaps the most common and well-known form, other protected classes may also experience segregation. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in Oakland. These groups are not mutually exclusive, and there may be considerable overlap across each protected class.

RACE AND ETHNICITY

Regional

Racial and ethnic patterns of segregation in Oakland should be understood within the context of both current regional segregation patterns as well as changing regional and local demographics. As shown in Table D-1, the population of Alameda County has increased by 10.2 percent between 2010 and 2020, with a projected increase of about 12.3 percent between 2020 and 2040, according to California Department of Finance. While the Hispanic group led county growth in numbers (representing an increase in 49,079 people from 2010 to 2020), non-Hispanic multiracial was the fastest-growing group. This group will continue to be the fastest-growing group through 2040, followed by American Indians and Alaska Natives. Over two-thirds of the Alameda County population is something other than non-Hispanic white; however, as of 2020, non-Hispanic whites represent the largest share of the population at about 33.5 percent, followed by non-Hispanic Asians (26.4 percent) and Hispanics of any race (23.4 percent).

Table D-1: Population Growth by Race/Ethnicity, Alameda County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	519,672	559,571	616,233	7.7%	10.1%
Black (NH)	185,710	191,801	208,955	3.3%	8.9%
American Indian or Alaska Native (NH)	4,299	4,846	6,174	12.7%	27.4%
Asian (NH)	395,859	441,271	479,809	11.5%	8.7%
Native Hawaiian or Pacific Islander (NH)	12,421	13,465	13,879	8.4%	3.1%
Multiracial (NH)	57,199	70,261	96,567	22.8%	37.4%

[13] Emmanuel Saez and Gabriel Zucman, "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," National Bureau of Economic Research, October 2014, https://www.nber.org/system/files/working_papers/w20625/w20625.pdf.

Hispanic/Latinx (any race)	341,561	390,640	456,149	14.4%	16.8%
Total	**1,516,721**	**1,671,855**	**1,877,766**	**10.2%**	**12.3%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Regionally, the San Francisco Bay Area experiences notable racial segregation patterns. ABAG-MTC's AFFH Segregation Report, prepared in collaboration with the UC Merced Urban Policy Lab, found that white residents in the region are significantly more segregated from other racial and income groups, though white isolation has decreased since 2010. The highest levels of racial segregation occur between Black and white populations. The Othering and Belonging Institute at UC Berkeley additionally found that seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, but also that racial residential segregation appears to have peaked around the year 2000 and has generally declined since. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups, and there is more racial segregation between Bay Area cities compared to other regions in the state.

Local

Oakland has a majority-BIPOC population (71.7 percent) according to 2019 ACS five-year estimates (Table D-2), and Oakland's share of BIPOC individuals is greater than the region at large. However, population growth between 2010 and 2019, which was 8.8 percent overall, was largely driven by an increase in the non-Hispanic white population (with an increase of 18,917 people from 2010-2019), followed by the Hispanic/Latinx population (with an increase of 15,874 people). The fastest-growing group during that timeframe was some other race or two or more races (45.8 percent). While the non-Hispanic Black or African American population represented the largest share of the population in 2010, by 2019 it had declined 7.4 percent and was no longer the plurality. As described later in the Displacement Risk section of this chapter, this population decline was in part a result of the Black population being displaced as housing costs in the area increased. As of 2019, non-Hispanic whites were the plurality at 28.3 percent, followed by the Hispanic or Latinx population at 27 percent. Non-Hispanic Black or African Americans composed 23.2 percent of the population in 2019. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the Department of Finance, the Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) or Alameda County.

Table D-2: Population Growth by Race/Ethnicity, Oakland, 2010 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019
White	101,308	120,225	18.7%
Black or African American	106,637	98,749	-7.4%
American Indian and Alaska Native	1,214	1,455	19.9%
Asian	65,127	65,195	0.1%
Native Hawaiian/Other Pacific Islander	2,081	2,237	7.5%
Some other race/Two or more races	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%

Total	**390,724**	**425,097**	8.8%

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

Dissimilarity and Isolation Indices by Race/Ethnicity

To examine the distribution of racial and ethnic groups in a jurisdiction, HUD developed the Dissimilarity Index. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. The Dissimilarity Index uses values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity Index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Dissimilarity Index values compare racial and ethnic groups against the distribution of non-Hispanic white residents in a community and do not directly measure segregation between BIPOC groups. Chart D-1 provides the Dissimilarity Index trends from 1990 to 2020 for Oakland and the San Francisco-Oakland-Hayward Region.

Within Oakland, the dissimilarity index shows moderate or high segregation for all racial groups as compared to the non-Hispanic white population. All indices within the city are above 50 as of 2020. There is moderate segregation between the white and Asian/Pacific Islander population. Segregation between the Black and white populations is borderline moderate-high. In both comparisons, segregation decreased slightly from 2000 to 2010, then increased slightly from 2010 to 2020. Segregation between the Hispanic and white populations is high and has remained consistent for the last 20 years.

Within the San Francisco-Oakland-Hayward region, segregation between non-white and white groups is lower than within the city of Oakland, scoring less than 50 since 1990 (in Oakland, this number has remained consistently above 50). Since 1990, there has been moderate segregation between all groups in the region, except between the Black and white population, for which it has been consistently higher. Segregation between Hispanic and white groups is notably higher in Oakland than in the region at large, which typically scores 50 or lower. Within the last 10 years, segregation overall has increased slightly in Oakland and in the region, except between the white/Hispanic comparison group, for which it has remained consistent.

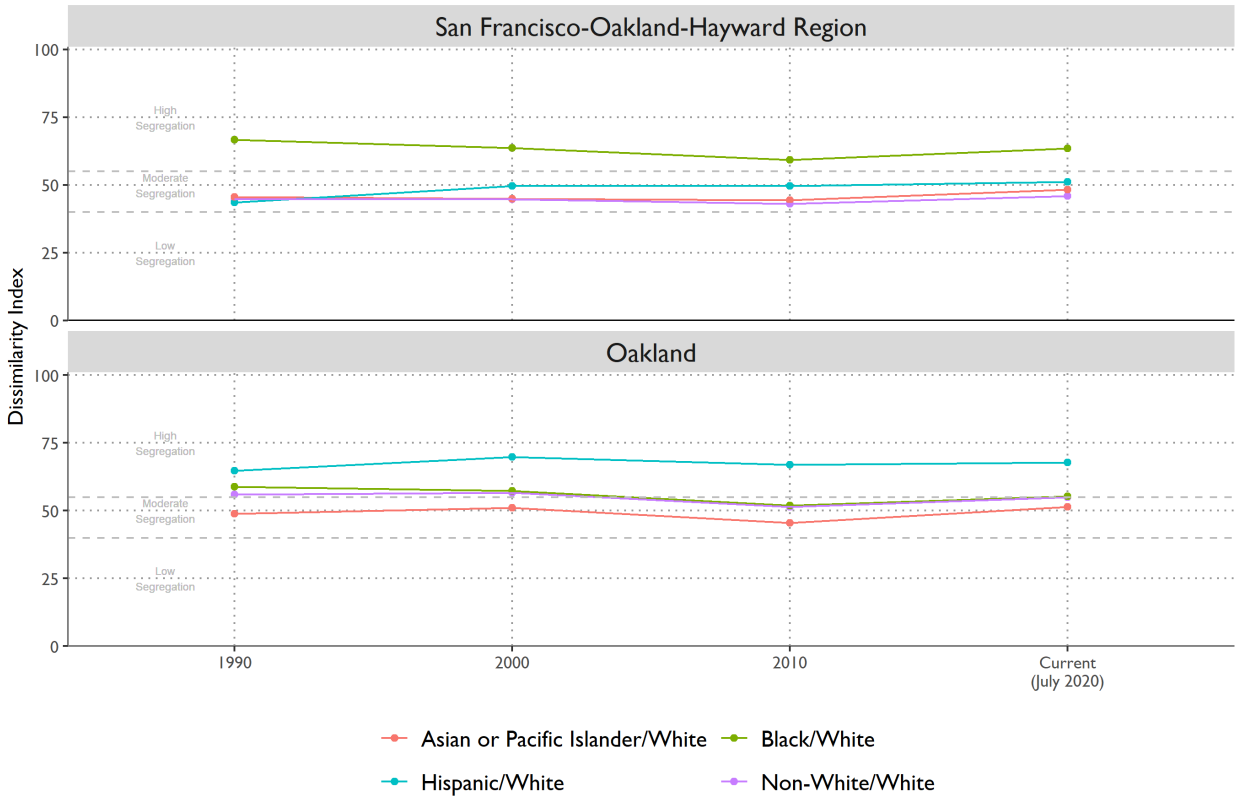
ABAG-MTC also produced a dissimilarity index comparing Oakland with the entire nine-county Bay Area. Segregation between white and non-white groups in the nine-county region is notably lower than in Oakland and the San Francisco-Oakland-Hayward region. Also, Oakland's dissimilarity index indicated a higher degree of segregation between Latinx and white populations than any of the 104 jurisdictions analyzed. Overall, Oakland's dissimilarity index indicated one of the highest levels of segregation between white populations and BIPOC populations in the entire Bay Area region.

The ABAG-MTC report also included an isolation index for Oakland and the nine-county Bay Area Region. An isolation index compares each neighborhood's composition to the city's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index

can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent. Latinx residents are the most isolated racial group in the City, and they are less isolated in the region. The Black/African American population is also more isolated within the City than the region, and their isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. The isolation index for white populations has fallen from 2000 to 2020 and is somewhat lower within the City than within the Bay Area.

Chart D-1: Racial Dissimilarity Index for the Region and Oakland



Source: HUD, AFFHT0006 Table 12, July 2020

The Dissimilarity Index may not capture the nuances in patterns of segregation between BIPOC communities. Further, the Dissimilarity Index is only available at the citywide level. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. The typologies consider five racial/ethnic groups, including Black, Latinx, White, Asian and Other. As seen in Figure D-1A, the majority of tracts in Oakland are identified as either 3 or 4 Group Mix. However, there's a cluster of tracts in the northeast section of the city are classified as Asian-white and a cluster of tracts in the southwest section classified as Black-Latinx. Across the city, only two tracts are considered Diverse according to this methodology. Figure D-1B more acutely visualizes segregation in Oakland, showing which census tracts are predominantly Asian, Hispanic, African American, and White (no tracts were predominantly Native American/American Indian). Predominant population is classified into three levels, noting where the census tract population for that group is at least 50 percent greater than the other groups (predominant), 10-50 percent greater (sizeable), and less than 10 percent greater (slim). The Asian population is predominant in the Chinatown area with decreasing margins in surrounding tracts in Downtown and east beyond Lake Merritt; the Hispanic population is predominant in Fruitvale with decreasing margins in adjacent tracts in East Oakland; the African American population is predominant in both West Oakland and the Oak Knolls area in East Oakland, with decreasing margins in surrounding tracts; and the white population is predominant in the North Oakland Hills, Rockridge, and immediately south of Piedmont with decreasing margins in surrounding tracts. Only one tract in East Oakland (Bancroft/Havenscourt) does not have a predominant population.

In contrast, the ESRI 2018 Diversity Index (Figure D-2) classifies many tracts as Higher Diversity and a handful of tracts as Lower Diversity. Most of the tracts on the higher end of the diversity index are consistent with those classified by UDP as Diverse or 3 or 4 Group Mix. Many tracts located in the northeast section of the city fall on the lower end of the diversity index, consistent with the UDP neighborhood segregation findings.

Figure D-1A: Oakland Neighborhood Segregation, 2019

Source: HCD AFFH Data and Mapping Resources (UC Berkeley Urban Displacement Project, 2019)

Figure D-1B: Predominant Populations, 2021

Source: HCD AFFH Data and Mapping Resources – HCD/TCAC Opportunity Areas Mapping Analysis, 2021

Figure D-2: Oakland Diversity Index, 2018

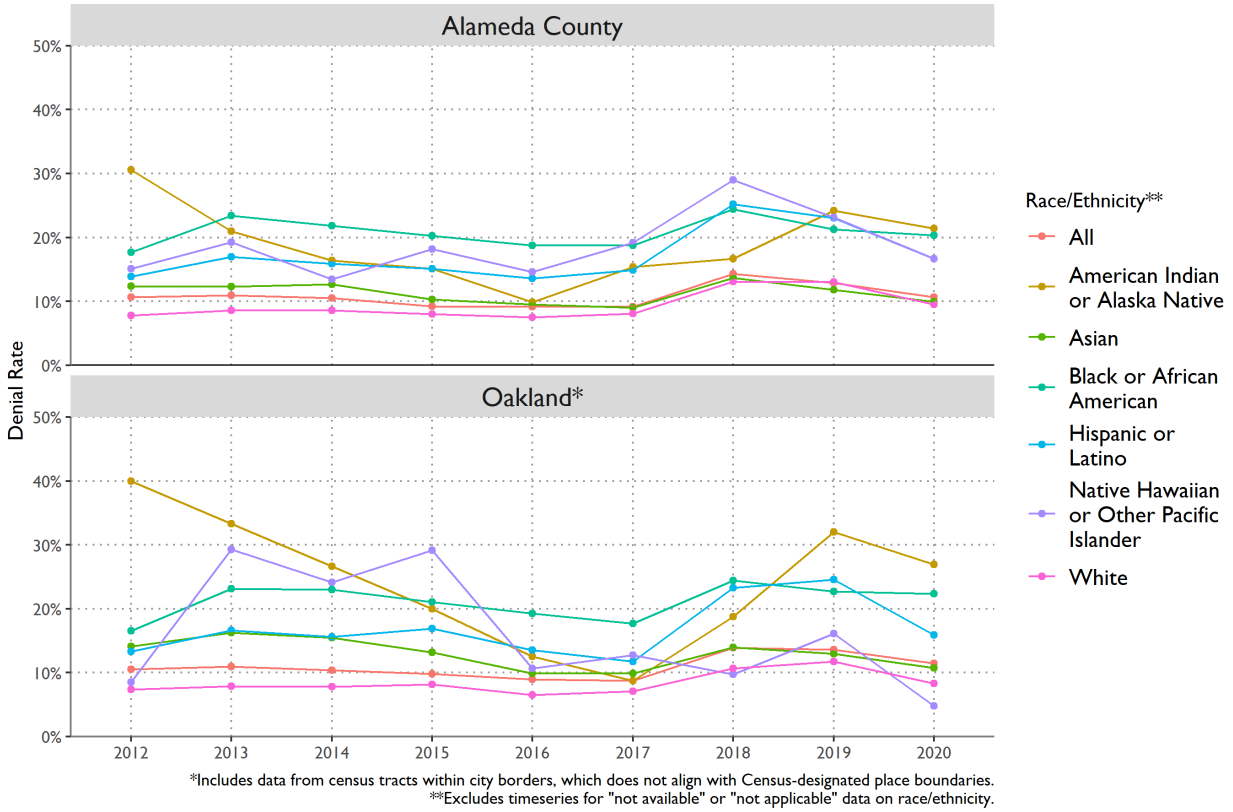
Source: HCD AFFH Data and Mapping Resources (ESRI, 2018)

Other Relevant Factors: Loan Denial Rates by Race/Ethnicity

Chart D-2 below traces loan denial rates for home purchase and improvement loans between 2012 to 2020 for all census tracts in Oakland and Alameda County. Denial rates have remained relatively stable and generally lower than 25 percent in the County, with Asian and white applicants consistently on the lower end, and Black applicants consistently on the higher end. In 2018, denial rates increased for all groups in the County, but have since decreased. Despite the decrease, denial rates have remained higher for the Hispanic and American Indian/Alaska Native groups. Oakland-based denial rates are similar to the County's rates on average, but with more variability for the American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander groups. Both groups comprise much smaller shares of the Oakland population than other racial/ethnic groups, which might mean fewer loan applications, and thus have a larger impact on the data. Denial rates are generally higher for the American Indian/Alaska Native population in Oakland compared to the County overall, while they are generally lower for the Native Hawaiian/Other Pacific Islander population in Oakland compared to the County overall. Denial rates are consistently lowest for the white population.

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, 2012-2020

Source: Home Mortgage Disclosure Act Data, 2012-2020



PERSONS WITH DISABILITIES

According to the 2019 ACS five-year estimates, approximately 49,362 or 11.7 percent of Oakland residents were living with a disability. This is slightly higher than in Alameda County (9.2 percent) and in the Bay Area (9.6 percent).

Per 2019 ACS five-year estimates compiled by HCD, Figure D-3 indicates that there is a moderate concentration of people living with a disability (20-30 percent) in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. Otherwise, there is a dispersal of persons with disabilities throughout the city. According to the 2020 AI, persons with disabilities are overrepresented in publicly assisted housing (which, as indicated on upcoming Figure D-20, is concentrated in Downtown Oakland.)

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals. Appendix B, Housing Needs, further addresses details about the population with disabilities in Oakland as well as their housing needs.

Figure D-3: Population with a Disability, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

FAMILIAL STATUS

Discriminatory housing practices based on familial status, including discrimination against families with children, may influence where families are able to live and lead to geographic concentrations within a jurisdiction. Female householders with children may especially be targets of discrimination. Table D-3 indicates that more than half of all children in Oakland (60.8 percent) are living in married-couple family households. There are 25,112 children (29.8 percent) living in female-headed households.

Table D-3: Children Under 18 Years in Oakland Households, 2019

Household Type	Number	Percent
Married-Couple	51,201	60.8%
Male Householder, No Spouse Present	7,174	8.5%
Female Householder, No Spouse Present	25,112	29.8%
Other	707	0.8%
Total	**84,194**	**100.0%**

Note: All households with children are considered family households.

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S0901)

Figures D-4 through D-6 below indicate there are patterns of geographic concentration based on familial status. Figure D-4 shows that the proportion of children in married-couple families tends to be higher in the eastern part of the city, adjacent to and in the hills, plus some scattered concentrations along the western edge of the city. Figure D-5, on the other hand, indicates that there is a higher proportion of children in female householder households in West Oakland and in one specific tract in the downtown area. There is a higher percentage of adults living alone (Figure D-6) in the downtown area, as well as in other mixed-use neighborhoods north and south of downtown, and surrounding Lake Merritt. Additionally, in one tract near Mills College more than 20 percent of adults live alone.

Figure D-4: Percent of Children in Married Couple Households, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

Figure D-5: Percent of Children in Female Householder Households, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

Figure D-6: Percent of Adults Living Alone, 2015-2019

Source: HCD AFFH Data and Mapping Resources (ACS, 2015-2019)

INCOME LEVEL

Geographic concentration by income, including concentration of poverty, is another type of segregation that exists in Oakland. HUD defines low income as 50-80 percent area median income (AMI), and moderate as 80-120 percent AMI. An LMI area (where low- or moderate-income individuals are concentrated) is a census tract or block group where over 51 percent of the population is LMI. Figure D-7 illustrates income segregation across Oakland with the distribution of LMI block groups in 2018. Except for the Port and the Laney College area, LMI block groups in Oakland formed almost a continuous spine through the flatlands. The North Hills and block groups immediately south of the City of Piedmont had the lowest concentrations of LMI individuals, and the South Hills had no tracts where over 50 percent of the population is LMI.

Compared to other Bay Area jurisdictions on average, Oakland in 2015 had a significantly higher rate of between-neighborhood segregation for very low-income individuals, while its segregation rates for other income groups (low, moderate, and above moderate) were similar compared to the region; also, when comparing lower-income individuals to higher-income individuals using a dissimilarity index, income segregation was higher in Oakland than the Bay Area region.[14]

Changing poverty rates over time can provide an insight into the economic wellbeing of households and individuals in Oakland. According to ACS five-year estimates, the poverty rate for individuals in Oakland decreased from 21 percent in 2014 to 16.7 percent in 2019. The poverty rate is higher for families with children in Oakland: 24.5 percent in 2014 and 19.9 percent in 2019. A decrease in the poverty rate during this timeframe was a trend in Alameda County, as well, with 12.9 percent living in poverty in 2014 and 9.9 percent in 2019. Figure 3-8 demonstrates the spatial decrease in poverty from 2014 to 2019, with higher poverty tracts reclassified into lower poverty categories. No tracts had more than 40 percent of the population living in poverty in 2019, while nine tracts did in 2014 (Eastmont, Fitchburg, East Peralta, one tract in San Antonio, one in Downtown, and four in West Oakland). In two cases, tracts with more than 40 percent living in poverty went down to as low as 10-20 percent living in poverty (one tract in West Oakland and the East Peralta tract), which prompts further investigation. While this might be partly a result of a rebounding economy post-Great Recession, it may also signify displacement, which is explored later in this chapter. It is also important to note that poverty disproportionately impacts Oakland residents by race and ethnicity. As shown in Table D-4, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

[14] UC Merced Urban Policy Lab and ABAG-MTC Staff, *AFFH Segregation Report: Oakland*, March 6, 2022

Figure D-7: Low-Moderate Income Population, 2018
Source: HCD AFFH Data and Mapping Resources (HUD, FY 2018)

Figure D-8: Percent of Population Living in Poverty, 2014 and 2019
Source: HCD AFFH Data and Mapping Resources (ACS, 2010-2014 and 2015-2019)

Table D-4: Population Poverty Rates in Oakland, 2019

Race/Ethnicity	Total Population		Population Below Poverty Level	
	Number	Percent	Number	Percent
White alone	148,963	**35.4%**	14,242	9.6%
Black or African American alone	99,868	**23.8%**	23,735	23.8%
American Indian and Alaska Native alone	3,820	**0.9%**	833	21.8%
Asian alone	65,138	**15.5%**	11,277	17.3%
Native Hawaiian and Other Pacific Islander alone	2,294	**0.5%**	316	13.8%
Some other race or two or more races	100,144	**23.8%**	19,955	19.9%
Hispanic or Latino origin (of any race)	113,402	**27.0%**	23,383	20.6%
White alone, not Hispanic or Latino	118,953	**28.3%**	9,168	7.7%
Total	**420,227**	**-**	**70,358**	16.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S1701)

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined by HUD as census tracts with a non-white population of 50 percent or more, and a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. It serves as a measure of neighborhoods that are experiencing both high racial and ethnic concentration as well as high rates of poverty. The 2020 AI notes that displacement, lack of public and private investment in specific neighborhoods, and the type and location of affordable housing all contribute to R/ECAPs. In Oakland (Figure D-9), there are four clusters of R/ECAPs: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two along International Boulevard near the Coliseum.

Recalling Figure D-1B, which shows where predominant concentrations of various racial/ethnic groups live in Oakland, individual R/ECAPs can be linked to census tracts with predominant populations of each of the largest non-Hispanic white racial/ethnic groups in Oakland: Black/African American (West Oakland), Asian (Downtown-Chinatown), and Hispanic/Latinx (Fruitvale/East Oakland). In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories. According to the 2020 AI, about 13 percent of Oakland's population lives in R/ECAPs.

Figure D-9 also shows R/ECAPs throughout the region. R/ECAPs in nearby jurisdictions include, but are not limited to, five tracts in Berkeley surrounding the UC Berkeley campus (which, as noted in the 2020 AI, is likely skewed by no- or low-income students), and a few in San Francisco. There are none in the neighboring Cities of Alameda, Emeryville, or San Leandro. Oakland has more R/ECAPs than any of its neighboring jurisdictions, and the majority of R/ECAPs in Alameda County. In the Bay Area region, there is a more even distribution of races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

Racially Concentrated Areas of Affluence (RCAAs) are not formally defined by HUD or State HCD but are generally considered to be areas with high concentrations of wealthy, white residents. State HCD's working RCAA metric reflects a Location Quotient (LQ), which represents the percentage of total white population (White Alone, Not Hispanic or Latino) compared to the average percentage of total white population for all census tracts in each COG region. Census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5 times the State AMI, whichever is lower) were designated as RCAAs. Based on this methodology, RCAAs are present in Rockridge, Montclair, and the North Oakland hills; the Trestle Glen, Crocker Highlands, and Glenview neighborhoods; and the Jack London District. Appendix C and the Housing Action Plan action 3.4.1 specifically addresses location of sites available to lower incomes and zoning changes in the Rockridge area to address this existing segregation. Housing Action Plan 3.4.2 directs further study of zoning changes citywide as part of the Land Use and Transportation Element (LUTE) update. As described in Appendix C, the entirety of the North Oakland hills is within a Very High Fire Hazard Severity Zone, and a majority of the land is sloped with grades above 30 percent.

Regionally, other Bay Area jurisdictions have RCAAs, including, but not limited to, many tracts in Marin and San Mateo Counties as well as some tracts in Santa Clara and San Francisco Counties. In Alameda County, there are RCAAs in the neighboring jurisdictions of Berkeley (adjacent to Rockridge and in North Berkeley), Alameda (the southeastern potion of the city across the tidal canal from Jingletown), and Piedmont (entirety), as well as in Pleasanton, Livermore, and smaller portions of Albany, Dublin and Fremont. There are no RCAAs in neighboring Emeryville and San Leandro. In Contra Costa County, the entirety of the Orinda, Moraga, and Lafayette city limits are RCAAs. A significant portion of unincorporated Alameda and Contra Costa Counties adjacent to the Oakland border are also RCAAs.

Figure D-9: R/ECAP and RCAA Locations, 2019

Source: U.S. Dept. of Commerce, Bureau of the Census, 2019 ACS Five-Year Estimates

D.4 Disparities in Access to Opportunity

REGIONAL CONTEXT

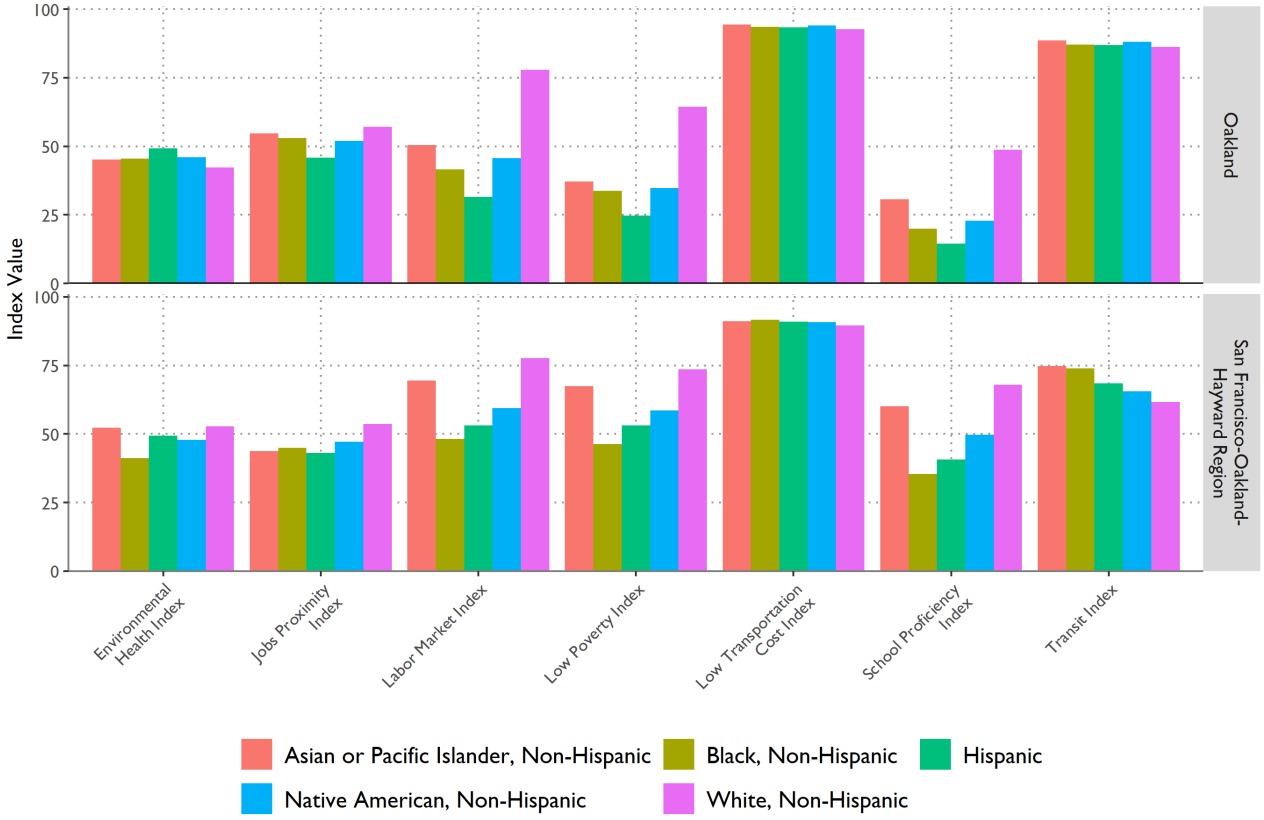
Access to opportunity was assessed in both the regional and local context. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity at the local and regional scale for seven categories: Environmental Health, Jobs Proximity, Labor Market, Low Poverty, Low Transportation Cost, School Proficiency, and Transit. The index score is first computed at the neighborhood level (which can vary from census tract to block group cluster, depending on the variable). The higher the index score, the better an area's access to opportunity. The index score then goes through a second computation that weights it based on the distribution of a given racial/ethnic group in that area. While these indices do not identify opportunity by tract or block group within the city, they can show the relative standing of Oakland compared to the San Francisco-Oakland-Hayward region. Chart D-3 shows the indices by race/ethnicity across the entire population of Oakland and the San Francisco-Oakland-Hayward region. Below are the descriptions for each opportunity index value, along with findings for the city and region:

- **Environmental Health** measures potential exposure to carcinogenic, respiratory, and neurological hazards as determined by the Environmental Protection Agency's (EPA) National Air Toxics Assessment. The higher the value, the less exposure to airborne toxins. The white and Asian/Pacific Islander populations at the regional level have the best environmental health scores and the Black population at the regional level has the worst score. Within Oakland, scores do not differ much across groups, though the score for the Hispanic population is slightly better than the other groups. It is difficult to draw conclusions from this within-city result. Similar to HCD/California Tax Credit Allocation Committee (TCAC) Opportunity Maps data, which appears later in this section, this index only accounts for exposure to toxins and does not account for other environmental justice factors, such as socioeconomic and health disparities across racial/ethnic groups. Additionally, the EPA notes that their assessment is not ideal for measuring differences across small areas; therefore, looking at within-city differences across racial/ethnic groups may not be an idea application for this tool. The State HCD/TCAC Opportunity Maps, featured later in this section, are a better tool for examining environmental differences across census tracts in Oakland.
- **Jobs Proximity** quantifies accessibility of a neighborhood to job locations, with major employment centers weighted more heavily. The higher the value, the better access to jobs. Proximity to jobs is slightly higher in Oakland than the region at large, except for the Hispanic population, for which it is roughly the same. While the index focuses on proximity, it does not consider job accessibility based on educational level. Further analysis on job access will be included in the Economic Trends and Prospects report released in June 2022, available at https://cao-94612.s3.amazonaws.com/documents/FINAL-Economic_Trends_Prospects_EPS_2022.06.02.pdf
- **Labor Market** measures the intensity of labor market engagement and human capital (i.e. the economic value of a worker's experience and skills) in a neighborhood based on unemployment, labor force participation, and educational attainment. The higher the value, the higher the labor market engagement and human capital. Within Oakland, the labor market index is much higher for the white population than for other groups. Regionally, the

Asian/Pacific Islander population has a notably higher index score than within Oakland, the white population has a similar index score between the region and Oakland, and all other racial/ethnic groups have a slightly higher score at the regional level.

- **Low Poverty** measures poverty in a neighborhood. The higher the value, the less exposure to poverty. Exposure to poverty is lower for all groups regionally compared to Oakland. Asian/Pacific Islander and white groups have the least exposure to poverty regionally. Within Oakland, the white population has notably less exposure to poverty than all other groups.
- **Low Transportation Cost** quantifies transportation costs by neighborhood based on the estimated cost for a low-income, single-parent family of three. The estimate considers a host of variables, such as access to public transit and density of homes, services, and jobs in a neighborhood. The higher the value, the lower the cost of transportation in the neighborhood. Low transportation cost is almost equal for all groups at the city and regional level.
- **School Proficiency** measures access to elementary schools with higher academic proficiency based on the performance of 4th grade students on state exams. The higher the value, the higher the quality of the school system in a neighborhood. School proficiency is higher for all groups at the regional level than at the city level, and highest for white and Asian/Pacific Islander groups. Within Oakland, school proficiency is higher for the white population than other groups.
- **Transit** measures transit use in a neighborhood based on estimates of transit trips taken by low-income, single-parent families of three. The higher the value, the more likely residents in the neighborhood use public transit. The transit index is high in Oakland and about equal across all groups, while in the region it is slightly lower with slight discrepancies between groups.

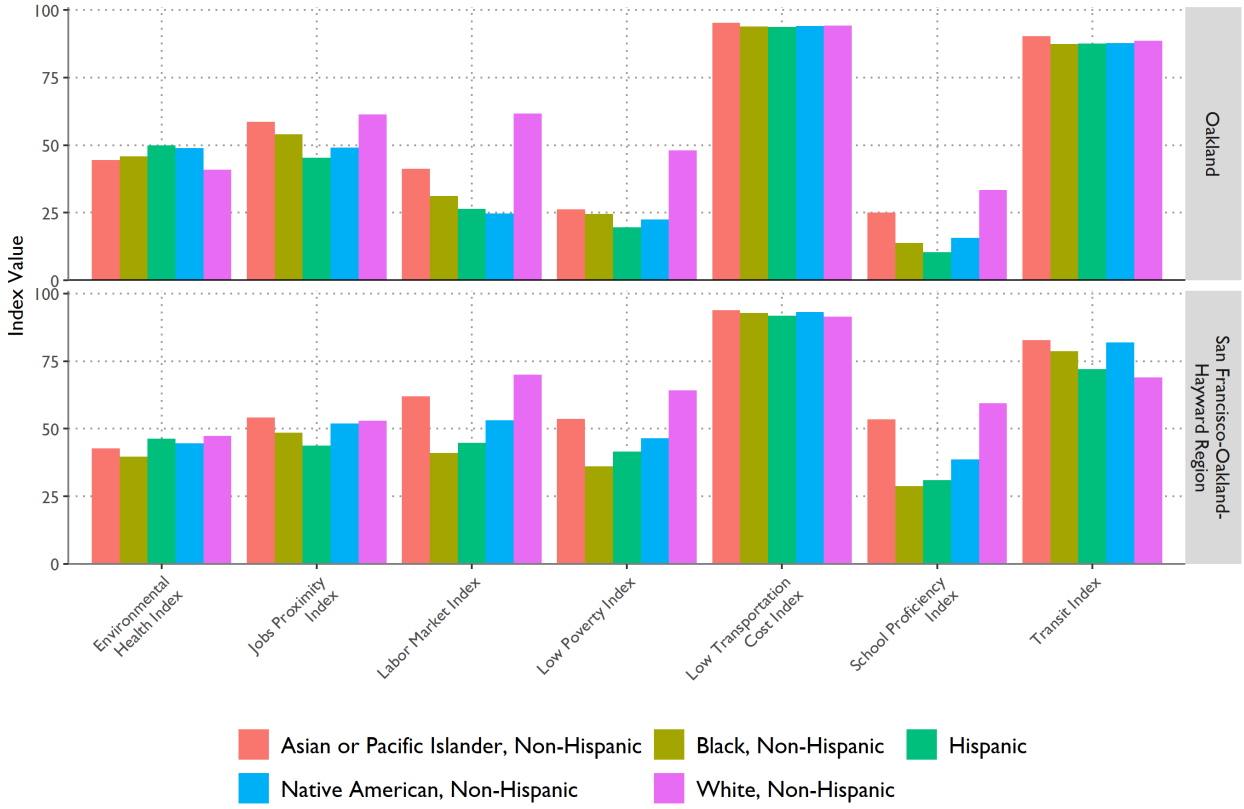
Chart D-3: Opportunity Indices for Total Population, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-4 examines these same indices but for the population living in poverty only. The city and regional scores for all groups are similar between the entire population and those living in poverty for environmental health, jobs proximity, low transportation cost and transit. For labor market, low poverty, and school proficiency, patterns are similar relative to racial/ethnic groups and to the geographic areas, but index scores are lower overall in these categories for those living in poverty.

Chart D-4: Opportunity Indices for Population Living Below the Federal Poverty Line, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

To quantify access to opportunity at the neighborhood level, State HCD and TCAC convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. Table D-5 below outlines the domains of the Opportunity Maps. The economic, environmental and education domains were further aggregated to create a composite index.

While Opportunity Maps are used as an analytical tool in this Housing Element to best frame disparities in a context that statewide audiences would understand, the City has severe concerns about the current calculation of Opportunity Maps. The current scoring formula fails to adequately account for recent investments into community, cultural assets, or access to transit. The formula also includes several inputs- such as home value and educational attainment- that are legacies of racism and could lead to communities of color being systemically rated as lower-opportunity.

Table D-5: Domain and Indicators for State HCD/TCAC Opportunity Maps, 2020

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 exposure and environmental effects indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

Alameda County (Figure D-10) contains a variety of opportunity areas, with the Highest Resource areas generally located farther away from urban centers – except in Berkeley, northeast Oakland, parts of Alameda, and Fremont, which also have High Resource areas located in/near urban centers. All of the census tracts in Alameda County that are designated High Segregation and Poverty are in Oakland. This is potentially due in part to Oakland's racial diversity- areas of high poverty that are primarily white are not designated as "High Segregation and Poverty"

Figure D-10: State HCD/TCAC Opportunity Areas, Composite Score: Alameda County, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

There is a confluence of varying resource levels (except for Highest Resource) in and surrounding Downtown Oakland and Lake Merritt (Figure D-11). Otherwise, most of Oakland's census tracts are considered Low Resource, and these areas surround the High Segregation and Poverty areas. These areas are primarily located in Downtown, West Oakland and East Oakland. As described in Section D2, these communities, which have been historic enclaves for communities of color, have faced a history of disinvestment, redlining, discriminatory policies, and predatory lending. The Highest Resource areas are clustered in the North Oakland Hills and adjacent to Piedmont and these are surrounded by High Resource areas. Census tracts with concentrations of protected groups are limited in access to resources as these tracts do not overlap with the High and Highest Resource Areas, as discussed below.

Those living in Oakland's R/ECAPs have less access to opportunity as these tracts greatly overlap with High Segregation and Poverty and Low Resource areas (Figures D-9 and D-11). These areas are primarily located in Downtown and West Oakland and various census tracts in East Oakland, particularly around Fruitvale and along International Boulevard.

Recalling Figure D-3, persons with disabilities may have varied access to opportunity depending on where they live. Persons with disabilities are most highly concentrated in tracts in Downtown Oakland, one tract in West Oakland, and one tract in North Oakland. These tracts overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas.

In Oakland, female-headed households have disproportionately less access to opportunity. Census tracts with higher concentrations of female-headed households similarly overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas in Downtown and West Oakland (Figures D-5 and D-11).

None of the census tracts with higher concentrations of protected groups are High Resource tracts.

Figure D-11: State HCD/TCAC Opportunity Areas, Composite Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Economic Opportunity

The Economic Score map is similar to the Composite Score map (Figure D-11) with more positive economic outcomes in the northeastern part of the city, the Port industrial area, immediately surrounding Lake Merritt, and one tract in the Jack London District (Figure D-12). Downtown and West Oakland contain a mix of economic outcomes, though none fall into the more positive category. East Oakland falls entirely into the lowest outcomes category. The findings from Figure D-12 align with the Gentrification and Displacement map (Figure D-19) shown later in this chapter. In general, there is more access to economic opportunity in tracts that are in advanced gentrification stages, stable, or exclusive/becoming exclusive and less access to economic opportunity in tracts that are not yet gentrified. Gentrification tends to bring substantial economic development and rising housing costs, which both factor into the economic score.

Those living in Oakland's R/ECAPs have less access to economic opportunity, particularly those living in East Oakland, where census tracts are associated with the least positive economic outcomes; those living in Downtown and West Oakland census tracts may be geographically near access to economic opportunity as some of these tracts have been recently gentrified, but that does not mean that BIPOC populations or people living in poverty can access the opportunities available in these areas (Figures D-9 and D-12).

Residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. So, while there are a greater proportion of persons with disabilities living in and adjacent to census tracts with varied access to economic opportunity (Downtown, near Piedmont Avenue, and West Oakland), that does not outweigh general employment challenges for those with disabilities (Figures D-3 and D-12).

Female-headed households with children typically have greater need for affordable housing and accessible day care, health care, and other supportive services. Therefore, these challenges might outweigh geographic access to economic opportunity. In fact, according to findings from Appendix B, 39.72 percent of female-headed households with children live below the poverty line. So, while there are a greater proportion of female-headed households with children living in and adjacent to census tracts in Downtown and West Oakland with varied access to economic opportunity, ranging from less positive to more positive outcomes, that does not outweigh other challenges, such as finding affordable childcare, that female-headed households must balance (Figures D-5 and D-12).

Transportation Opportunity

State HCD/TCAC does not map access to opportunity with regards to transportation, but All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[15] Oakland's All Transit Performance score of 8.3 (on a scale of 0 to 10) reflects a high number of transit trips taken per week combined with the number of jobs accessible to transit. On average, 15 transit lines (bus and rail) are accessible within a half mile of Oakland households, 388,553 jobs (96.7 percent of jobs in Oakland) are accessible in a 30-minute transit trip, and 22.82 percent of commuters use transit. This score is consistent with the HUD Opportunity Indices for Jobs Proximity and Transit. Oakland's score is highest in the flatlands, along the BART corridor, and decreases towards the Hills, where scores fall into the 4-6 range. This means that transit is accessible to those living in R/ECAPs, tracts with high concentrations of female-

[15] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed April 2022.

headed households, and tracts with high concentrations of persons with disabilities (Figures D-3, D-5, and D-9). 83.9 percent of households earning an annual salary of less than $50,000 live within a half-mile of high-frequency transit.

Education Opportunity

Disparities in access to quality education is a significant fair housing issue. As shown in Figure D-13, most census tracts in Oakland are associated with the lowest educational outcomes. The more positive educational outcomes are clustered in the northeastern part of Oakland, particularly the North Oakland Hills and tracts immediately south of Piedmont, which is also where predominantly non-Hispanic white tracts are located (Figures D-13 and D-1B). All R-ECAP tracts have lower educational outcomes, with slightly better (but still low) outcomes in Downtown tracts (Figures D-9 and D-13). Female-headed households with children and persons with disabilities are also concentrated in tracts with lower educational outcomes (Figures D-5, D-3, and D-13).

Table D-6 summarizes test score results from the 2018-2019 Smarter Balanced assessments of math and English language arts, which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). These data reflect public schools; private schools are not mandated to take standardized tests. While Alameda County outperforms the state, Oakland's scores are notably lower than those of the state and county.

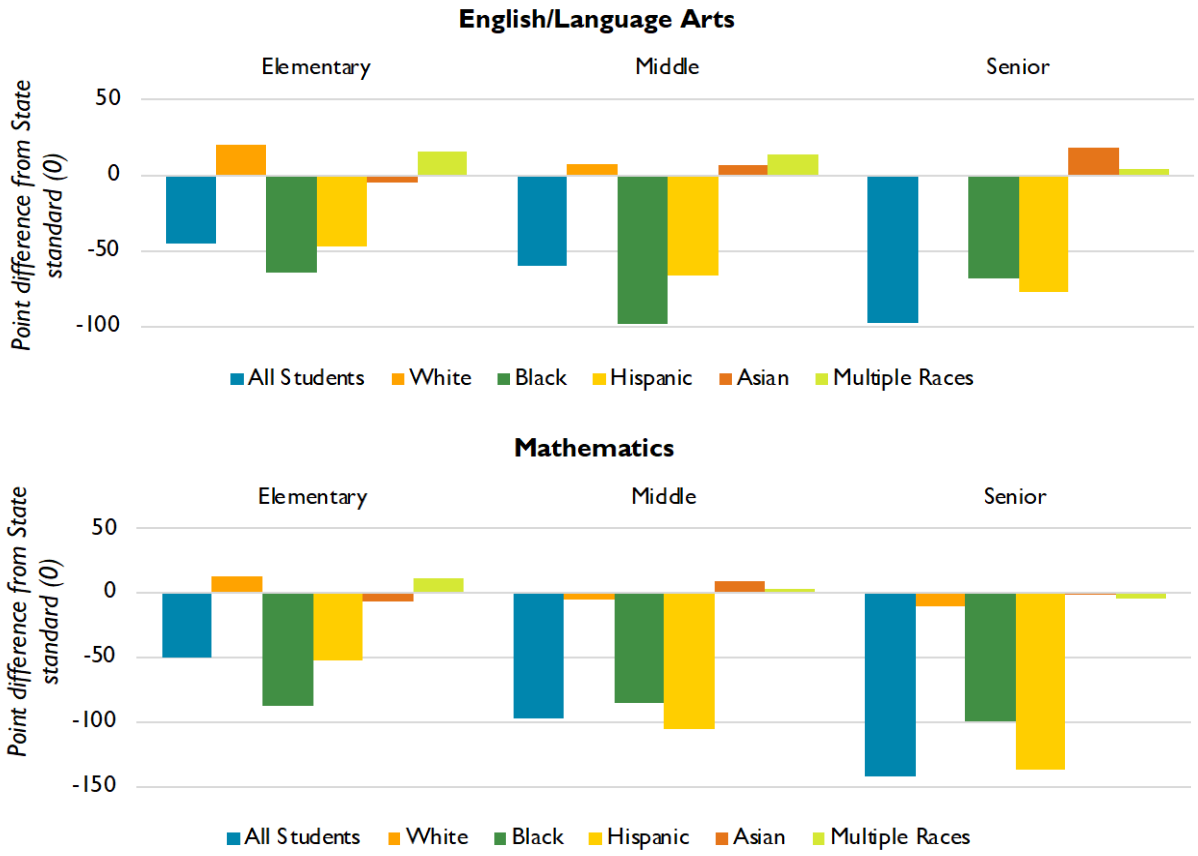
Table D-6: CAASPP Smarter Balanced Test Results, 2018-2019

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	51.10%	39.73%
Alameda County	56.84%	48.98%
Oakland Unified School District	33.46%	27.00%

Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019

Chart D-5 illustrates how school performance among students for the 2018-2019 school year significantly differs by race. In the Oakland Unified School District (OUSD), Black and Hispanic/Latinx students' average scores are less than the State standards for the Smarter Balanced Summative Assessments and California Alternative Assessments as reported by the California Department of Education (CDE). Moreover, students of all races fall further behind as they progress in their education (i.e., senior/high school performance is worse than elementary school level performance). At a school level, Hillcrest Elementary has the overall highest achieving levels for both English/language arts and mathematics. Hillcrest Elementary is located in a Highest-Resource, predominantly white census tract, miles from any R/ECAPs, where less than 10 percent of the population lives in poverty and less than 20 percent of children live in female-headed households. The lowest-performing elementary school for both subjects is Markham Elementary. Markham Elementary is located in a Low Resource census tract, adjacent to a R/ECAP tract, where 20-30 percent of the population lives in poverty and 41-60 percent of children live in female-headed households. Notably, this school is located in the one Oakland census tract that has no racial/ethnic majority population, but adjacent to tracts with slim Hispanic/Latinx and Black/African American majorities. These outcomes are typical of patterns in race and income; schools in majority-white and more affluent areas (such as Hillcrest Elementary) tend to score higher and often are supported by Parent Teacher Associations (PTAs) with substantial budgets for enrichment activities than schools in lower income and/or majority-BIPOC neighborhoods (such as Markham Elementary).

Chart D-5: OUSD Student Performance by Race (2018-2019 School Year)



Notes: Other categories not shown due to insufficient data: Pacific Islander, Filipino, Native American/Alaskan. Elementary includes K-8; Middle includes 6-12; Senior includes Alternative. Charter schools and Independent Study not included.

Sources: California Department of Education, 2019; Oakland Unified School District, 2021; Dyett & Bhatia, 2022.

OUSD school enrollment is based on a lottery. This technically allows students and families access to more proficient schools. However, applications for students applying to schools in their own neighborhoods are prioritized. Additionally, students applying to Chabot Elementary, Edna Brewer Middle School, and Sequoia Elementary who live in Priority Census Blocks (based on the concentration of Latinx and Black/African American residents, median household income, and number of students participating in free and reduced-price lunch) are prioritized in the application process. Regardless, having to travel across the City to access a better resourced than one's neighborhood school is a deeply inequitable situation.

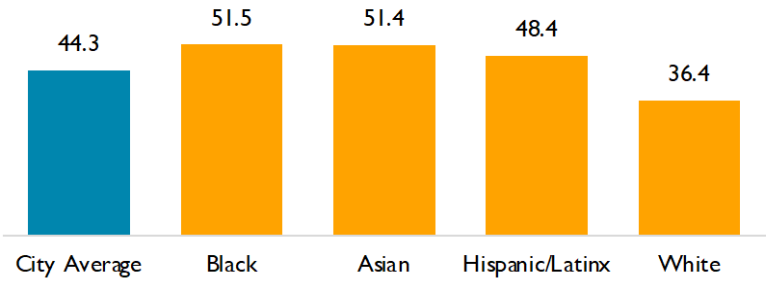
Environmental Opportunity

Environmental health is another key consideration in fair housing. Today's persistent environmental injustices result from not only recent action or inaction but from historical decisions that determined the city's land use patterns, industrial base, and transportation network. The racial inequities in levels of air pollution, ground contamination, noise, and other environmental problems reflect ineffectively or differential enforcement of environmental protection laws, as well as the siting of

residential areas in proximity to noxious industrial uses and the routing of truck traffic through low-income, Port-adjacent communities and on I-880 but not I-580. By recognizing the impacts of this history in Oakland, the City can better focus efforts on starting to address the negative impacts of past decisions.

As discussed in detail in the Environmental Justice and Equity Baseline March 2022 Report, The City of Oakland has an overall CalEnviroScreen 4.0 Pollution Burden percentile score of 44.3, meaning that it is less impacted by environmental effects and exposures than almost 56.7 percent of tracts in California. However, this relatively low citywide value hides the disproportionate pollution burden experienced by some Oakland census tracts. Although seven out of 113 census tracts in the city have a score of less than 10, four tracts are among the top 10th percentile in the entire state for pollution burden. Chart D-6, below, shows that there are higher concentrations of BIPOC communities living in tracts that have higher pollution burden scores, meaning that they are more at risk than white populations.

Chart D-6 CalEnviroScreen 4.0 Pollution Burden Scores by Race, 2021



Source: CalEnviroScreen 4.0, CalEPA, 2021

The State HCD/TCAC Opportunity Areas- Environmental Score map (Figure D-14) visualizes environmental health opportunity based on specific exposure and environmental effect indicators from CalEnviroScreen 3.0 (3.0 was the latest data when the 2021 State HCD/TCAC Opportunity Maps were created): ozone, PM2.5, diesel particulate matter, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. This methodology produces a distinctly different map than one composed of CalEnviroScreen scores, which additionally account for health and socioeconomic factors (e.g., Jack London Square has a lower, or better, CalEnviroScreen Score of 55 than the adjacent Chinatown census tract, which scores 91, because the latter tract's population experiences higher socioeconomic burdens, such as the lack of health care, which could lead to more emergency room visits for asthma). Therefore, the State HCD/TCAC Opportunity Areas - Environmental Score map purely reflects environmental exposure and is not weighted in any way; the Economic and Education HCD/TCAC Opportunity Maps account for many of the socioeconomic factors that CalEnviroScreen scores do. Therefore, the State HCD/TCAC Opportunity Areas - Composite Score map will appear more similar to a CalEnviroScreen score map than the Environmental Score map.

As shown in Figure D-14, the least positive outcomes are along the coastal edge of the city, adjacent to the industrial Port areas and I-880. Nearly all of West Oakland, which is bounded by freeways on all sides and includes and is adjacent to industrial areas, falls into the least positive environmental outcomes. Downtown tracts that include or are immediately adjacent to freeways are also among the least positive outcomes. The Hills, which include and abut regional parkland, and some adjacent census tracts, are associated with more positive environmental outcomes, but there are additional tracts scattered throughout the city, not adjacent to parkland, that also are among the more positive

outcomes. Some of the tracts associated with the lowest economic and education outcomes, such as those in East Oakland adjacent to International Boulevard, are among the tracts with the best environmental outcomes. While this is surprising, this is where it is important to consider that this environmental score does not account for the socioeconomic and health factors that the CalEnviroScreen scores do. It should also be noted that CalEnviroScreen extrapolates and models much of their data – some low pollutant scores may be due to the lack of a nearby air monitoring system. Outside of the Hills tracts, which get an environmental score boost from including or being adjacent to parkland, scores for tracts that include or are adjacent to freeways appear to be ultimately more negatively impacted than tracts that do not include freeways, which is why some Deep East Oakland tracts that are not near freeways have better environmental scores than I-580-adjacent tracts in the Grand Lake area.

According to Figure D-14, those living in R/ECAPs have limited access to environmental opportunity; all West Oakland R/ECAPs are associated with the least positive environmental outcomes, and those in Downtown fall into the two lowest environmental outcome categories. East Oakland R/ECAPs have mixed access to environmental opportunity, ranging from the lowest to the highest outcomes. However, these results must be considered along with the race/ethnicity-based data presented earlier in this section (Chart D-6). Even if some East Oakland tracts are associated with more positive environmental outcomes, BIPOC individuals living in these communities still carry a larger pollution burden.

Persons with disabilities may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of persons with disabilities (Figure D-3), those who live in the Piedmont Avenue area are in tracts associated with more positive environmental outcomes, while those in West Oakland are in tracts associated with less positive environmental outcomes (Figure D-14). Those living in Downtown are in tracts that fare slightly better environmentally than the West Oakland tracts. Again, however, the environmental health disparities associated with race/ethnicity (Chart D-6) must be considered along with disability status.

Female-headed households with children may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of female-headed households with children (Figure D-5), tracts in West Oakland are associated with less positive environmental outcomes, while tracts in Downtown fare slightly better environmentally (Figure D-14).

While more must be done to increase access to environmental opportunity for protected groups, some long-overdue actions have recently been taken to reduce disparities in exposure to air pollution. East and West Oakland are both identified as areas disproportionately impacted by air pollution under the Community Air Protection Program (Assembly Bill [AB] 617). California Air Resources Board (CARB) adopted the West Oakland Community Action Plan (WOCAP) action plan on December 5, 2019, which identified 89 potential community-level strategies and control measures intended to reduce criteria pollutant and TAC emissions and decrease West Oakland residents' exposure to these TAC emissions. Specifically, the plan sets forth equity-based targets for cancer risk, and DPM and $PM_{2.5}$ concentrations in seven "impact zones" with the highest pollution levels in the City.[16] On February 10, 2022, CARB designated East Oakland for the development of an AB 617

[16] Bay Area Air Quality Management District and West Oakland Environmental Indicators Project, 2019. Owning Our Air: The West Oakland Community Action Plan – Volume 1: The Plan, October. Available at http://www.baaqmd.gov/community-health/community-health-protection-program/west-oakland-community-action-plan, accessed January 2021.

Community Emission Reduction Plan which will begin in the spring and summer of 2022 and continue for a year-long planning process followed by implementation.

In conjunction with this Housing Element Update, the General Plan Update will also include a new Environmental Justice Element, which will address Oakland's environmental justice issues in more detail.

As is evident in this section, there is limited utility in assessing access to opportunity using the State HCD/TCAC Opportunity Maps alone. The environmental map does not effectively underscore the environmental justice issues that BIPOC communities face in Oakland, and labeling census tracts as "Low Resource" or "High Segregation and Poverty" disregards the fact that many communities of color in Oakland are vibrant, ethnic enclaves that deserve the investment that higher resource areas have received and benefited from. It is not enough to shuttle children living in Low Resource/High Segregation and Poverty tracts to higher-performing elementary schools across the City or simply to build more affordable housing in higher resource areas; while the solution may include these strategies, place-based investments in BIPOC communities must be the priority so that existing residents who want to stay where they are have the ability to do so while being able to benefit from access to economic, educational and environmental opportunity.

Figure D-12: State HCD/TCAC Opportunity Areas, Economic Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Figure D-13: State HCD/TCAC Opportunity Areas, Education Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

Figure D-14: State HCD/TCAC Opportunity Areas, Environmental Score: Oakland, 2021

Source: HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021)

D.5 Disproportionate Housing Needs and Displacement Risk

According to State HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Consistent with State HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, displacement risk, publicly assisted housing, substandard housing, and homelessness.

COST BURDEN

Households paying more than 30 percent of their income on housing costs are considered cost burdened, while those paying more than 50 percent are considered severely cost burdened. Cost burden among homeowners and rents in Oakland is discussed in depth in Appendix B, the Housing Needs Assessment. Here, cost burden is examined by race/ethnicity. Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households (Chart D-7). As described in Table B-31b in the Housing Needs Assessment, while cost burden in Alameda County and the Bay Area region are comparable, cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened (20.9 percent) than in the County (17.1 percent) or region (16.8 percent). Several factors result in Oakland experiencing higher cost burdened than the county and regional average, including a higher percentage of households that make less than the area median income, a higher share of very low income households, a higher percentage of single and two-person households, and, although comparatively lower in other cities and regions, a very high median renter costs. More information on these factors is available in Appendix B.

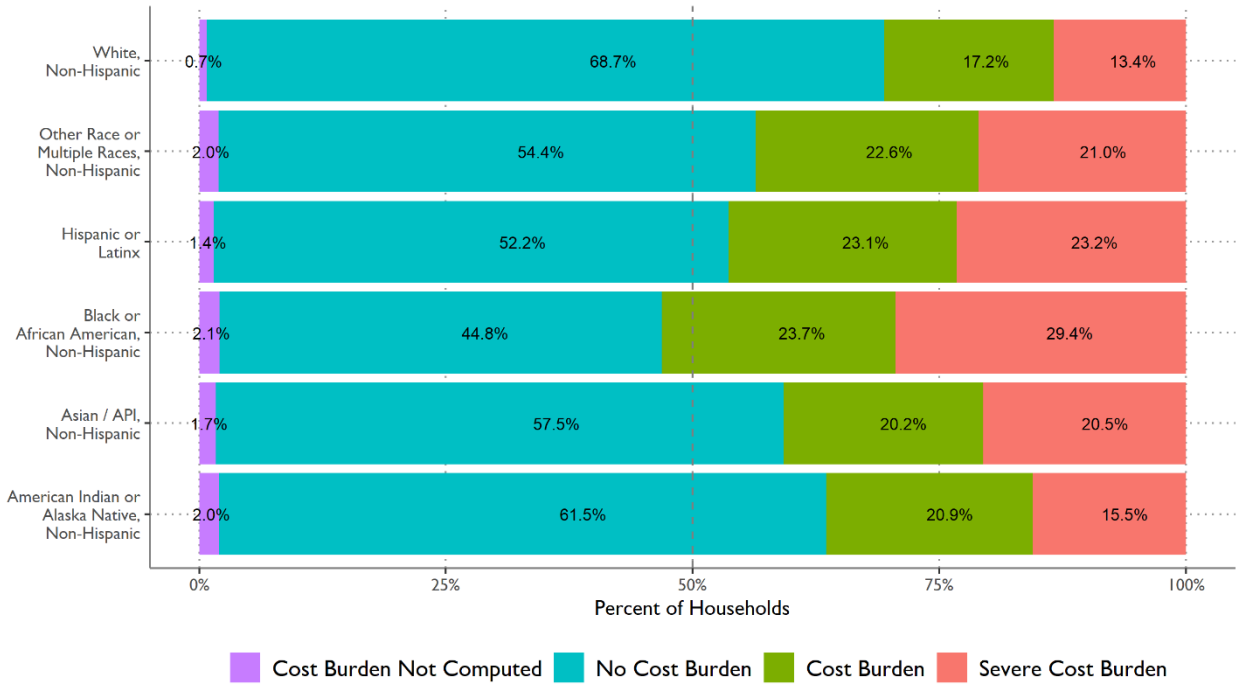


Chart D-7: Cost Burden by Race in Oakland, 2013-2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Figures D-15 and D-16 show the geographic distribution of cost burden in Oakland for owner- and renter-occupied households, respectively. Rates of households experiencing cost burden—among both renters and owners—do not exceed 80 percent in any one census tract.[17] The lowest levels of renter cost burden (less than 20 percent) are in Rockridge, the North Oakland Hills, and one tract south of Piedmont. The lowest levels of homeowner cost burden (less than 20 percent) are located in two North Oakland tracts and two West Oakland tracts. The highest rates (60-80 percent) of both homeowner and renter cost burden are located in East Oakland, plus a couple additional tracts experiencing high homeowner cost burden in the Jack London District and the Grand-Lake neighborhood. Renter cost burden skews higher than homeowner cost burden, with most tracts having over 40 percent cost burden for renters.

[17] The State HCD AFFH Data and Mapping Tool provides cost burden data in quintiles, with over 80 percent representing the highest concentration of cost burden possible. This should not be interpreted as a threshold, but rather a natural break in the data.

Figure D-15: Homeowner Cost Burden, 2021

Source: HCD AFFH Data and Mapping Resources, 2021

Figure D-16: Renter Cost Burden, 2021

Source: HCD AFFH Data and Mapping Resources, 2021

OVERCROWDING

Appendix B, the Housing Needs Assessment, discusses overcrowding in detail, but here the geographic component of overcrowding is examined. The highest tract-level rates of overcrowding were found in the East Oakland flatlands, notably in Fruitvale and other tracts along International Boulevard near the Coliseum (Figure D-17). All tracts experiencing some level of overcrowding higher than the statewide average are also tracts identified by State HCD/TCAC as Low Resource or High Segregation and Poverty areas. Recalling Figure D-1B, most tracts experiencing higher levels of overcrowding (more than 15 percent of households) have a predominant Hispanic or Latinx population, though a few tracts have a predominant Black or African-American population, one has a predominant Asian population, and one tract is the sole census tract in Oakland without a predominant race/ethnicity (in the Bancroft-Havenscourt neighborhood).

As noted in the Housing Needs Assessment, Oakland experiences slightly higher rates of overcrowding (8.41 percent) than the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent).

Figure D-17: Overcrowded Households, 2021

Source: HCD AFFH Data and Mapping Resources (CHHS, 2021)

DISPLACEMENT RISK

As housing costs increase, lower-income households may be displaced from their neighborhoods, whether this is due to landlord action or market changes. In Oakland, communities of color are particularly impacted by this dynamic.

The City's 2021 East Oakland Mobility Action Plan reported significant racial displacement of Black and Asian American populations from 2000 to 2018 in former ethnic enclaves. Black residents faced the largest decline and are no longer the majority population in the Black ethnic enclaves. For example, from 2000 to 2018, the Black population in Eastmont experienced a 53% decrease. During the same period these same neighborhoods experienced significant increases in higher income white population. There was an unprecedented rise in rent while median renter household income for Black, Asian, and Latinx households decreased. While East Oakland renters had previously maintained relative housing affordability, big spikes in housing unaffordability occurred from 2013 to 2018. By 2018, East Oakland renters making the median renter household income would have to pay 81% of their income to afford median rents in their neighborhoods, compared to 65% citywide. Current racialized displacement and housing unaffordability are directly linked to predatory sub-prime lending and foreclosures in the 2000s that removed the safety net of homeownership stability and equity. Many of the Black ethnic enclaves had Black homeownership rates higher than citywide rates until the foreclosure crisis which was concentrated in East and West Oakland flatland areas. Today, many of the East Oakland neighborhoods, especially the once Black ethnic enclaves, have higher homelessness risks than citywide, reflecting the lasting impact of the foreclosure crisis and ongoing displacement across East Oakland.

Stanford University's Changing Cities Research Lab performed an in-depth investigation of Oakland residential instability in 2021 and found that West and East Oakland were disproportionately affected.[18] Key findings include:

- Eviction filing rates in 2018-2019 were highest in the southern parts of West Oakland, as well as in pockets of East Oakland; however, eviction filing locations did not align fully with the spatial distribution of moves among lower-socioeconomic-status residents. Rather, eviction filings were likely being used as a tactic to collect rent. Residents are likely experiencing informal forms of displacement that instigate moves.
- Unregistered rentals as of July 2020 were highest in West and Deep East Oakland, two areas that were hit hard by the foreclosure crisis and underwent the most disinvestment during the Recession.
- Tax delinquent properties, owners of large numbers of properties, and code violations are most prevalent in Deep East and West Oakland.

These findings underscored a need for preservation and protection strategies in Deep East Oakland and pockets of West Oakland, which have majority BIPOC populations, long histories of disinvestment and are at high risk of renter vulnerability. These findings also highlighted a need to

[18] Hwang, Jackelyn, and Vineet Gupta 2021. 'Residential and Neighborhood Instability in Oakland." Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland (accessed November 2022).

monitor vulnerable areas for disinvestment and residential instability, especially in the wake of the COVID-19 pandemic.

The State HCD AFFH Data and Mapping Tool also provides information related to neighborhood displacement risk. This includes "sensitive communities" typologies developed by UC Berkeley's Urban Displacement Project (UDP) to quantify the risk of displacement within a community.[19] Sensitive communities are those with populations vulnerable to displacement due to increased redevelopment and drastic shifts in housing cost. Figure D-18 shows that most of Oakland is vulnerable to displacement, except the Oakland Hills, Rockridge, Temescal, and neighborhoods surrounding the City of Piedmont. The 2020 AI noted that between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents at a census tract level. Recalling racial/ethnic demographic data from Section D.2, the Black population was the only racial/ethnic group in Oakland to experience a net loss in population from 2010 to 2019. However, other racial/ethnic groups are also being displaced, but perhaps to other locations within the City. This data might also reflect that as lower-income residents of certain racial/ethnic groups are displaced from Oakland, higher-income residents of the same racial/ethnic groups are replacing them.

From the 2020 AI survey distributed to residents across Alameda County, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of Black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the UDP which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

UDP provides useful information in examining displacement risk at the tract level. Table D-7 describes the criteria used to develop neighborhood typologies.[20] Table D-8 provides the number of households at displacement risk in 2018, broken down by owner-occupied vs renter-occupied. More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification. Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. This is greater than the region as a whole—according to UDP, "As of 2018, over 10% or 161,343 low income households (households making below 80% of AMI) lived in areas at risk of or currently experiencing gentrification. Nearly half of these households live in either Alameda or San Francisco counties."

Figure D-19, the map that corresponds with Tables D-7 and D-8, illustrates where these neighborhoods are located by typology. Exclusive areas are all clustered in/around the North Oakland Hills, while most of the northwestern tracts of Oakland, including Downtown, are in varying stages of gentrification or at risk of gentrification, and most tracts in the East Oakland flatlands are either low income/susceptible to displacement or at risk of gentrification, with one tract experiencing ongoing displacement. Only a handful of tracts in Oakland are considered Stable Moderate/Mixed Income, which UDP defines as neighborhoods that are not experiencing housing

[19] Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021, available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[20] It should be noted that this data is several years old and does not capture all factors of neighborhood change – not all Oakland neighborhoods experiencing displacement may be captured in UDP's model.

market pressures characteristic of the rest of the country, so the displacement of low-income residents is rare.

Regionally, sensitive communities are concentrated in coastal census tracts in Contra Costa, Alameda, and San Francisco County. The cities of Vallejo, Richmond, Berkeley, San Leandro, Oakland, and San Francisco are shown to have the highest number of sensitive communities, meaning these communities are at the highest risk of experiencing the displacement of existing established communities. UDP also identified that many parts of the Bay Area region, nearly 30% of all tracts, are either at risk or becoming exclusive to low income households. Exclusive tracts are concentrated in suburban counties, including Marin and San Mateo, but also include enclaves in Oakland, Berkeley, and San Francisco.

Table D-7: Gentrification and Displacement Census Tract Typologies, 2018

Typology	*Criteria*
Low-Income/Susceptible to Displacement	• Low- or mixed-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low- or mixed-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Did not gentrify 1990-2000 or 2000-2018 • Marginal Change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018
At Risk of Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high- or mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

Source: UC Berkeley, Urban Displacement Project, 2018

Table D-8: Households by Displacement Risk and Tenure in Oakland, 2015-2019

Typology	*Owner-Occupied*	*Renter-Occupied*	*Percent*
Susceptible to or Experiencing Displacement	13,699	21,625	21.7%
At Risk of or Experiencing Gentrification	19,744	56,452	46.9%
Stable Moderate/Mixed Income	9,505	8,208	10.9%
At Risk of or Experiencing Exclusion	22,415	9,747	19.8%
Other	857	290	0.7%

Source: Urban Displacement Project, 2018; American Community Survey 5-Year Data (2015-2019), Table B25003

Figure D-18: Sensitive Communities, 2019
Source: HCD AFFH Data and Mapping Resources (Urban Displacement Project, 2019)

Figure D-19: Gentrification and Displacement Census Tract Typologies, 2018
Source: Urban Displacement Project, 2018

PUBLICLY ASSISTED HOUSING

The Oakland Housing Authority (OHA) provides publicly assisted housing to residents of Oakland. According to OHA's Draft Fiscal Year 2023 Making Transitions Work Annual Plan, OHA's housing inventory includes public housing (1,454 units), Project-Based Section 8 vouchers (4,973 allocated units), Housing Choice Vouchers and other HUD programs (15,168 units), and other local programs (1,910 units). According to Figure D-20, most public housing units are concentrated in Downtown, West Oakland, and the Coliseum area, primarily in tracts designated by TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas, with none in Highest Resource areas. Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource, but most is clustered in Downtown and West Oakland (California Housing Partnership, 2021).[21] According to the 2020 AI, across Alameda County, BIPOC populations (excluding Hispanic and Latinx) are overrepresented in publicly assisted housing, with the Black and African American population composing the majority across all housing types.

[21] It should be noted that the State HCD AFFH Data and Mapping Tool does not provide the most current information on Project-Based Section 8 vouchers and Housing Choice Vouchers – existing patterns of geographic distribution may differ from data provided by the State.

Figure D-20: Subsidized and Public Housing and Housing Choice Vouchers, 2021
Source: HCD AFFH Data and Mapping Resources, 2021

SUBSTANDARD HOUSING

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. As summarized in the Housing Needs Assessment, about 80.4 percent of Oakland's housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010.

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-white reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent white. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, lower income residents in West and East Oakland indicated that they face unhealthy housing conditions including lack of heat, electrical issues, faulty plumbing, and exposure to mold and lead.

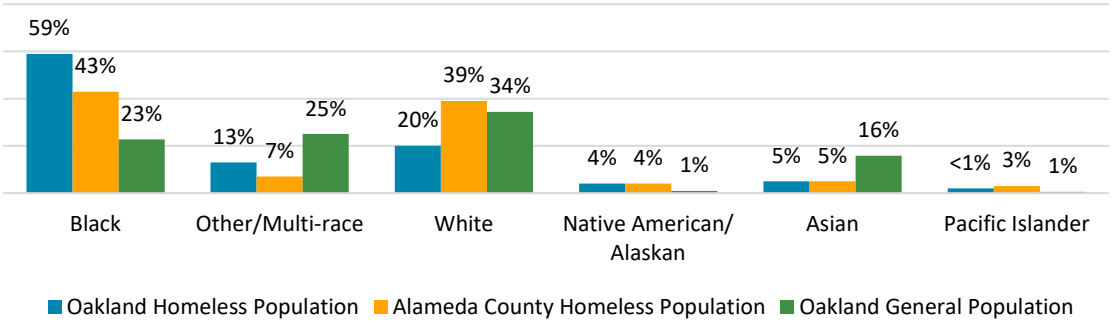
Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing, based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the city's housing stock is likely substandard.

HOMELESSNESS

Homelessness is a significant issue in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks.

Point-in-Time (PIT) Counts are a common way to assess the number of persons experiencing homelessness in a jurisdiction. The PIT Count is a biennial (every two years) census of sheltered and unsheltered persons within a Continuum of Care (CoC) area completed over a 24-hour period \.[22] On February 23, 2022 (the date of the last Alameda County Point-in-Time count), there were a total of 9,747 persons experiencing homelessness in the County, 5,055 of whom were in the City of Oakland. In Alameda County, this is an increase of 1,275 people (22 percent) from the 28,022 unhoused individuals who were counted in 2019. These numbers represent an unprecedented 24 percent increase in total homelessness in Oakland and a four percent increase in unsheltered homelessness since 2019. These numbers account for only a fraction of the people who become homeless over the course of a year. When disaggregated by race, as shown in Chart D-8, the 202 PIT Count shows that there is a disproportionate representation of Black individuals experiencing homelessness. Those who identify as Black or African American (Hispanic and non-Hispanic) represent 70 percent of Oakland's unhoused population, but only 23 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Oakland residents but less than one percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. However, it is noted that data from HUD does not separately distinguish Hispanic/Latinx as a racial group, so those identifying as Hispanic/Latinx may be counted under any of the other racial groups. When considering ethnicity alone, Hispanic/Latinx individuals made up 13 percent of Oakland's homeless population and 17 percent of Alameda County's homeless population, while 27 percent of Oaklanders identify as Hispanic/Latinx (of any race).

Chart D-8: Point-in-Time Count of the Homeless Population in Oakland, 2019 by Race



Note: Because Hispanic/Latinx origin is tracked as an ethnicity rather than a racial group, data shown above may include Hispanic/Latinx populations.

Source: City of Oakland Homeless Count & Survey Comprehensive Report Applied Survey Research Housing Instability Research Department, 2019; ACS 5-Year Estimates, 2019

[22] Due to this method, community advocates and local datasets often have a more comprehensive, better understanding of the unhoused population and describe higher numbers of unhoused people than what is reported in PIT Counts.

The increase in homeless residents over the past five years has resulted in a significant rise in the number of homeless encampments; the City estimates that at least 140 encampments are scattered throughout the city.[23] In 2017, the City established the Encampment Management Team (EMT) to address the physical management of homeless encampments and establish criteria for determining the types of interventions to undertake at encampments. In April 2021, the City of Oakland Office of the City Auditor conducted a performance audit of the City's homeless encampment management interventions and activities, including activities by the EMT. This report highlighted the need to establish and fund a formal encampment management program to implement an effective management system for the City's new encampment policy passed in October 2020.

A substantial proportion of the homeless population in Oakland includes formerly incarcerated individuals. According to the City's updated Permanent Access to Housing (PATH) framework, systemic barriers often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities. Additionally, the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In addition to the barriers associated with returning home from incarceration, other main drivers of homelessness in Oakland include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The PATH Framework organizes strategies to address homelessness under three major themes:

- Prevention strategies to keep people from becoming homeless;
- Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
- Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. These actions are described in the Housing Action Plan.

[23] City of Oakland, Homelessness Services Report, March 18, 2021, https://oakland.legistar.com/View.ashx?M=F&ID=9256071&GUID=9ED0688A-A876-4DEF-9EC1-F426269363F0.

D.6 Housing Sites Inventory Analysis

Tables D-9 though D-15 provides a summary of analysis that includes the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs.[24] The tables analyze the following categories:

Black, Indigenous, and People of Color Concentration: The analysis evaluates the number of units in the Site Inventory that are in areas where the average of tracts across the City are comprised of people of color. Conversely, this also measures how units are distributed in predominantly white census tracts. Averaged across all census tracts, the average percentage of people of color is approximately 69 percent. Tracts higher than this average have greater percentages of people of color; tracts below this average have greater percentages of white people. Overall, 41 percent of all units added in tracts with a greater white population than the Citywide average include lower and moderate-income housing. In tracts with higher percentages of people of color, lower and moderate income housing units are approximately 47 percent of all units in these tracts. Coupled with housing actions that protect Oakland residents from displacement (policies and actions under Goal 1) and promote opportunities for homeownership (actions under Policy 5), the sites inventory makes progress in addressing racial inequities related to housing.

Table D-9: Number of Units with Above or Below Citywide Average Concentrations of Black, Indigenous, and People of Color

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **50**	1,957	937	4,198
Tracts above citywide average = **63**	8,979	4,252	15,144

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

TCAC Opportunity Area: This analysis estimates the number of units in each TCAC opportunity area, including racially/ethnically concentrated areas of poverty. Generally, the sites inventory adds more housing in moderate and higher resource areas and avoids concentration of lower income units in high-segregation and poverty areas, consistent with direction to affirmatively further fair housing. As shown in Table D-10, the sites inventory adds most units to High Segregation/Poverty, Low, Moderate TCAC areas, which is consistent with the bulk of developable area in Oakland being classified as Low and Moderate opportunity (see Table C-22 in Appendix C for more information). The inventory avoids concentrating lower income units in areas of high segregation and poverty, while also providing additional homes affordable to these incomes. Approximately 47 percent of units added in the highest resource areas are affordable to lower and moderate incomes; however, about a third of units are affordable to lower and moderate incomes in high resource tracts. This is due to significant environmental constraints, including wildfire hazard, that limit siting of lower

[24] This analysis does not reflect the 90 percent capacity modifier on "other potential projects" as described in Appendix C as the modifier is not site-specific; however, the percentage remains proportional.

income sites in these areas. However, the Housing Action Plan also includes a number of policies and actions to increase housing in higher opportunity areas. In particular, the Affordable Housing Overlay Zone action would create much broader opportunities for the construction of affordable housing in high resource areas, even if the underlying zoning would impose density maximums that limit the feasibility of affordable housing development.

Table D-10: Number of Units in Each TCAC Opportunity Area

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
High Segregation/Poverty (RE/CAPs)	2,457	1,206	3,651
Low	5,292	2608	8045
Moderate (rapidly changing)	114	144	402
Moderate	2,303	1,067	5,656
High	477	130	1,214
Highest	293	34	374

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Areas of Affluence: This analysis estimates the number of units in areas of affluence. There are 16 census tracts in Oakland that are designated as RCAAs. The sites inventory adds 3,080 housing units to these areas of affluence, as shown in Table D-11. Consistent with findings above, areas of affluence are primarily in very high fire hazard severity zones and in areas with steep slopes. As such, there are limited opportunities to add lower and moderate income housing to certain affluent areas of Oakland. However, the sites inventory makes a concerted effort to locate housing in the Rockridge area, which includes good access to transit, amenities, and opportunity, Adding approximately 1,089 lower and moderate income units to these areas.

Table D-11: Number of Units in Areas of Affluence

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
RCAA tracts	842	247	1,991

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Lower- or Moderate-Income population: The analysis evaluates number of units in census tracts based on percentage of lower- or moderate-income population. Averaged across all census tracts, the average percentage of lower or moderate-income populations in Oakland census tracts is approximately 57 percent. As shown in table D-12, the inventory locates more lower and moderate-income housing sites in these areas accordingly. This helps to alleviate cost. While a greater number of above moderate units are located in areas with higher rates of lower- or moderate-income people, a number of goals, policies, and actions in the Housing Action Plan, including actions 1.1.1 through

1.1.14 under Policy 1: Tenant Protections and Anti-Displacement, reduce displacement pressures that may be associated with these units.

Table D-12: Lower or Moderate Income Population

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average (lesser percentage of lower and moderate-income population) = 47	1,957	937	4,198
Tracts above citywide average (greater percentage of lower and moderate-income population) = 66	8,979	4,225	15,100

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Rent Burden: Also linked with lower or moderate-income populations is cost burden. Averaged across all census tracts, the average percentage of rent burdened populations is approximately 47 percent. Similar to table D-12, the inventory adds a greater proportion of lower and moderate-income sites in areas that experience greater rent burden, as shown in Table D-13. For tracts above the citywide average, approximately 49 percent of all units added in these areas are affordable to lower and moderate incomes.

Table D-13: Number of Units Where Tracts are Below or Above Citywide Rent Burden Rates

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **52**	3731	1,744	8,186
Tracts above citywide average = **61**	7,205	3,418	1,1112

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Overcrowding: As shown in Table D-14, the distribution of units in areas both above and below the citywide average for overcrowding is about equal, despite there being a greater number of census tracts that fall above the citywide average. Averaged across all census tracts, the average percentage of households experiencing overcrowding is approximately six percent. While the location of sites in the inventory will not likely move the needle on overcrowding, the inventory would help address two associated AFFH considerations, including housing needs of lower-income and moderate-income people, in addition to those who are cost burdened.

Table D-14: Number of units in areas where there are rates of overcrowding and/or severe overcrowding greater than the citywide average

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **44**	5,347	2,477	10,120
Tracts above citywide average = **69**	5,589	2,685	9,178

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Displacement: As described above, there are several tracts in Oakland that experience displacement pressure. As shown in Table D-15, the sites inventory adds a substantial number of lower and moderate-income units to areas that are susceptible to displacement, at risk of gentrification, and areas at risk of gentrification. While the inventory adds above-moderate income housing to tracts that are experiencing gentrification, Housing Action Plan policies 1.1.1-1.1.14 help to protect tenants and prevent displacement in these areas.

The inventory also adds an equal mix of lower and moderate-income housing to stable mixed income communities. While about 71 percent of lower and moderate income housing units added to "becoming exclusive" sites, indicating location of housing in more moderate- and higher-resourced areas, the inventory does not add a significant amount of lower and moderate-income units in advanced exclusive tracts. These tracts, as described above, are in high fire hazard severity zone areas.

Table D-15: Number of units added in areas as defined by the Urban Displacement Project.

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Low-income/susceptible to displacement	4,065	1,570	2,744
Ongoing displacement of low-income households	0	0	7
At risk of gentrification	3,485	1,920	7,462
Early ongoing gentrification	1,506	1,003	5,190
Advanced gentrification	581	306	1,412
Stable moderate/mixed income	1,011	198	1,327
At risk of becoming exclusive	1	0	342
Becoming exclusive	134	61	79
Stable/advanced exclusive	48	7	348
Unavailable or Unreliable Data	106	124	415

D.7 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues and their contributing factors and assign a priority level for each factor. Further, each jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within it. Goals, actions, and priorities related to affirmatively furthering fair housing can be found in the Housing Plan of this Housing Element. Oakland will also continue to implement its 2015 goals described in the 2020 AI.

Based on the findings of this assessment and the 2020 AI, Table D-9 presents a summary of existing fair issues, their contributing factors, and their priority level, as well as actions to take. Contributing factors with a high priority level are those that the City can directly address, while medium factors are either those that are longer term problems the City is working on or otherwise has limited ability to address.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Fair Housing Outreach and Enforcement	Lack of outreach and enforcement from both the private (nonprofit) and public sector	High	The City should continue to maintain adequate staffing levels to carry out the mandate to affirmatively further fair housing. The City should also increase residents' awareness of nonprofit fair housing service providers.
	Lack of resources for fair housing agencies and organizations	Medium	Continue to apply for grants to fund fair housing agencies and seek more grant opportunities if possible.
	Lack of federal, State, and local funding for affordable housing	Medium	Apply for more grants to fund affordable housing.
Segregation	Affordable housing is limited by location and housing type	High	Provide mobility counseling and recruit landlords to help Housing Choice Voucher holders find housing options in resource-rich neighborhoods. Increase voucher payment standards in resource-rich neighborhoods and enact source of income laws that prohibit owners from refusing to rent to Housing Choice Voucher holders. Increase affordable housing in high-resource areas where it is lacking. This may require the City to purchase land or partner with developers in order to develop mixed-income housing. Eliminate single family zoning to ensure there are no restrictions on housing type.
	Concentration of low-income households and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially and Ethnically Concentrated Areas of Affluence (RCAAs)	Medium	Lower-income households and individuals living below the poverty line are concentrated in specific parts of the city. Many of these same tracts have been identified as R/ECAPS. The City should invest in R/ECAPs and other historically disinvested communities using place-based strategies. The City should identify properties in resource-rich (including RCAAs) and gentrifying neighborhoods that could be preserved as affordable housing with project-based vouchers. Finally, the City should ensure publicly-assisted housing is well-distributed in transit-accessible locations throughout the City.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Housing Discrimination	Refusal to rent based on disability status or voucher use	Medium	Housing Choice Voucher holders and those with disabilities have reported difficulty in finding appropriate-sized units that will accept their voucher. Fair housing enforcement must be increased. Unfortunately lack of funding for fair housing enforcement continues to perpetuate this problem. Another option would be to incentivize landlords to accept vouchers.
	Loan denial rates are generally higher for BIPOC individuals	Medium	While the City has limited control over the approval of home loans, it should continue and expand its workshop offerings with prospective low-income homebuyers and homebuyers of color.
Disability and Access	Difficult to find rental housing that is accessible	High	Review development standards for accessible housing and inclusionary policies for accessible housing units; recommend appropriate amendments. Encourage affordable accessible housing when reviewing development applications for new housing.
Limited Access to Opportunity	Racial/ethnic disparities in access to jobs, low-poverty neighborhoods and quality education exist and these disparities are compounded for those living in poverty	Medium	The City must focus investments in neighborhoods considered “Low Resource” and “High Segregation and Poverty” by the State HCD/TCAC Opportunity Maps. These neighborhoods have high concentrations of BIPOC populations. Despite being considered “Low Resource”, these neighborhoods are culturally rich with strong communities; investing in them will allow residents to remain in place while improving economic and educational outcomes. A lot of fair housing capacity is concentrated in these neighborhoods and the City should take advantage of its partnerships with fair housing providers who serve these neighborhoods.
	Lack of public and private investments in specific neighborhoods	Medium	Most tracts in Oakland are considered low resource, and most moderate and higher resource tracts are those that are in the stages of gentrification or exclusivity (i.e. have benefited from investment and working class people have been excluded or displaced). Disparities in access to economic and educational opportunity is most salient. OUSD should invest more strongly in historically underfunded schools, rather than solely relying on

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			lottery-based placement strategies to fix educational imbalances. In tandem, the City must pursue place-based strategies to encourage community revitalization in lower income neighborhoods. These strategies should include production of new affordable housing, preservation of existing affordable housing, and stronger protection from displacement. While making it possible to move to high-opportunity areas is one strategy, that must be complemented with strategies that enhance opportunity and housing security where lower income people already live, including neighborhoods that are under significant gentrification pressure.
Disproportionate Housing Needs and Displacement Risk	High rates of cost burden for renters and BIPOC individuals, especially Black and Hispanic/Latinx populations	Medium	Provide financial assistance for security deposit and prepaid rent, which can be obstacles for low-income households and people experiencing homelessness. This could be a grant paid directly to a landlord of a low-or no-interest loan funded by federal block grant programs like the Community Development Block Grant, HOME, or Emergency Solutions Grant program.
	Homelessness crisis	Medium	The City must implement the updated PATH framework and focus on securing permanent housing for residents who are currently unhoused. However, current resources are insufficient: the City needs to expand revenues dedicated to this issue and engage the government and the private sector at every level in this effort.
	Prevalence of sensitive communities	Medium	Most of Oakland is considered vulnerable to displacement pressures. The City should implement affordable housing preservation and renter protection strategies, especially in neighborhoods with majority BIPOC populations, long histories of disinvestment and a high risk of renter vulnerability. To reduce housing demand, which may in turn reduce displacement risk, the City should encourage the development of

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			new affordable projects throughout the city.

Appendix D: Assessment of Fair Housing

This chapter contains an assessment of factors contributing to fair housing in Oakland and a program of goals and actions to further address fair housing needs. Among the topics covered are:

- Fair housing enforcement and outreach
- Segregation and integration
- Racially and ethnically concentrated areas of poverty and affluence
- Disparities in access to opportunity; and
- Disproportionate housing needs and displacement risk

Oakland is well-served by fair housing providers and is well-equipped to provide fair housing enforcement and outreach capacity. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, rendering varying levels of opportunity for protected classes. While access to transit may be enjoyed by all protected classes[1], access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly Black, Indigenous, and people of color (BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.

[1] Fair housing laws aim to ensure that people have access to housing and the resources attached to place of residence regardless of their race, national origin, family status, religion, sex, or disability, often referred to as protected classes.

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The purpose of this assessment is to identify fair housing issues and segregated living patterns in the City of Oakland and replace them with integrated, equitable living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. While Oakland is an incredibly diverse city centrally located within a region rich in opportunities and cultural, education, and natural resources, its residents do not enjoy equal access to these opportunities and resources. Recent research shows that the Oakland is the 14th most racially segregated major city in the United States.[2] Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable to all due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are not concentrated in areas of high segregation and poverty requires jurisdictions to invest in communities experiencing limited access to opportunity and plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

In recognition of the importance of addressing fair housing issues, California Assembly Bill (AB) 686, passed in 2018, amended California Government Code Section 65583 to require all public agencies to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for BIPOC individuals, persons with disabilities, and other protected classes. AB 686 requires an assessment of fair housing in the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This appendix chapter relies on data from the U.S. Census American Community Survey (ACS) five-year Estimates, the California Department of Housing and Community Development (State HCD) AFFH Data and Mapping Tool, and the County of Alameda Regional Analysis of Impediments to Fair Housing Choice (AI) for fiscal years 2020/21-2024-25.

While in the past Oakland has produced its own AI, it joined the rest of the Alameda County starting in 2020. The 2020 Alameda County AI identified impediments to fair housing using a combination of data and community engagement. Community engagement consisted of three meetings and a seven-page survey, translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include Black, Indigenous, and People of Color (BIPOC), people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses.

[2] Menendian, Stephen. Samir Gambhir, and Arthur Gailes. "The Roots of Structural Racism Project." *UC Berkeley, Othering and Belonging Institute*. Published June 21, 2021 and updated June 30 2021. Available at: https://belonging.berkeley.edu/roots-structural-racism and https://belonging.berkeley.edu/most-least-segregated-cities.

D.1 Fair Housing Enforcement and Capacity

FAIR HOUSING SERVICES

Fair housing services are essential to the AFFH mission. They ensure that housing options are accessible to protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services help Oakland residents understand and protect their right to access housing.

Oakland is well-equipped to provide fair housing enforcement and outreach capacity. The City allocates approximately $260,000 annually in CDBG funds to fair housing providers to support housing discrimination testing, housing counseling, information/referral services, legal representation, tenant/landlord mediation, counseling, and other services. A summary of the numerous local, regional, and statewide organizations that provide fair housing-related services in Oakland is provided below.

Local and Regional Fair Housing Providers

Bay Area Legal Aid provides low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. They serve seven counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara. While they offer assistance for a variety of issues, their housing assistance includes landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, enforcement of fair housing laws, and issues surrounding homelessness.

Centro Legal de la Raza assists Alameda County residents with issues surrounding immigrants' rights, tenant's rights, and workers' rights. Their tenants' rights services include eviction defense representation, "Know Your Rights" trainings for buildings, and affirmative housing litigation.

The East Bay Community Law Center (EBCLC) focuses on resolving legal challenges in the East Bay caused by poverty and racial injustice. Housing is one dimension of their work, with a focus on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. Their attorneys and advocates can assist with:

- Defense of Eviction/Unlawful Detainer cases
- Section 8/Housing Authority termination hearings
- Rent board hearings
- General counseling on tenants' rights
- Assistance to individuals to represent themselves
- Public outreach/education trainings
- Rental Assistance program consultations and referrals

EBCLC additionally conducts one to three fair housing tests per year.

The Eden Council for Hope and Opportunity (ECHO) Housing provides fair housing services to residents of several cities in Alameda County, including Oakland. They also serve Contra Costa County and

Monterey County. ECHO Housing provides counseling, investigation, mediation, enforcement, and education through their Fair Housing Program. They also conduct fair housing tests. They provide services and education in Spanish and have a live "language line" to assist users who speak languages other than English. They have also conducted outreach and advertised in Spanish. Instances of housing discrimination can be reported to any of ECHO's program offices or filed directly with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO) or California Department of Fair Employment and Housing (DFEH).

The Eviction Defense Center provides free and low-cost legal services to low-income Alameda County residents facing eviction.

The Family Violence Law Center (FVLC) provides free legal assistance to survivors in Alameda County with services including eviction prevention and defense, assistance with landlord/tenant disputes, fair housing advocacy, and information on tenants' rights.

Statewide Fair Housing Providers

Housing and Economic Rights Advocates (HERA) is a statewide non-profit legal service and advocacy organization that provides financial counseling to individuals and community education workshops, and trains service providers and other professionals. Issues they specialize in include abusive mortgage servicing, problems with homeowner associations, foreclosure, escrow, predatory lending, and discriminatory financial services and consumer transactions.

DFEH is the statewide agency charged with enforcing California's civil rights laws. In particular, DFEH is responsible for enforcing state fair housing laws that make it illegal to discriminate because of a protected characteristic in all aspects of the housing business, including renting or leasing, sales, mortgage lending and insurance, advertising, practices such as restrictive covenants, and new construction. Discrimination complaints are referred from the City to DFEH. DFEH then dual-files fair housing cases with FHEO, as part of the Fair Housing Assistance Program.

Oakland Housing Authority

The Oakland Housing Authority (OHA) has a series of policies and processes in place for both public housing developments as well as in its Section 8 program to affirmatively further fair housing and civil rights through all of its programs, including educating its residents on how to file a discrimination complaint, how to request for reasonable accommodations, and ensuring residents with limited English proficiency can access the help they need.

Through its orientation process, OHA ensures that all residents are fully aware of all applicable civil rights laws. If a resident believes they have suffered any form of discrimination, OHA will provide the resident with all necessary paperwork, offer to assist the resident in completing the form and refer the resident to both HUD FHEO and DFEH.

OHA actively encourages any resident to make a request for an exception, change or adjustment to a rule, policy, practice or service because of a disability. OHA will treat any such request as a request for a reasonable accommodation. OHA will provide forms and/or guidance to the requestor on the information necessary to make the request. OHA will review and assess requests for reasonable accommodations on a case-by-case basis, taking into all available factors.

OHA follows HUD's December 19, 2003 guidance designed to assist housing authorities comply with Title VI of the Civil Rights Act of 1964. OHA recognizes that for many applicants and residents, English is not

their primary language and they have a limited ability to read, write, speak or understand English. Language for LEP Persons can be a barrier to accessing important benefits. OHA's automated phone service provides menu options in English, Cantonese, Spanish, and Vietnamese. To assist walk-in clients, OHA uses a telephone interpretation service enabling them to serve clients in over 150 languages. All vital documents (such as waitlist application and opening notices) are translated from English into Cantonese, Spanish and Vietnamese. Oral translation, where reasonable, will be provided for other LEP clients.

FAIR HOUSING LAWS AND REGULATIONS

Oakland complies with federal and State fair housing laws, and its City-specific rental housing laws help protect residents from being displaced or suffer from unfair rent increases. The City also allocates funding to fair housing service providers to assist residents with legal issues related to fair housing. OHA complies with these laws in their provision of subsidized housing by educating residents about and assisting them with discrimination issues, supporting requests for reasonable accommodation for persons with disabilities, and making efforts to assist those with limited English proficiency. Key federal, State, and local fair housing laws are summarized below.

Federal Fair Housing Act of 1968

The Fair Housing Act of 1968 prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex. The Act was subsequently amended to additionally prohibit such discrimination on the basis of familial status and disability. In 2015, HUD issued a rule to Affirmatively Further Fair Housing. While that rule was subsequently rescinded, California Assembly Bill 686 (2018) ensured that California jurisdictions would maintain an obligation to Affirmatively Further Fair Housing.

California Fair Employment and Housing Act (FEHA)

FEHA prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. It also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

Americans with Disabilities Act (ADA)

The ADA requires all new or altered facilities subject to the ADA to be readily accessible to and usable by people with disabilities. Covered entities must comply with the Department's ADA regulations, including the ADA Standards for Accessible Design.

Oakland Rental Housing Laws

In 1980, the Oakland City Council passed its first rent control ordinance, which established the Housing, Residential Rent Arbitration and Relocation Board and the Rent Adjustment Program. Since then, the program has amended many times. The current ordinance, Oakland Municipal Code Section 8.22.010 *et seq.*, regulates most residential rent increases in Oakland. Additionally, in 2002, the Oakland voters passed the Just Cause for Eviction Ordinance, requiring a property owner to prove one of the eleven just causes before they could evict a tenant (See Oakland Municipal Code Section 8.22.300 *et seq.*) Together these laws

are intended to maintain affordable housing, preserve community diversity, prevent illegal rent increases and evictions, and encourage investment in rental property in Oakland.

The Rent Adjustment Program Board is a quasi-judicial body, composed of seven members appointed by the Mayor and confirmed by the City Council. The Board hears appeals and enacts regulations and policies to further the administration of the Oakland Rent Ordinance and Just Cause for Eviction Ordinance.

Rent Adjustment Program staff provides information and counseling to property owners and tenants, conducts administrative hearings and mediations, collects eviction data, and administers the Ellis Act, the Tenant Protection Ordinance, and the Uniform Relocation Ordinance.

Under the Rent Adjustment Program, property owners of covered units must give every tenant a "Notice to Tenants of the Residential Rent Adjustment Program" form. When tenants move into a covered unit, the initial notice must be served in English, Spanish, and Chinese. Subsequent Rent Adjustment Program Notices must also be served with every rent increase. If a property owner fails to serve the notice at the beginning of the tenancy, they must wait at least six months after serving the notice to serve a rent increase notice. An owner can increase the rent on a covered unit only once in a 12-month period. The first increase cannot be effective any earlier than 12 months after the tenant moves into the unit. An owner may increase the rent based on the annual allowable consumer price index (CPI) without seeking approval from the Rent Adjustment Program. Every March, the Rent Adjustment Program publishes the allowable CPI increase for the next fiscal year. Any rent increase not based on the CPI, or banking increases based on the owner choosing not to increase rent in previous years, is void and unenforceable unless first approved by the Rent Adjustment Program. An owner can additionally petition to seek a rent increase based on capital improvements as a pass-through, uninsured repair costs, increased housing service costs, fair return, and additional occupants. A tenant may also file a petition to contest current and prior rent increases. The Rent Adjustment Ordinance prohibits any rent increase that would be greater than 10% in one year, or 30% over any five years of a tenancy.

The Just Cause for Eviction Ordinance imposes additional requirements beyond state law prior to the eviction of tenants. A property owner must follow state and local law to the letter to evict a tenant successfully. A property owner's failure to comply with state and local laws may entitle a tenant to substantial damages. Rent Adjustment Program staff are available to help parties understand their rights and responsibilities but do not provide legal advice to property owners or tenants.

The Just Cause for Eviction Ordinance applies to most rental units in Oakland, including single family residences, owner-occupied duplexes and triplexes, units owned and operated by another government agency, and new construction of units or buildings where a Certificate of Occupancy was issued before December 31, 1995. The Just Cause Ordinance adds the following requirement to state law procedures for evictions (Oakland Municipal Code Section 8.22.360 D):

In the Notice to Quit or Notice of Termination, and in the Summons and Complaint, the property owner must specify one or more of the just causes for eviction, and allege that the eviction is in good faith. The

property owner must also send a copy of the notice to the Rent Adjustment Program. Neither the sale nor the foreclosure of property is a just cause listed in the Just Cause for Eviction Ordinance.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

The Uniform Relocation Ordinance, Oakland Municipal Code Section 8.22.800, requires owners to provide tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act, and condominium conversions with relocation payments. Except for temporary code compliance displacements, which require the payment of actual temporary housing expenses, the payment amount depends on the size of the unit and adjusts for inflation annually on July 1st. The base payment amounts until June 30, 2023, are:

- $7,669.78 per studio/one-bedroom unit
- $9,439.73 per two-bedroom unit
- $11,652.17 per three- or more-bedroom unit.

Tenant households in rental units that include lower income, elderly, or disabled tenants, and/or minor children are entitled to a single additional relocation payment of $2,500 per unit from the owner.

On November 5, 2014, the Oakland City Council adopted the Tenant Protection Ordinance (TPO), which prohibits various harassing behaviors against tenants by owners and their agents (for example, property managers and contractors) – thereby bolstering existing laws and leases that protect tenants. The TPO creates remedies that can be enforced by private civil right of action. Among other things, the Tenant Protection Ordinance prohibits conduct that may coerce a tenant to vacate a rental unit involuntarily.

On July 21, 2020, the TPO was further amended to strengthen the protections of the existing TPO and expand its application to non-profit owned rental housing and rental units in newly constructed residential property. The TPO prohibits property owners and their agents from engaging in bad faith in any of the following conduct.

1. Disruption of services to the rental unit.
2. Failure to perform repairs and maintenance.
3. Failure to exercise due diligence when completing repairs or follow appropriate industry protocols.
4. Abuse the owner's right of access to the rental unit.
5. Remove personal property, furnishings, or any other items without the prior written consent of the tenant, except when authorized by law.

6. Threaten to report a tenant or their known associates to law enforcement based on their perceived or actual immigration status.
7. Influence a tenant to vacate through fraud, intimidation or coercion.
8. Offer payments to a tenant to vacate more than once in six (6) months if the tenant has stated in writing that they do not want to receive such offers.
9. Try to intimidate a tenant into accepting a buyout.
10. Threaten the tenant or their guests, by word or gesture, with physical harm.
11. Interfere with a tenant's right to quiet use and enjoyment of the rental unit.
12. Refuse to accept or acknowledge receipt of a tenant's lawful rent payment.
13. Refuse to cash a rent check or money order for over thirty (30) days unless a written receipt for payment has been provided to the tenant.
14. Interfere with a tenant's right to privacy, including unnecessarily inquiring into a tenant's immigration status.
15. Unilaterally imposing new material terms of tenancy.
16. Removing a housing service for purpose of causing the tenant to vacate.
17. Commit violations of certain state laws, including discrimination prohibited under the Unruh Civil Rights Act and illegal lockouts and utility shutoffs prohibited by other laws.
18. Misrepresent to a tenant that they are required to vacate their unit.
19. Force a tenant to vacate their rental unit and reregister in order to avoid classification as a tenant.
20. Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of any person lawfully entitled to occupancy.

In November 2022, the City passed ballot Measure V, which extends just cause legal protections to more properties in Oakland. Measure V changes the cutoff date so that tenants who live in buildings built within the last 10 years (on a rolling cutoff) will have just cause protections. Measure V will also expand eviction protections to categories of housing legalized by the city last year: tiny homes on wheels and recreational vehicles, if those units are rented to a tenant by a landlord. Measure V also adds special eviction protections for school-age children or educators who are being evicted for "no-fault" reasons during the school year.

OAKLAND CITY ATTORNEY FAIR HOUSING ENFORCEMENT ACTIONS

Oakland City Attorney Barbara J. Parker and the members of the office recognize that housing is a human right. They therefore strive to protect and advance Oakland residents' right to safe, secure, and dignified housing. Within the City of Oakland government, the City Attorney is uniquely empowered to: (1) bring lawsuits to address housing rights violations on behalf of the People of the State of California and/or the City of Oakland; (2) secure court orders to improve living conditions; (3) stop harassment; and (4) craft

new and amended city laws and policies for the Council's consideration to address gaps in local fair housing law and enforcement.

The Office of the City Attorney (OCA) often partners with civil society legal advocates to pursue justice for Oakland's historically and currently marginalized communities. OCA's housing enforcement actions can prevent the imminent displacement and potential homelessness of marginalized tenants and force landlords to provide the safe, secure, and dignified housing that tenants deserve and that the law requires. These tenants are disproportionately low-income Black, Latinx, Asian and Pacific Islander, and other residents of color.

Three affirmative litigation units in OCA contribute to the City's fair housing efforts: the Neighborhood Law Corps (NLC), the Community Lawyering and Civil Rights Unit (CLCR), and the Housing Justice Initiative Unit (HJI).

Since the City Attorney founded the NLC in 2002, it has engaged directly with Oakland communities to address some of the most challenging life, health, and safety problems that Oakland's neighborhoods face, including tenant harassment, and the NLC historically spearheaded OCA's efforts to secure justice for tenants.

Launched in 2016, the CLCR works to advance rights for historically and currently marginalized communities in Oakland to achieve racial, economic, and environmental justice by enforcing, strengthening, and drafting laws that are responsive to those communities' needs.

In October 2020, the City Attorney launched HJI,[3] a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through enforcement of Oakland's Tenant Protection Ordinance (TPO) and other similar or related local and State laws.[4]

OCA prioritizes enforcing the rights of low-income communities and communities of color, especially Black and Latinx residents, who have suffered and continue to suffer disproportionate harms due to the ongoing housing crisis. OCA's housing justice goals include utilizing housing policy and enforcement as a means to further racial, economic, and environmental justice generally, and also to specifically prevent wrongful displacement of marginalized tenants from Oakland.

Community Lawyering and Civil Rights Enforcement (CLCR)

The City Attorney launched this unit to prioritize affirmative litigation and other actions and initiatives to secure justice and equity for all Oakland residents and workers, and to fight abuse, predation, and discrimination against historically or currently marginalized communities. CLCR's affirmative housing-related work has also included actions against or advocacy directed at the federal government where appropriate.

Many of CLCR's cases and initiatives have positively impacted housing justice. For instance, CLCR joined a coalition of close to a dozen other cities and counties statewide to litigate a multi-decade case against lead paint companies that had sold their harmful products for interior residential use for much of the 20th

[3] www.housingjusticeoakland.org

[4] The Oakland City Attorney's Office received two generous grants from the San Francisco Foundation to advance racial equity through the development of HJI and expansion of City Attorney tenant protection enforcement. (See June 30, 2020 City Council Resolution #88186. Legistar File #20-0484. Available at https://bit.ly/3yy9VoD.)

century. Interior lead paint disproportionately harmed and harms Black, Latinx, and low-income Oaklanders, who are more likely to live in older and more lead-burdened housing stock.

CLCR also joined other local governments in a case against the pharmaceutical industry for its contributions to the opioid crisis; that crisis has been a significant driver of homelessness in Oakland, a status disproportionately experienced by Black Oaklanders, and opioids are a significant barrier to unhoused people becoming housed. CLCR also submitted regulatory and administrative feedback to protect housing rights, such as by advocating that HUD refrain from promulgating any rule that separates family members in Oakland-based HUD housing on the basis of immigration status.

CLCR also has pursued other litigation to address historical, present, and future impacts of redlining, restrictive covenants, predatory mortgage lending, fair housing, and livable land issues that impact Oakland's Black, Latinx and other residents of color. For example, in 2015 the City of Oakland sued Wells Fargo for its racially discriminatory mortgage lending practices that violated the Fair Housing Act and California's Fair Employment and Housing Act and preyed upon Black and Latinx Oaklanders, contributing to widespread foreclosures, loss of tax revenue, and other harms. While the City was disappointed that the Ninth Circuit en banc reversed the initial panel's decision, hindering our ability to ensure that the letter and spirit of the Fair Housing Act was upheld in that case, our work to advance fair housing and hold bad actors accountable for their racially discriminatory practices is not over; indeed, it has only begun.

OCA also recognizes more broadly that housing intersects with environmental, economic, and racial justice, and so CLCR's other work focused on those areas also supports fair housing efforts. For example, CLCR is working to improve climate change adaptation and address pollution in Oakland, which disproportionately impacts residents of color and the habitability of Oakland's flatlands.

Neighborhood Law Corps (NLC) and Housing Justice Initiative (HJI)

In addition to the extreme housing affordability crisis in Oakland, marginalized tenants are frequently displaced from their homes when their landlords illegally coerce them to leave. This is especially true for low-income, long-term tenants who live in rent-controlled units and single room occupancy hotels (SROs). Prices and supply incentivize some unscrupulous landlords to harass their tenants to pressure them to leave – for example, by forcing tenants to live without heat in winter. Once a landlord forces tenants to leave, they can sell properties or raise rents to market-rate for significant profit. This is particularly true in neighborhoods that have experienced or are experiencing dramatic gentrification and displacement.

The NLC and HJI have helped to preserve some naturally occurring affordable housing units where low-income tenants of color were at imminent risk of displacement due to unlawful landlord harassment. For example, in 2015, the NLC filed its first TPO lawsuit to vindicate the rights of the very low-income tenants of a 96-unit SRO in downtown Oakland. As a result of OCA's lawsuit, the property was sold to a nonprofit developer with a court order requiring preservation of the building as affordable housing for at least 55 years.[5]

And in 2016, the NLC filed a lawsuit to prevent the new owners of a 39-unit SRO in Oakland's Chinatown from wrongfully displacing the long-term, low-income, and predominantly monolingual Chinese tenants. The owners' declared purpose was to attract a new, market-rate demographic by renovating the building

[5] "Federal Court Approves Sale of Notorious Oakland Residential Property to Improve Conditions and Maintain Long-Term Low-Income Housing." March 23, 2016. Available at https://www.oaklandcityattorney.org/News/Press%20releases/Empyrean%20trustee%20order.html

and displacing the existing tenants. The owners' campaign of harassment included failing to restore four of seven communal bathrooms for nine months. The case resulted in a $1,000,000 settlement and permanent injunction against the owners, a resounding victory for the tenants who were able to stay in their homes.[6] The building is now owned by a nonprofit, and includes commercial space used by a locally-owned restaurant and incubator for immigrant and refugee food entrepreneurs.

Advancing Fair Housing During the COVID-19 Pandemic

Keeping people housed during the COVID-19 pandemic is essential to furthering fair housing. The City of Oakland recognizes that the same communities that are facing insecure housing are also disproportionately impacted by COVID-19, as evidenced by Oakland's declaration of a local health emergency for Black and Latinx residents, many of whom have not had a safe space to isolate or quarantine during the pandemic.[7]

Since the outbreak of COVID-19, OCA has filed multiple lawsuits and sent dozens of demand letters covering hundreds of units in response to landlords violating tenants' rights, including their rights to safe housing and to be free of harassment and discrimination. Almost all of these enforcement actions involved protecting the rights of low-income renters of color. For example, OCA successfully secured emergency restraining orders against landlords engaging in illegal self-help evictions such as lockouts that threatened their tenants' ability to safely shelter in place. The tenants in these cases included Latinx immigrants and elderly, disabled Black residents.

As another example, OCA prevailed in a lawsuit against the owners of a prominent local real estate business for systematically violating the rights of their tenants. The defendants rented units in severely substandard conditions, including units never intended or approved for residential use, to tenants who were predominantly low-income immigrants, among them tenants whose primary language is not English. This predatory business model allowed the owners to exploit tenants desperate to find affordable housing. After trial, the court ordered the defendants to pay millions of dollars in civil penalties and attorney's fees for their egregious violations of tenants' rights. The court also issued a citywide order prohibiting the owners from operating any of their Oakland residential properties in violation of local or State laws.[8] The court concluded that "there is no question that…[the judgment will deter defendants and] will likely have a broad effect in the city as whole as well as other communities. The case thus undoubtedly advanced the public interest."

FAIR HOUSING COMPLAINTS AND VIOLATIONS

Housing discrimination complaints are one source for evaluating fair housing issues in a community. FHEO and DFEH are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination. However, many cases are resolved on the local level.

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[6] "City Attorney Secures $1 Million Settlement in Chinatown Tenant Rights Case." May 3, 2018. Available at https://www.oaklandcityattorney.org/News/Press%20releases/8th%20St.%20Settlement.html; see also "Oakland SRO Landlord to Pay $1 Million Following Tenants Lawsuit." KPIX CBS SF Bay Area. Available at https://www.youtube.com/watch?v=RFKYN862-1Q

[7] *See* May 13, 2020 City Council Resolution #88118. Legistar File #20-0379, *available at* https://bit.ly/3sfiQqM; *See* May 27, 2020 City Council Resolution #88146. Legistar File #20-410, *available at* https://bit.ly/3sjwyZN.

[8] Orenstein, Natalie. "Oakland Landlord Hit with $3.9 Million Penalty for Hazardous Housing Conditions." *The Oaklandside*. September 13, 2021. Available at https://oaklandside.org/2021/09/13/oakland-landlord-hit-with-3-9-million-penalty-for-hazardous-housing-conditions/

In Alameda County, 20 FHEO complaints were filed in 2020, 75 percent were related to a disability bias, 10 percent were related to a racial bias, and 10 percent were related to a familial status bias (HCD AFFH Data Viewer, 2020). The number of housing discrimination complaints has decreased since 2010, when 64 complaints were filed in Alameda County. As in 2020, most complaints in 2010 were related to disability bias (47 percent) while 20 percent were related to a racial bias, and 14 percent were related to a familial status bias. A report from ECHO and East Bay Community Law Center on complaints brought to them from 2015-2019 show that the largest share of complaints (more than 40 percent) in Alameda County are from the City of Oakland, yet Oakland only makes up 26 percent of the population of Alameda County. Consistent with HCD data, most complaints are related to a disability bias. Nearly 50 percent of cases brought to these local fair housing organizations were resolved with counseling.

ISSUES RELATED TO ENFORCEMENT AND OUTREACH CAPACITY

Impediments to addressing fair housing issues in Oakland specifically (and across Alameda County) include lack of local fair housing outreach and enforcement from both private (nonprofit) and public organizations, lack of resources for fair housing agencies and organizations, and lack of federal, State and local funding for affordable housing. The 2020 Analysis of Impediments to Fair Housing (AI) reports that State and federal funding for affordable housing in Alameda County has declined by 80 percent since 2008.

D.2 Segregation and Integration

Segregation can be defined as the separation across space of one or more groups of people from each other on the basis of their group identity such as race, color, religion, sex, income, familial status, national origin, or having a disability or a particular type of disability. Segregation can occur at the neighborhood level and can also occur between cities within the larger region. It can occur in various spaces, such as within workplaces, schools, or places of worship. This analysis is focused on residential segregation.

In contrast to segregation, integration can be generally defined as a condition in which there is not a high concentration of a particular group identity. While integration in some contexts shows a breaking from prior trends of exclusion, and thus a laudatory outcome, measures of integration may also be evidence of areas formerly segregated that have now become integrated as a result of gentrification and displacement. This section analyzes these patterns of segregation, as well as patterns of integration.

Oaklanders take great pride in the city's immense diversity. Compared to the nation and the diverse Bay Area, Oakland stands out as home to people of a wide variety of backgrounds. However, recent research shows that the Oakland is the 14th most racially segregated major city in the United States. Analyzing 2020 Census data, the Othering and Belonging Institute of Berkeley found that six of the ten most segregated Black neighborhoods in the Bay Area, and four of the of the five most segregated Latino neighborhoods, are located in Oakland. Overall, Oakland is the most racially segregated city in the Bay Area in terms of segregation of people between neighborhoods within the city.

Like many other U.S. cities, segregation is Oakland has been shaped by local, county, State and federal government policies and practices that created unfair conditions for BIPOC communities. As described in the Introduction and in Appendix F: Constraints, current disparities in access to opportunity, health, and

wealth building are the result of centuries of intentional policies and practices designed to uphold systems, power, and wealth undergirded by racial discrimination. In the 1930s, Oakland lenders adopted the federally sanctioned practice of refusing to insure mortgages in and near neighborhoods predominantly made up of communities of color. These areas were rated as "D", or "Hazardous," and color-coded as red on lending maps. Residents of these "redlined" neighborhoods, including West Oakland and East Oakland, were denied access to credit, resulting in a cycle of disinvestment and poverty. To prevent their own neighborhoods from being redlined, private developers, realtors, and homeowners were encouraged to write racially restrictive covenants into their deeds that further inhibited residents of color from moving into these areas. Redlined neighborhoods were further damaged by "urban renewal" projects led by Oakland decisionmakers in the 1960s and 1970s. Private properties, primarily in redlined areas, were deemed "blighted" and demolished to make way for freeways and new development. Communities in these areas, such as West Oakland and Chinatown, were displaced and those who remained found themselves next to freeways and other pollution-generating land uses. Zoning was used to designate some areas as residential, either with single-family homes or multi-family homes, and others as industrial.[9] This kept property values higher for white residents in more affluent areas. A segregation map published in 1960 by Sociologist Dr. Floyd Hunter showed that the three zones where Black people resided included zoning for industrial use around residential areas, while the six zones where they did not reside were mostly "A" or single-family zoned, with no industrial use. The racialized concentration of wealth and poverty in Oakland generated through these extractive, exclusionary tactics plays out spatially, with many communities of color having the least access to wealth- and health-building resources, and white communities having the most access.[10]

In the late 1990s, Oakland became an attractive target for real estate investment, spurred in part by the 10K Initiative that proposed scattered market-rate housing across downtown. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process called "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[11] These targeted practices resulted in enormous waves of foreclosures in East and West Oakland. Data from the Urban Strategies Council shows that 93 percent of foreclosed properties then acquired by investors were located in these neighborhoods.[12] At the same time, a strengthening Bay Area jobs market led to waves of residential and commercial gentrification, especially in North and West Oakland. The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities.

[9] Fergison, P. "Head for the Hills: Race and Property Value in Oakland" (thesis, University of California at Santa Barbara, 2018), 35.

[10] Moore, E., Montojo, N., and Mauri, N. Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area. The Othering and Beloninging Institute (formerly known as the Haas Institute for a Fair and Inclusive Society), 2019. Accessed October 31, 2022 at https://belonging.berkeley.edu/rootsraceplace

[11] United States, Ninth Circuit Court (9th Cir.). City of Oakland v. Wells Fargo & Co. United States Reports, vols. 19-15169, 2020, https://www.oaklandcityattorney.org/PDFS/Newsletter/Court%20Opinion%2008262020.pdf

[12] *Who Owns Your Neighborhood? The Role of Investors in Post-Foreclosure Oakland.* Urban Strategies Council, https://urbanstrategies.org/who-owns-your-neighborhood-the-role-of-investors-in-post-foreclosure-oakland/

Despite policies aimed to eliminate racial bias and discrimination, economic and racial segregation continues to increase in the United States. According to data from the National Bureau of Economic Research, over the past 40 years, economic inequality in the United States has returned to levels last seen in the 1920s.[13] Although explicit racial discrimination or legally recognized segregation is not practiced or condoned by the City of Oakland today, the consequences of this history remains and can be traced on today's maps of racial/ethnic population concentrations and concentrations of poverty.

Private housing discrimination (that continues to this day) also contributes to patterns of segregation within a community. Although racial and ethnic segregation is perhaps the most common and well-known form, other protected classes may also experience segregation. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in Oakland. These groups are not mutually exclusive, and there may be considerable overlap across each protected class.

RACE AND ETHNICITY

Regional

Racial and ethnic patterns of segregation in Oakland should be understood within the context of both current regional segregation patterns as well as changing regional and local demographics. As shown in Table D-1, the population of Alameda County has increased by 10.2 percent between 2010 and 2020, with a projected increase of about 12.3 percent between 2020 and 2040, according to California Department of Finance. While the Hispanic group led county growth in numbers (representing an increase in 49,079 people from 2010 to 2020), non-Hispanic multiracial was the fastest-growing group. This group will continue to be the fastest-growing group through 2040, followed by American Indians and Alaska Natives. Over two-thirds of the Alameda County population is something other than non-Hispanic white; however, as of 2020, non-Hispanic whites represent the largest share of the population at about 33.5 percent, followed by non-Hispanic Asians (26.4 percent) and Hispanics of any race (23.4 percent).

Table D-1: Population Growth by Race/Ethnicity, Alameda County, 2010 - 2040

Race/Ethnicity	Population			Percent Change	
	2010	2020	2040 Forecast	2010-2020	2020-2040
White (NH)	519,672	559,571	616,233	7.7%	10.1%
Black (NH)	185,710	191,801	208,955	3.3%	8.9%
American Indian or Alaska Native (NH)	4,299	4,846	6,174	12.7%	27.4%
Asian (NH)	395,859	441,271	479,809	11.5%	8.7%

[13] Emmanuel Saez and Gabriel Zucman, "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," National Bureau of Economic Research, October 2014, https://www.nber.org/system/files/working_papers/w20625/w20625.pdf.

Native Hawaiian or Pacific Islander (NH)	12,421	13,465	13,879	8.4%	3.1%
Multiracial (NH)	57,199	70,261	96,567	22.8%	37.4%
Hispanic/Latinx (any race)	341,561	390,640	456,149	14.4%	16.8%
Total	**1,516,721**	**1,671,855**	**1,877,766**	**10.2%**	**12.3%**

Note: NH refers to non-Hispanic.

Source: California Department of Finance, Table P-2D County Population by Total Hispanic and Non-Hispanic Race (2010-2060)

Regionally, the San Francisco Bay Area experiences notable racial segregation patterns. ABAG-MTC's AFFH Segregation Report, prepared in collaboration with the UC Merced Urban Policy Lab, found that white residents in the region are significantly more segregated from other racial and income groups, though white isolation has decreased since 2010. The highest levels of racial segregation occur between Black and white populations. The Othering and Belonging Institute at UC Berkeley additionally found that seven of the nine Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, but also that racial residential segregation appears to have peaked around the year 2000 and has generally declined since. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups, and there is more racial segregation between Bay Area cities compared to other regions in the state.

Local

Oakland has a majority-BIPOC population (71.7 percent) according to 2019 ACS five-year estimates (Table D-2), and Oakland's share of BIPOC individuals is greater than the region at large. However, population growth between 2010 and 2019, which was 8.8 percent overall, was largely driven by an increase in the non-Hispanic white population (with an increase of 18,917 people from 2010-2019), followed by the Hispanic/Latinx population (with an increase of 15,874 people). The fastest-growing group during that timeframe was some other race or two or more races (45.8 percent). While the non-Hispanic Black or African American population represented the largest share of the population in 2010, by 2019 it had declined 7.4 percent and was no longer the plurality. As described later in the Displacement Risk section of this chapter, this population decline was in part a result of the Black population being displaced as housing costs in the area increased. As of 2019, non-Hispanic whites were the plurality at 28.3 percent, followed by the Hispanic or Latinx population at 27 percent. Non-Hispanic Black or African Americans composed 23.2 percent of the population in 2019. Population projections by race and ethnicity are unavailable at the city level as they have not been prepared by the Department of Finance, the Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) or Alameda County.

Table D-2: Population Growth by Race/Ethnicity, Oakland, 2010 - 2019

Race/Ethnicity	Population		Percent Change
	2010	2019	2010-2019

White	101,308	120,225	18.7%
Black or African American	106,637	98,749	-7.4%
American Indian and Alaska Native	1,214	1,455	19.9%
Asian	65,127	65,195	0.1%
Native Hawaiian/Other Pacific Islander	2,081	2,237	7.5%
Some other race/Two or more races	15,289	22,294	45.8%
Hispanic or Latinx	99,068	114,942	16.0%
Total	**390,724**	**425,097**	8.8%

Source: U.S. Census Bureau, Census 2000 (SF1, Table P004); Census 2010 (SF1, Table P9); 2019 American Community Survey 5-Year Estimates (TableID: DP05)

Dissimilarity and Isolation Indices by Race/Ethnicity

To examine the distribution of racial and ethnic groups in a jurisdiction, HUD developed the Dissimilarity Index. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. The Dissimilarity Index uses values ranging from 0 to 100, where higher numbers indicate a higher degree of segregation among the two groups measured. Dissimilarity Index values between 0 and 39.99 generally indicate low segregation, values between 40 and 54.99 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Dissimilarity Index values compare racial and ethnic groups against the distribution of non-Hispanic white residents in a community and do not directly measure segregation between BIPOC groups. Chart D-1 provides the Dissimilarity Index trends from 1990 to 2020 for Oakland and the San Francisco-Oakland-Hayward Region.

Within Oakland, the dissimilarity index shows moderate or high segregation for all racial groups as compared to the non-Hispanic white population. All indices within the city are above 50 as of 2020. There is moderate segregation between the white and Asian/Pacific Islander population. Segregation between the Black and white populations is borderline moderate-high. In both comparisons, segregation decreased slightly from 2000 to 2010, then increased slightly from 2010 to 2020. Segregation between the Hispanic and white populations is high and has remained consistent for the last 20 years.

Within the San Francisco-Oakland-Hayward region, segregation between non-white and white groups is lower than within the city of Oakland, scoring less than 50 since 1990 (in Oakland, this number has remained consistently above 50). Since 1990, there has been moderate segregation between all groups in the region, except between the Black and white population, for which it has been consistently higher. Segregation between Hispanic and white groups is notably higher in Oakland than in the region at large, which typically scores 50 or lower. Within the last 10 years, segregation overall has increased slightly in Oakland and in the region, except between the white/Hispanic comparison group, for which it has remained consistent.

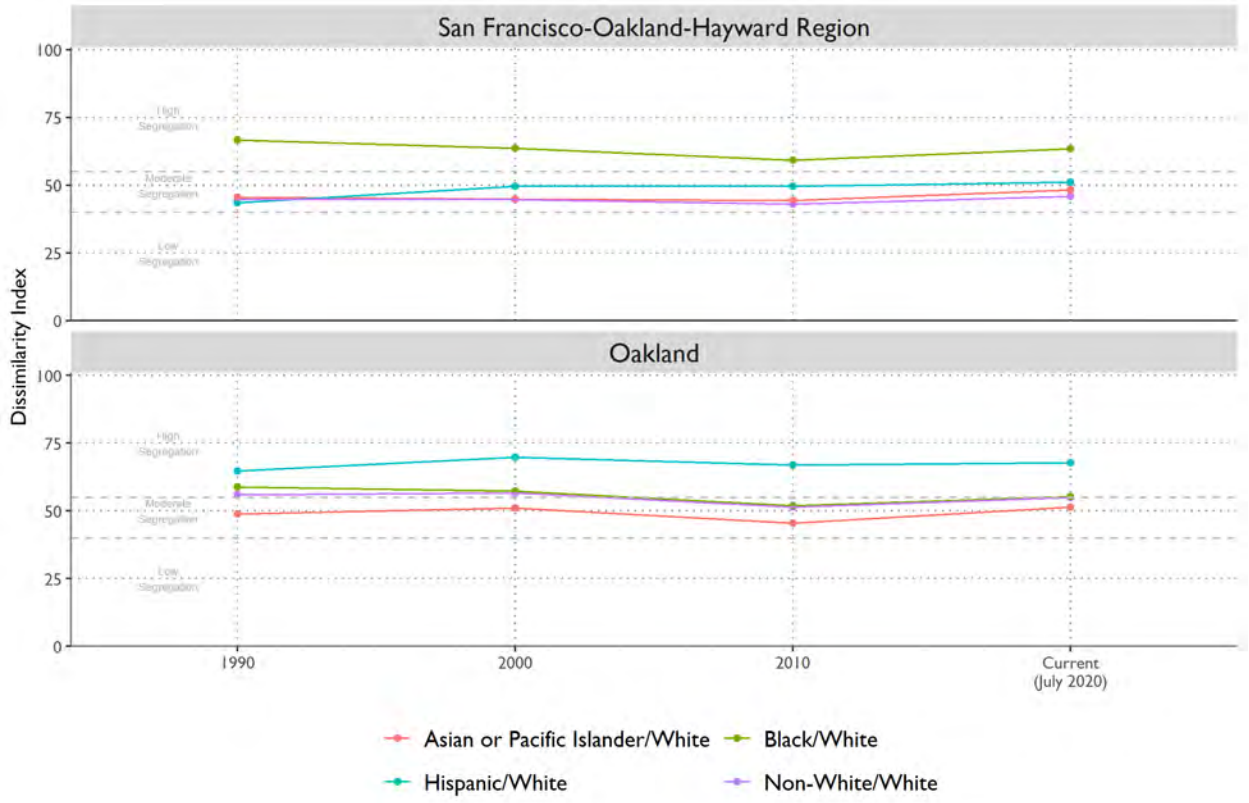
ABAG-MTC also produced a dissimilarity index comparing Oakland with the entire nine-county Bay Area. Segregation between white and non-white groups in the nine-county region is notably lower than in Oakland and the San Francisco-Oakland-Hayward region. Also, Oakland's dissimilarity index indicated a higher degree of segregation between Latinx and white populations than any of the 104 jurisdictions

analyzed. Overall, Oakland's dissimilarity index indicated one of the highest levels of segregation between white populations and BIPOC populations in the entire Bay Area region.

The ABAG-MTC report also included an isolation index for Oakland and the nine-county Bay Area Region. An isolation index compares each neighborhood's composition to the city's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65 percent. Latinx residents are the most isolated racial group in the City, and they are less isolated in the region. The Black/African American population is also more isolated within the City than the region, and their isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. The isolation index for white populations has fallen from 2000 to 2020 and is somewhat lower within the City than within the Bay Area.

Chart D-1: Racial Dissimilarity Index for the Region and Oakland



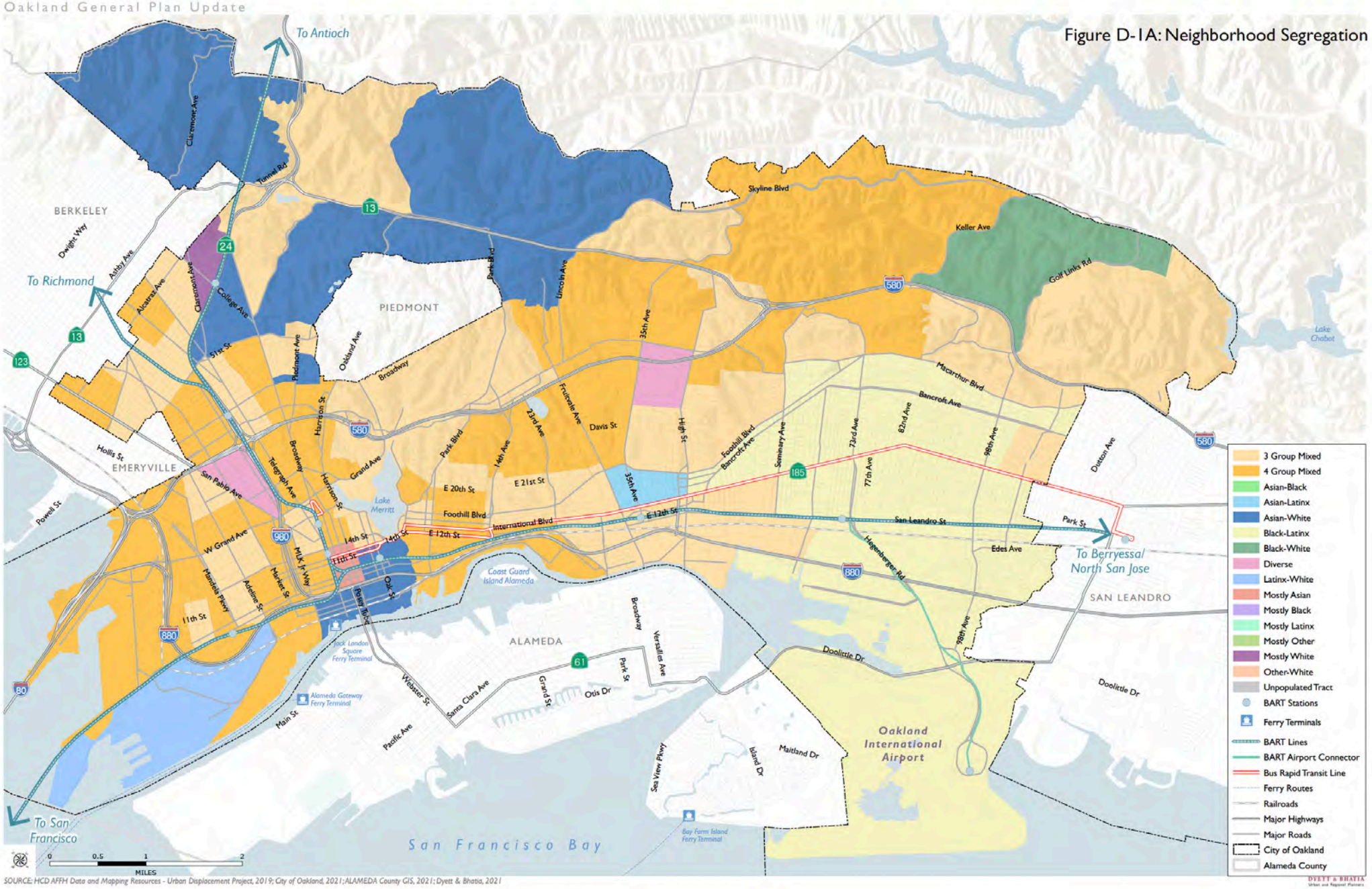
Source: HUD, AFFHT0006 Table 12, July 2020

The Dissimilarity Index may not capture the nuances in patterns of segregation between BIPOC communities. Further, the Dissimilarity Index is only available at the citywide level. The Urban Displacement Project (UDP) at UC Berkeley has created neighborhood segregation typologies that identify which racial/ethnic groups have more than 10 percent representation within a given census tract. The typologies consider five racial/ethnic groups, including Black, Latinx, White, Asian and Other. As seen in Figure D-1A, the majority of tracts in Oakland are identified as either 3 or 4 Group Mix. However, there's a cluster of tracts in the northeast section of the city are classified as Asian-white and a cluster of tracts in the southwest section classified as Black-Latinx. Across the city, only two tracts are considered Diverse according to this methodology. Figure D-1B more acutely visualizes segregation in Oakland, showing which census tracts are predominantly Asian, Hispanic, African American, and White (no tracts were predominantly Native American/American Indian). Predominant population is classified into three levels, noting where the census tract population for that group is at least 50 percent greater than the other groups (predominant), 10-50 percent greater (sizeable), and less than 10 percent greater (slim). The Asian population is predominant in the Chinatown area with decreasing margins in surrounding tracts in Downtown and east beyond Lake Merritt; the Hispanic population is predominant in Fruitvale with decreasing margins in adjacent tracts in East Oakland; the African American population is predominant in both West Oakland and the Oak Knolls area in East Oakland, with decreasing margins in surrounding tracts; and the white population is predominant in the North Oakland Hills, Rockridge, and immediately

south of Piedmont with decreasing margins in surrounding tracts. Only one tract in East Oakland (Bancroft/Havenscourt) does not have a predominant population.

In contrast, the ESRI 2018 Diversity Index (Figure D-2) classifies many tracts as Higher Diversity and a handful of tracts as Lower Diversity. Most of the tracts on the higher end of the diversity index are consistent with those classified by UDP as Diverse or 3 or 4 Group Mix. Many tracts located in the northeast section of the city fall on the lower end of the diversity index, consistent with the UDP neighborhood segregation findings.

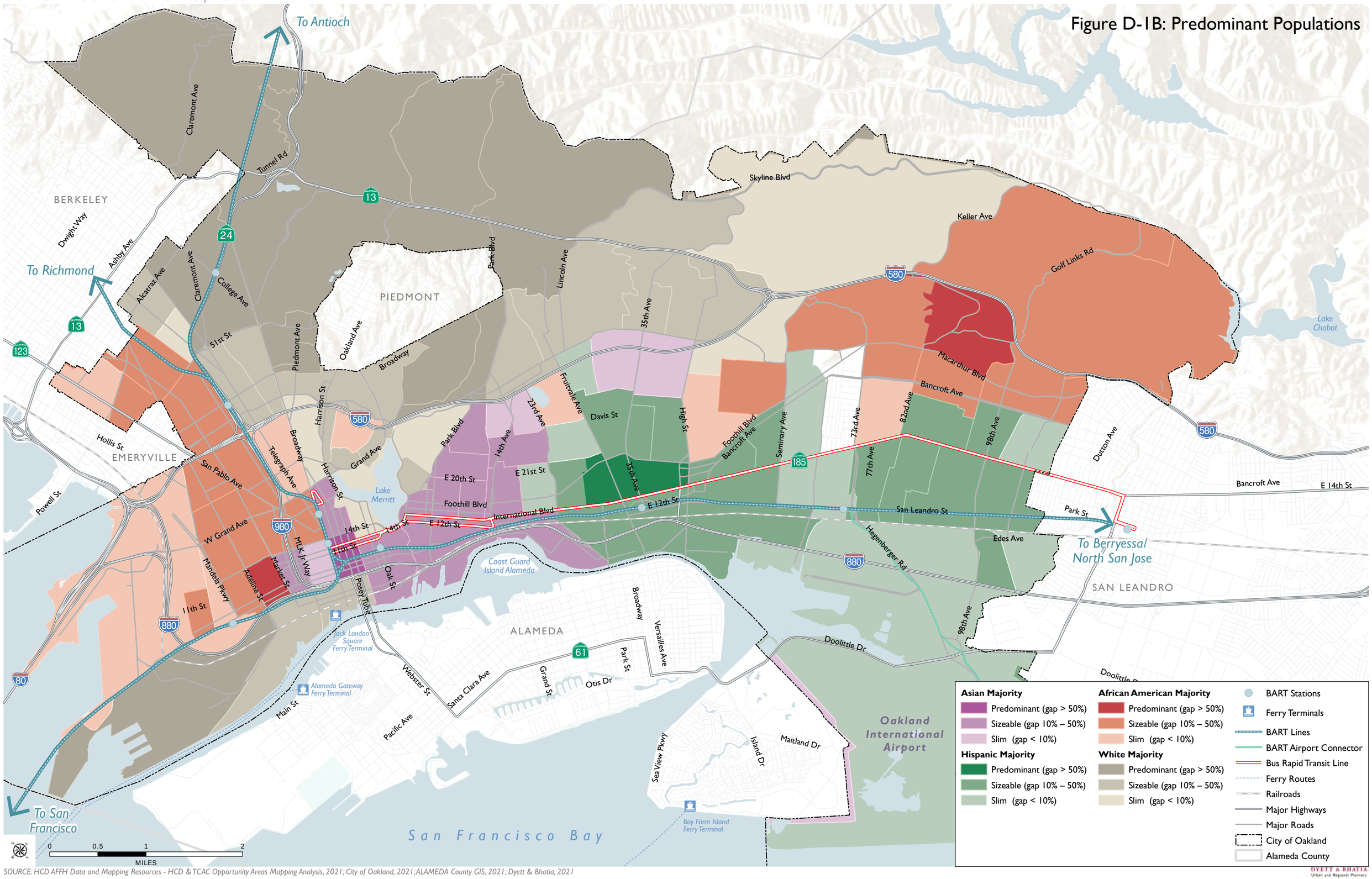
Figure D-1A: Neighborhood Segregation



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

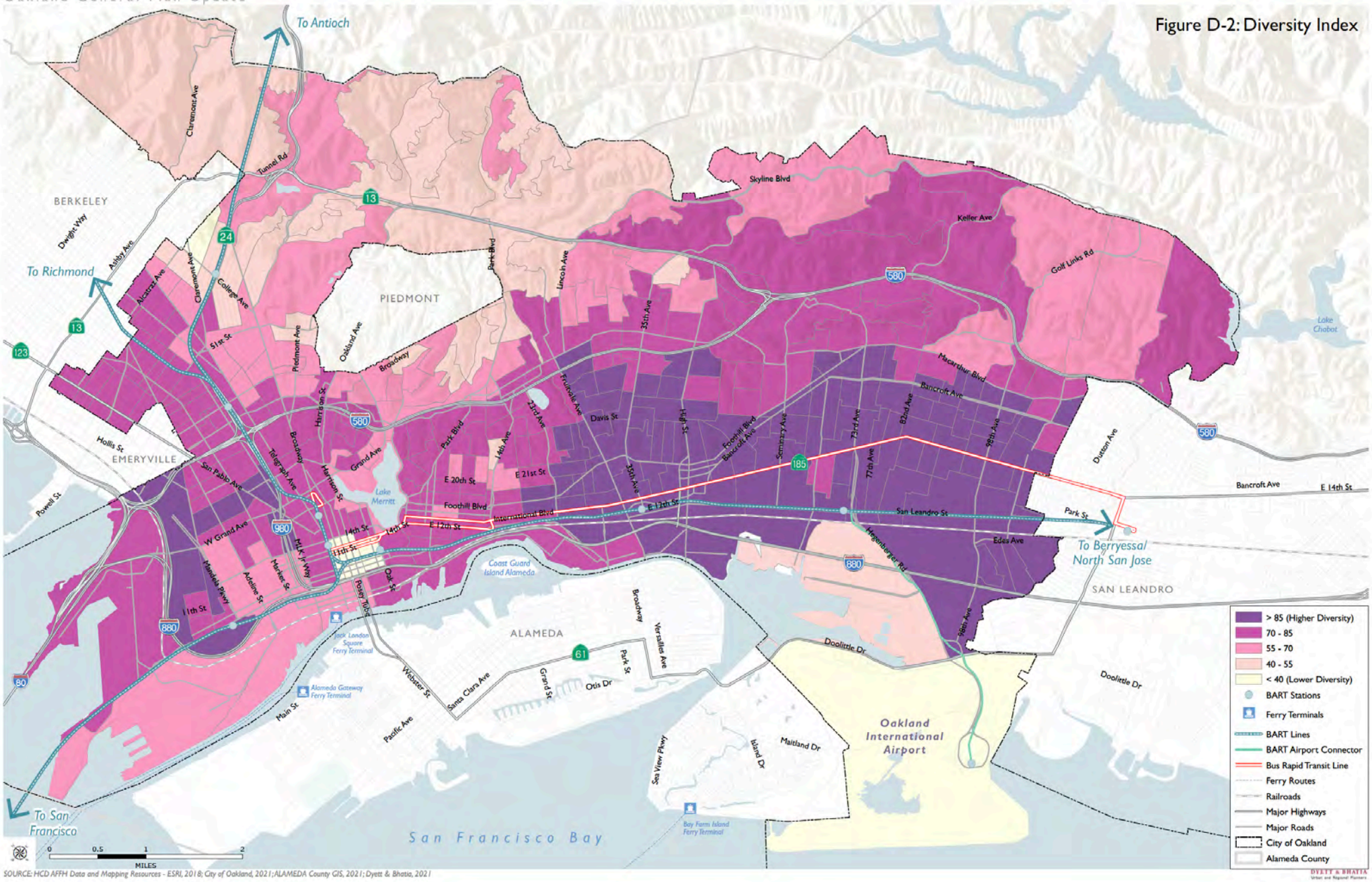
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Figure D-1B: Predominant Populations



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-2: Diversity Index



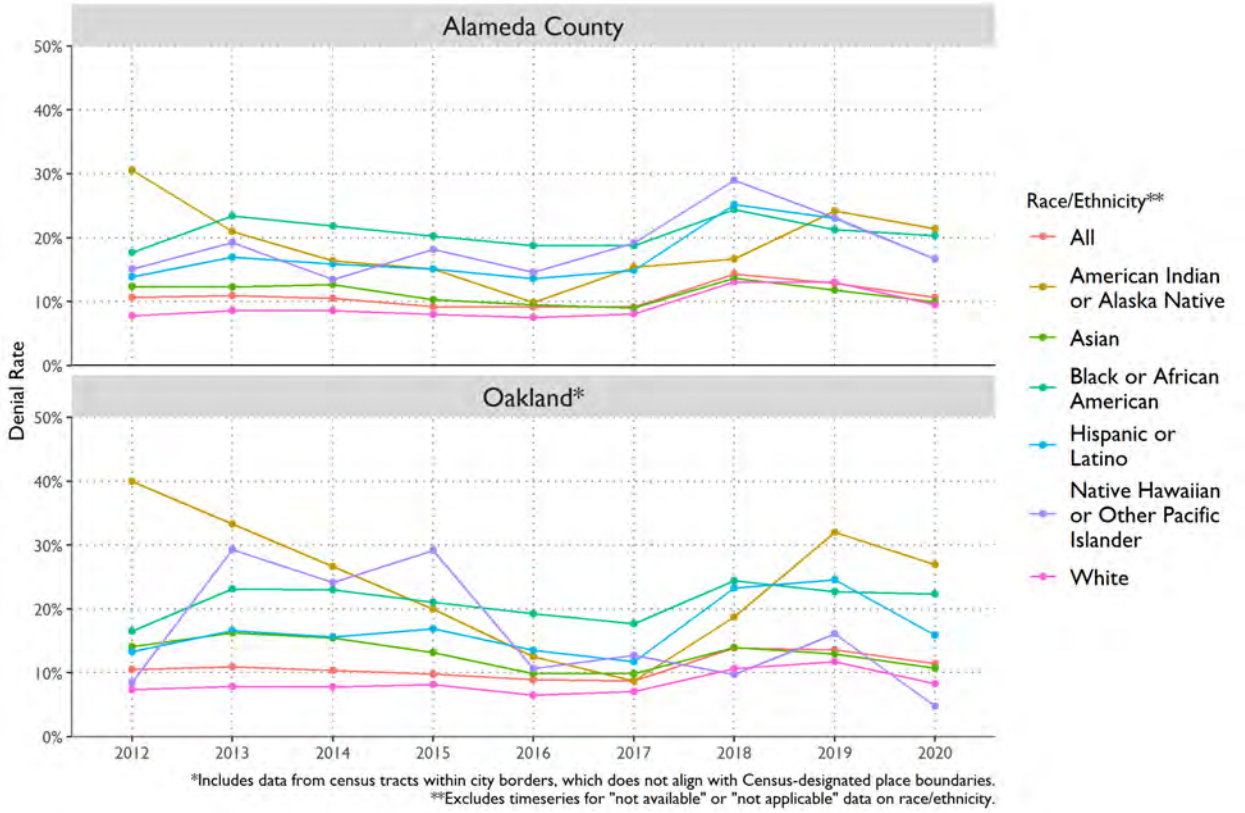
SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Other Relevant Factors: Loan Denial Rates by Race/Ethnicity

Chart D-2 below traces loan denial rates for home purchase and improvement loans between 2012 to 2020 for all census tracts in Oakland and Alameda County. Denial rates have remained relatively stable and generally lower than 25 percent in the County, with Asian and white applicants consistently on the lower end, and Black applicants consistently on the higher end. In 2018, denial rates increased for all groups in the County, but have since decreased. Despite the decrease, denial rates have remained higher for the Hispanic and American Indian/Alaska Native groups. Oakland-based denial rates are similar to the County's rates on average, but with more variability for the American Indian/Alaska Native and Native Hawaiian/Other Pacific Islander groups. Both groups comprise much smaller shares of the Oakland population than other racial/ethnic groups, which might mean fewer loan applications, and thus have a larger impact on the data. Denial rates are generally higher for the American Indian/Alaska Native population in Oakland compared to the County overall, while they are generally lower for the Native Hawaiian/Other Pacific Islander population in Oakland compared to the County overall. Denial rates are consistently lowest for the white population.

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, 2012-2020



Source: Home Mortgage Disclosure Act Data, 2012-2020

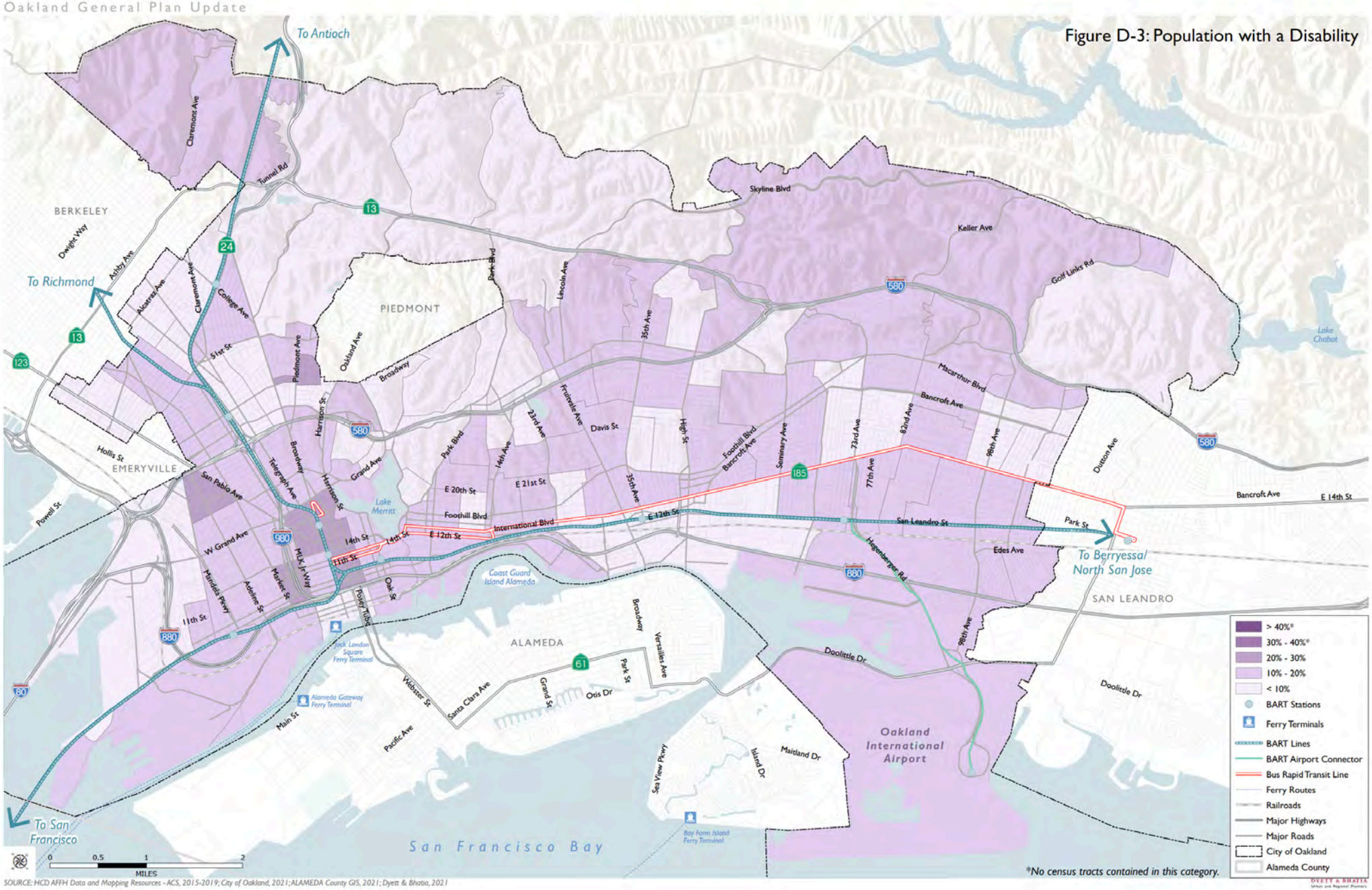
PERSONS WITH DISABILITIES

According to the 2019 ACS five-year estimates, approximately 49,362 or 11.7 percent of Oakland residents were living with a disability. This is slightly higher than in Alameda County (9.2 percent) and in the Bay Area (9.6 percent).

Per 2019 ACS five-year estimates compiled by HCD, Figure D-3 indicates that there is a moderate concentration of people living with a disability (20-30 percent) in some tracts in Downtown Oakland, including Chinatown, plus a tract in West Oakland and a tract in the Piedmont Ave neighborhood. Otherwise, there is a dispersal of persons with disabilities throughout the city. According to the 2020 AI, persons with disabilities are overrepresented in publicly assisted housing (which, as indicated on upcoming Figure D-20, is concentrated in Downtown Oakland.)

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals. Appendix B, Housing Needs, further addresses details about the population with disabilities in Oakland as well as their housing needs.

Figure D-3: Population with a Disability



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

FAMILIAL STATUS

Discriminatory housing practices based on familial status, including discrimination against families with children, may influence where families are able to live and lead to geographic concentrations within a jurisdiction. Female householders with children may especially be targets of discrimination. Table D-3 indicates that more than half of all children in Oakland (60.8 percent) are living in married-couple family households. There are 25,112 children (29.8 percent) living in female-headed households.

Table D-3: Children Under 18 Years in Oakland Households, 2019

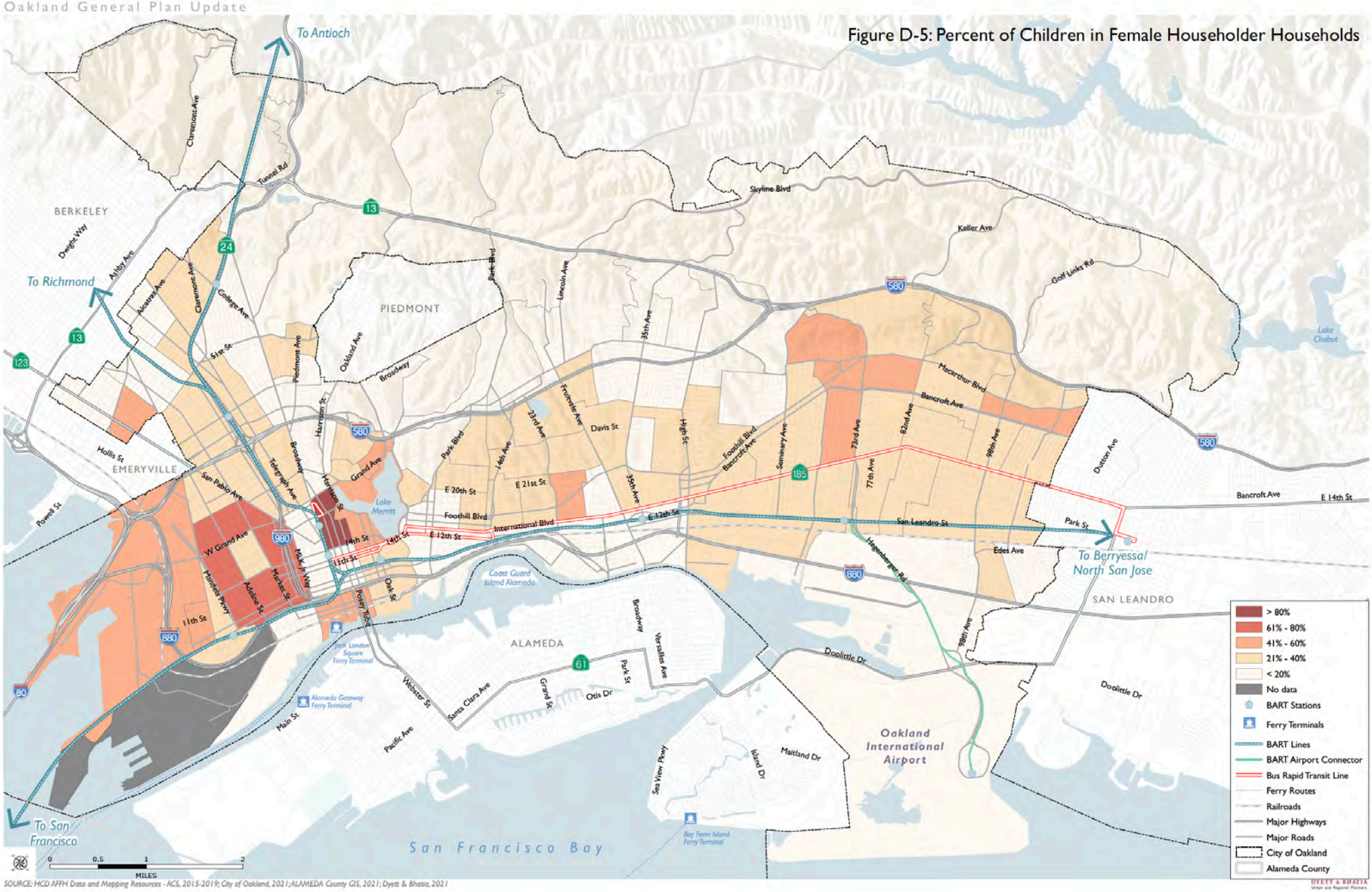
Household Type	Number	Percent
Married-Couple	51,201	60.8%
Male Householder, No Spouse Present	7,174	8.5%
Female Householder, No Spouse Present	25,112	29.8%
Other	707	0.8%
Total	**84,194**	**100.0%**

Note: All households with children are considered family households.

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S0901)

Figures D-4 through D-6 below indicate there are patterns of geographic concentration based on familial status. Figure D-4 shows that the proportion of children in married-couple families tends to be higher in the eastern part of the city, adjacent to and in the hills, plus some scattered concentrations along the western edge of the city. Figure D-5, on the other hand, indicates that there is a higher proportion of children in female householder households in West Oakland and in one specific tract in the downtown area. There is a higher percentage of adults living alone (Figure D-6) in the downtown area, as well as in other mixed-use neighborhoods north and south of downtown, and surrounding Lake Merritt. Additionally, in one tract near Mills College more than 20 percent of adults live alone.

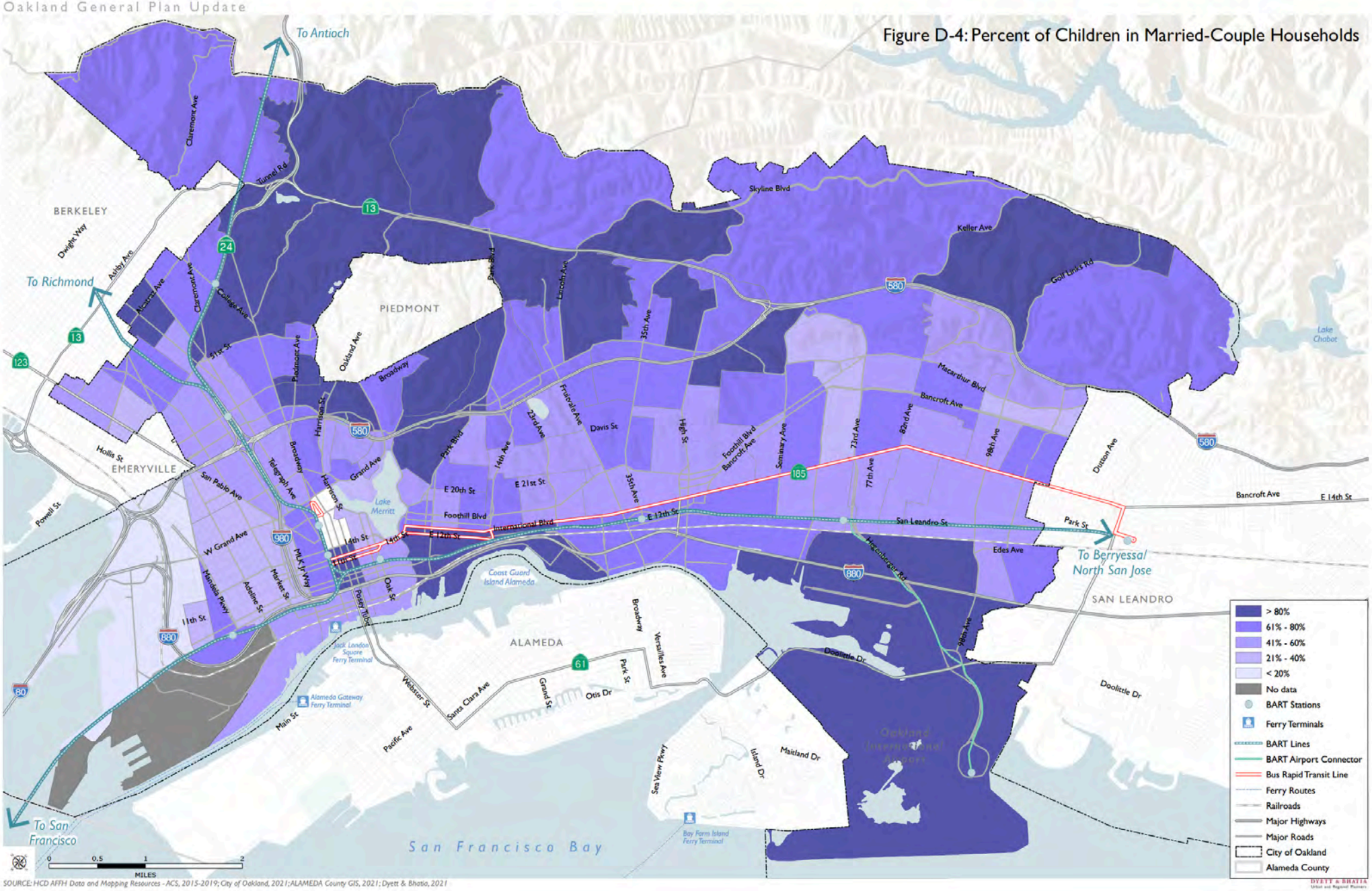
Figure D-5: Percent of Children in Female Householder Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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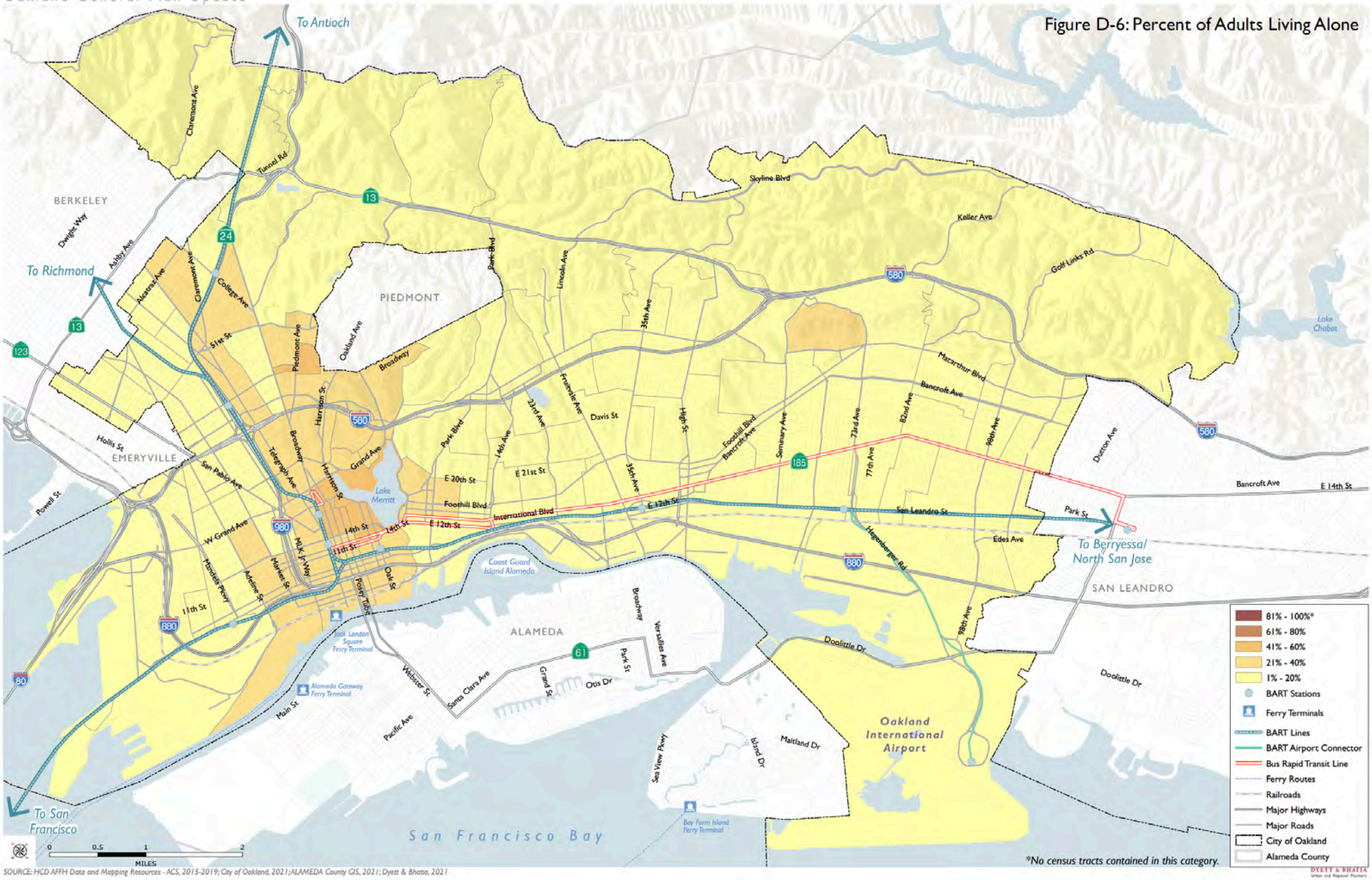
Figure D-4: Percent of Children in Married-Couple Households



SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-6: Percent of Adults Living Alone



*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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INCOME LEVEL

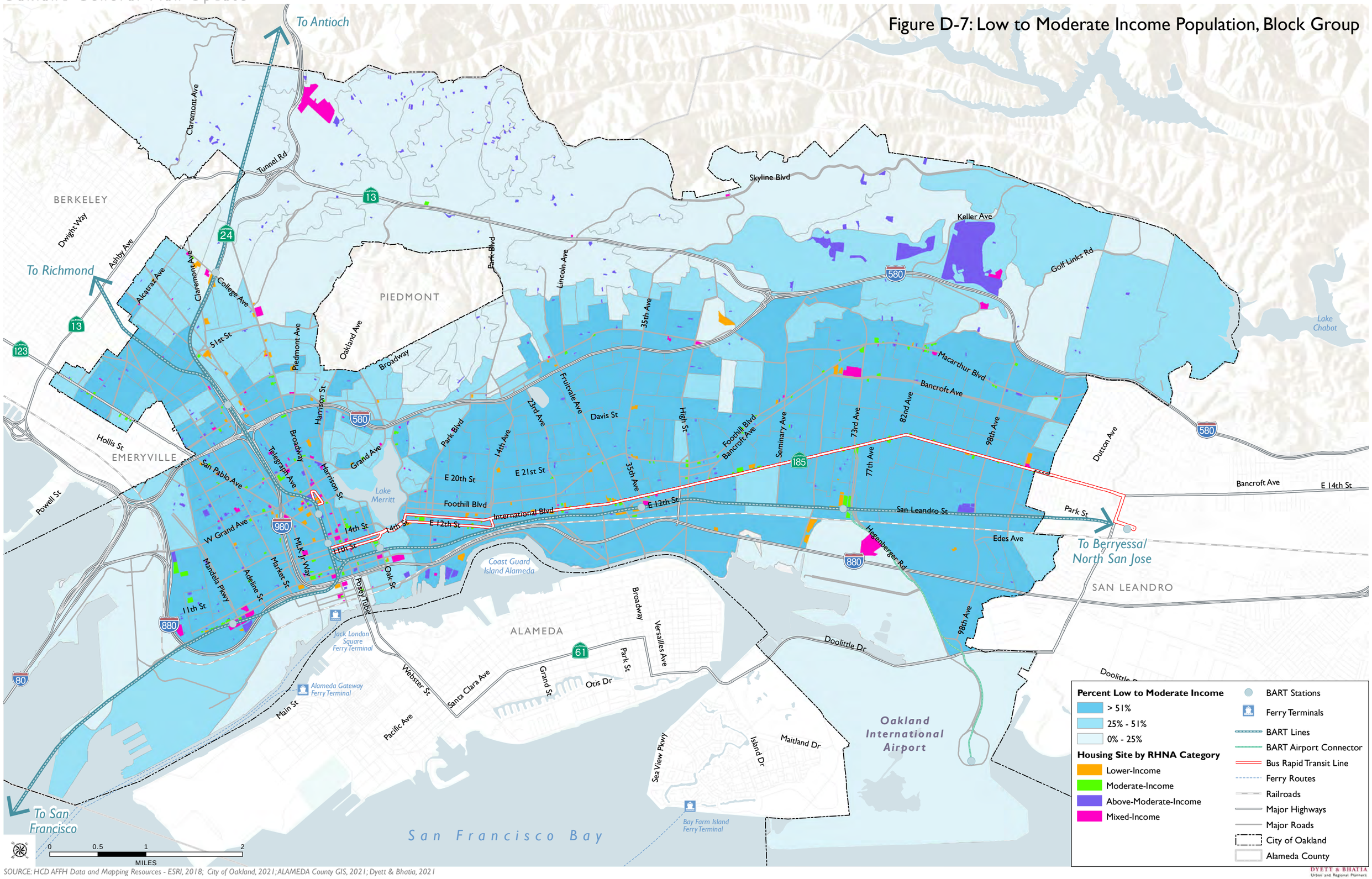
Geographic concentration by income, including concentration of poverty, is another type of segregation that exists in Oakland. HUD defines low income as 50-80 percent area median income (AMI), and moderate as 80-120 percent AMI. An LMI area (where low- or moderate-income individuals are concentrated) is a census tract or block group where over 51 percent of the population is LMI. Figure D-7 illustrates income segregation across Oakland with the distribution of LMI block groups in 2018. Except for the Port and the Laney College area, LMI block groups in Oakland formed almost a continuous spine through the flatlands. The North Hills and block groups immediately south of the City of Piedmont had the lowest concentrations of LMI individuals, and the South Hills had no tracts where over 50 percent of the population is LMI.

Compared to other Bay Area jurisdictions on average, Oakland in 2015 had a significantly higher rate of between-neighborhood segregation for very low-income individuals, while its segregation rates for other income groups (low, moderate, and above moderate) were similar compared to the region; also, when comparing lower-income individuals to higher-income individuals using a dissimilarity index, income segregation was higher in Oakland than the Bay Area region.[14]

Changing poverty rates over time can provide an insight into the economic wellbeing of households and individuals in Oakland. According to ACS five-year estimates, the poverty rate for individuals in Oakland decreased from 21 percent in 2014 to 16.7 percent in 2019. The poverty rate is higher for families with children in Oakland: 24.5 percent in 2014 and 19.9 percent in 2019. A decrease in the poverty rate during this timeframe was a trend in Alameda County, as well, with 12.9 percent living in poverty in 2014 and 9.9 percent in 2019. Figure 3-8 demonstrates the spatial decrease in poverty from 2014 to 2019, with higher poverty tracts reclassified into lower poverty categories. No tracts had more than 40 percent of the population living in poverty in 2019, while nine tracts did in 2014 (Eastmont, Fitchburg, East Peralta, one tract in San Antonio, one in Downtown, and four in West Oakland). In two cases, tracts with more than 40 percent living in poverty went down to as low as 10-20 percent living in poverty (one tract in West Oakland and the East Peralta tract), which prompts further investigation. While this might be partly a result of a rebounding economy post-Great Recession, it may also signify displacement, which is explored later in this chapter. It is also important to note that poverty disproportionately impacts Oakland residents by race and ethnicity. As shown in Table D-4, all racial and ethnic groups except for white and Native Hawaiian and Pacific Islander populations face higher than average poverty rates.

[14] UC Merced Urban Policy Lab and ABAG-MTC Staff, *AFFH Segregation Report: Oakland*, March 6, 2022

Figure D-7: Low to Moderate Income Population, Block Group



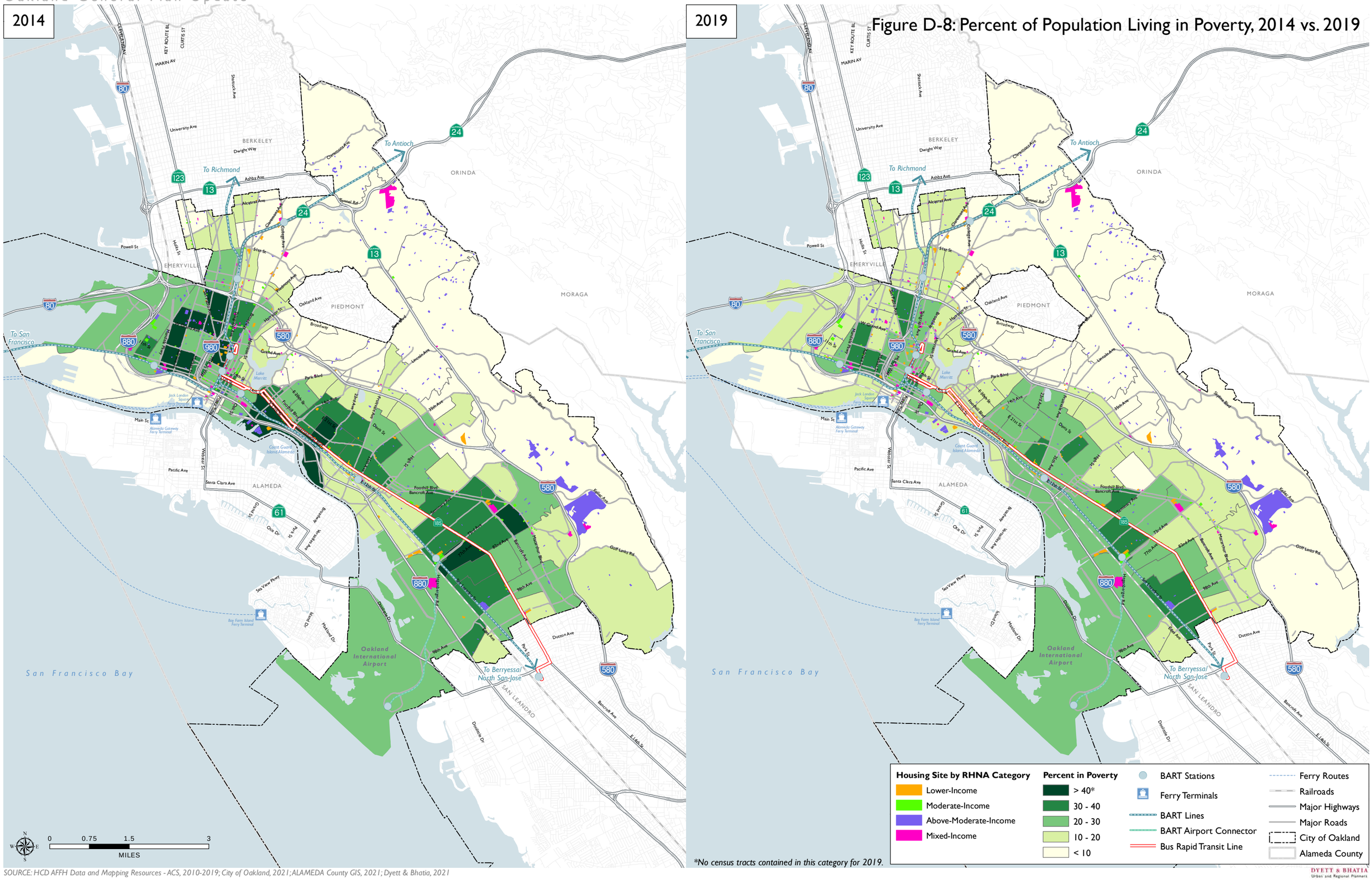
SOURCE: HCD AFFH Data and Mapping Resources - ESRI, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-8: Percent of Population Living in Poverty, 2014 vs. 2019

2014

2019



*No census tracts contained in this category for 2019.

SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2010-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Table D-4: Population Poverty Rates in Oakland, 2019

Race/Ethnicity	Total Population		Population Below Poverty Level	
	Number	Percent	Number	Percent
White alone	148,963	**35.4%**	14,242	9.6%
Black or African American alone	99,868	**23.8%**	23,735	23.8%
American Indian and Alaska Native alone	3,820	**0.9%**	833	21.8%
Asian alone	65,138	**15.5%**	11,277	17.3%
Native Hawaiian and Other Pacific Islander alone	2,294	**0.5%**	316	13.8%
Some other race or two or more races	100,144	**23.8%**	19,955	19.9%
Hispanic or Latino origin (of any race)	113,402	**27.0%**	23,383	20.6%
White alone, not Hispanic or Latino	118,953	**28.3%**	9,168	7.7%
Total	**420,227**	**-**	**70,358**	16.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates (TableID: S1701)

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined by HUD as census tracts with a non-white population of 50 percent or more, and a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower. It serves as a measure of neighborhoods that are experiencing both high racial and ethnic concentration as well as high rates of poverty. The 2020 AI notes that displacement, lack of public and private investment in specific neighborhoods, and the type and location of affordable housing all contribute to R/ECAPs. In Oakland (Figure D-9), there are four clusters of R/ECAPs: in/around Downtown and West Oakland, in/around Fruitvale/Jingletown, and two along International Boulevard near the Coliseum.

Recalling Figure D-1B, which shows where predominant concentrations of various racial/ethnic groups live in Oakland, individual R/ECAPs can be linked to census tracts with predominant populations of each of the largest non-Hispanic white racial/ethnic groups in Oakland: Black/African American (West Oakland), Asian (Downtown-Chinatown), and Hispanic/Latinx (Fruitvale/East Oakland). In Oakland, 37 percent of R/ECAP residents are Hispanic, 37 percent are black, 15 percent are Asian or Pacific Islander, and 11 percent fall within other racial categories. According to the 2020 AI, about 13 percent of Oakland's population lives in R/ECAPs.

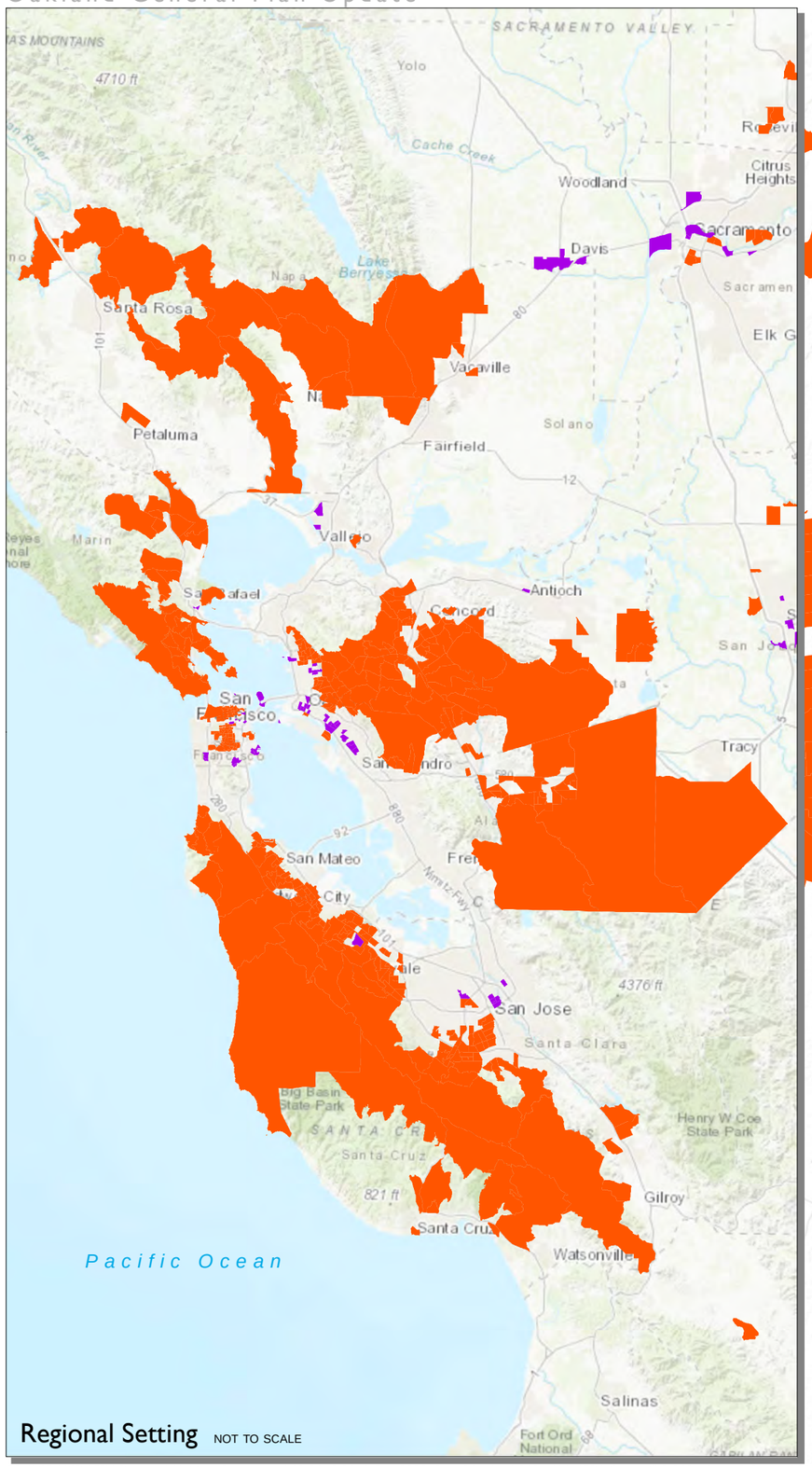
Figure D-9 also shows R/ECAPs throughout the region. R/ECAPs in nearby jurisdictions include, but are not limited to, five tracts in Berkeley surrounding the UC Berkeley campus (which, as noted in the 2020 AI, is likely skewed by no- or low-income students), and a few in San Francisco. There are none in the neighboring Cities of Alameda, Emeryville, or San Leandro. Oakland has more R/ECAPs than any of its neighboring jurisdictions, and the majority of R/ECAPs in Alameda County. In the Bay Area region, there

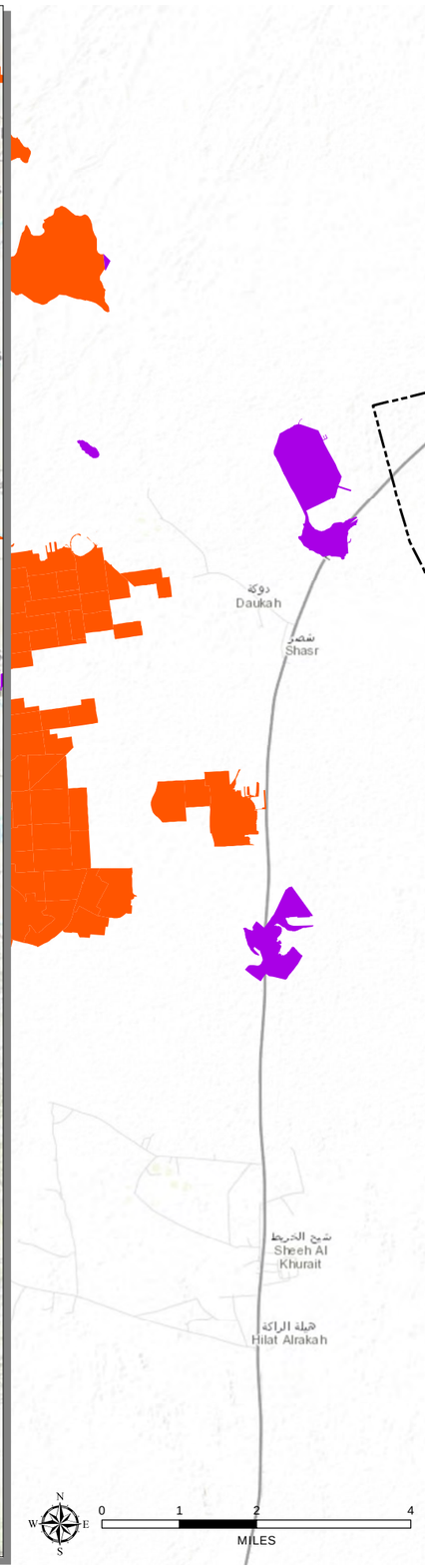
is a more even distribution of races within R/ECAPs: 19 percent are white, 23 percent are black, 29 percent are Hispanic, and 26 percent are Asian or Pacific Islander.

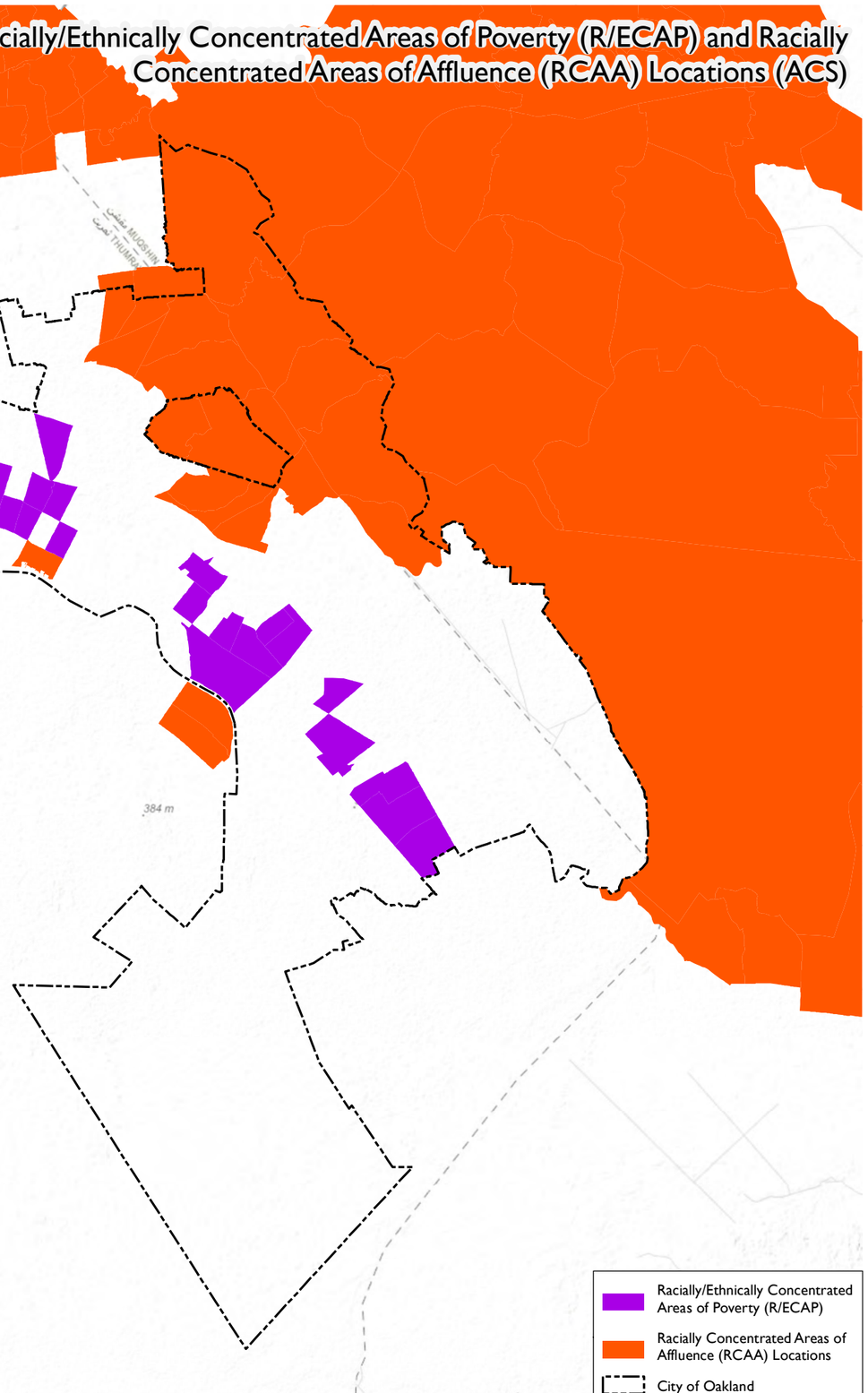
Racially Concentrated Areas of Affluence (RCAAs) are not formally defined by HUD or State HCD but are generally considered to be areas with high concentrations of wealthy, white residents. State HCD's working RCAA metric reflects a Location Quotient (LQ), which represents the percentage of total white population (White Alone, Not Hispanic or Latino) compared to the average percentage of total white population for all census tracts in each COG region. Census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5 times the State AMI, whichever is lower) were designated as RCAAs. Based on this methodology, RCAAs are present in Rockridge, Montclair, and the North Oakland hills; the Trestle Glen, Crocker Highlands, and Glenview neighborhoods; and the Jack London District. Appendix C and the Housing Action Plan action 3.4.1 specifically addresses location of sites available to lower incomes and zoning changes in the Rockridge area to address this existing segregation. Housing Action Plan 3.4.2 directs further study of zoning changes citywide as part of the Land Use and Transportation Element (LUTE) update. As described in Appendix C, the entirety of the North Oakland hills is within a Very High Fire Hazard Severity Zone, and a majority of the land is sloped with grades above 30 percent.

Regionally, other Bay Area jurisdictions have RCAAs, including, but not limited to, many tracts in Marin and San Mateo Counties as well as some tracts in Santa Clara and San Francisco Counties. In Alameda County, there are RCAAs in the neighboring jurisdictions of Berkeley (adjacent to Rockridge and in North Berkeley), Alameda (the southeastern potion of the city across the tidal canal from Jingletown), and Piedmont (entirety), as well as in Pleasanton, Livermore, and smaller portions of Albany, Dublin and Fremont. There are no RCAAs in neighboring Emeryville and San Leandro. In Contra Costa County, the entirety of the Orinda, Moraga, and Lafayette city limits are RCAAs. A significant portion of unincorporated Alameda and Contra Costa Counties adjacent to the Oakland border are also RCAAs.

Figure D-9a: Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA) Locations (ACS)



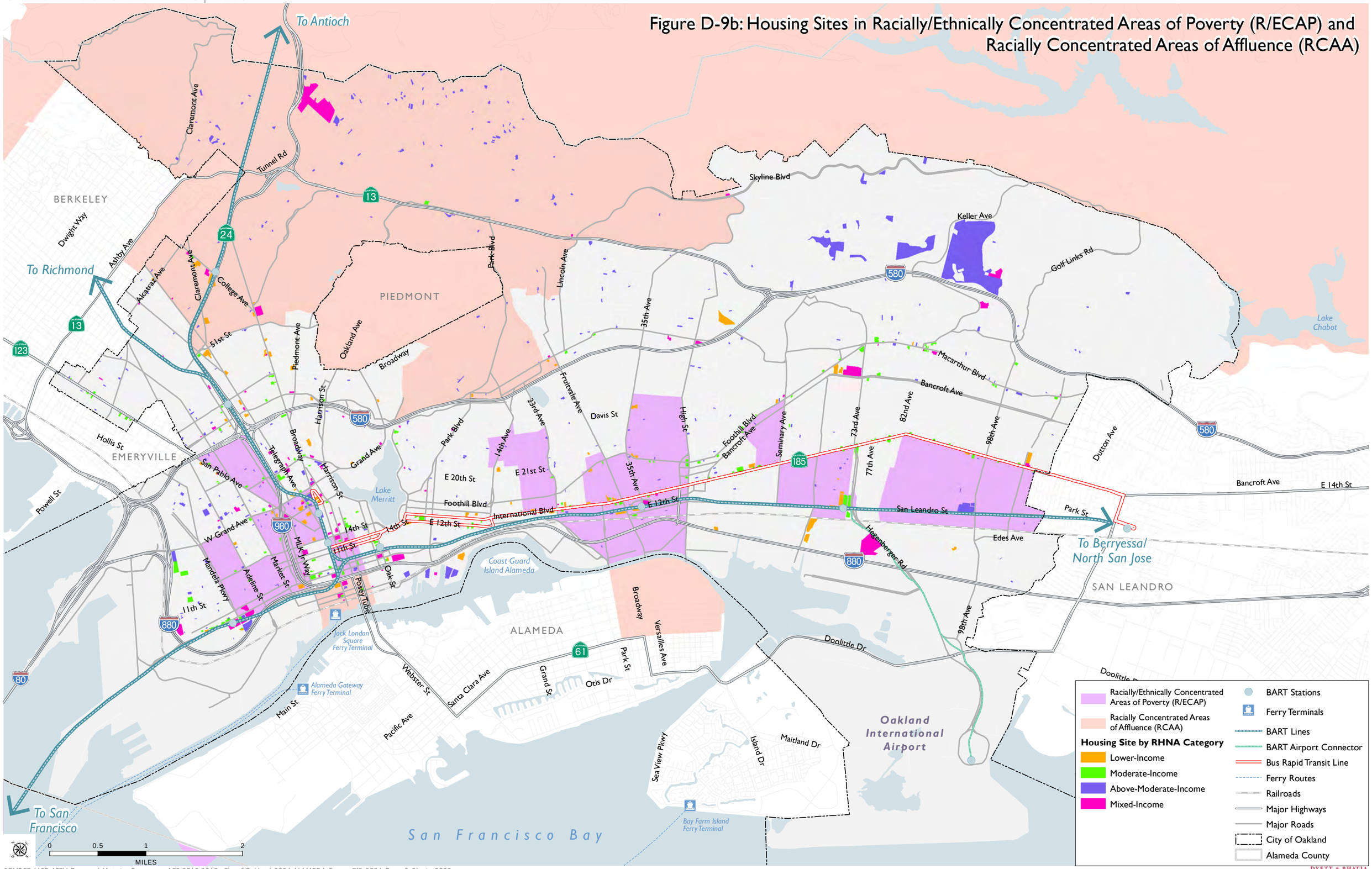




SOURCE: HCD AFFH Data and Mapping Resources - ACS, 2015-2019; Esri, 2022; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-9b: Housing Sites in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA)



SOURCE: HCD AFFH Data and Mapping Resources - ACS 2015-2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

D.4 Disparities in Access to Opportunity

REGIONAL CONTEXT

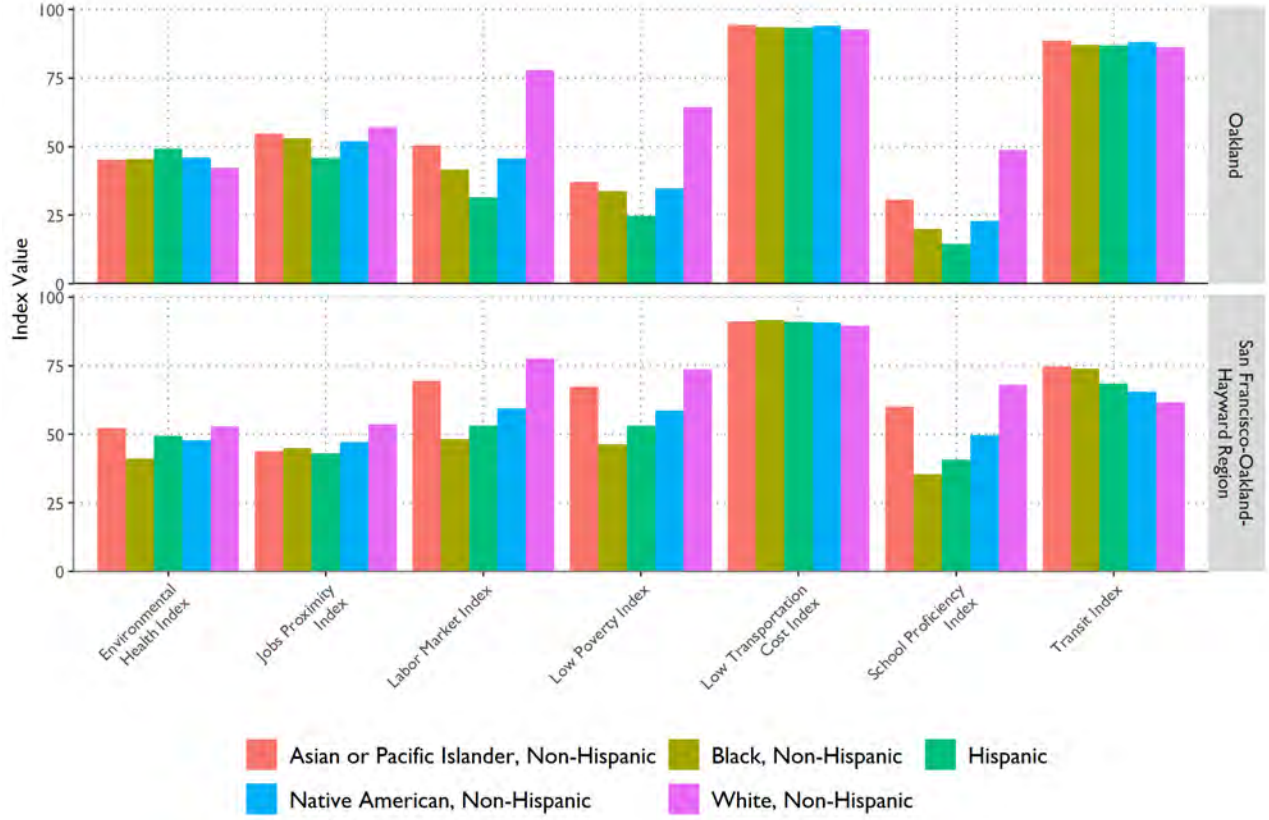
Access to opportunity was assessed in both the regional and local context. In their July 2020 Assessment of Fair Housing data release, HUD provided a set of opportunity indices to quantify disparities in access to opportunity at the local and regional scale for seven categories: Environmental Health, Jobs Proximity, Labor Market, Low Poverty, Low Transportation Cost, School Proficiency, and Transit. The index score is first computed at the neighborhood level (which can vary from census tract to block group cluster, depending on the variable). The higher the index score, the better an area's access to opportunity. The index score then goes through a second computation that weights it based on the distribution of a given racial/ethnic group in that area. While these indices do not identify opportunity by tract or block group within the city, they can show the relative standing of Oakland compared to the San Francisco-Oakland-Hayward region. Chart D-3 shows the indices by race/ethnicity across the entire population of Oakland and the San Francisco-Oakland-Hayward region. Below are the descriptions for each opportunity index value, along with findings for the city and region:

- **Environmental Health** measures potential exposure to carcinogenic, respiratory, and neurological hazards as determined by the Environmental Protection Agency's (EPA) National Air Toxics Assessment. The higher the value, the less exposure to airborne toxins. The white and Asian/Pacific Islander populations at the regional level have the best environmental health scores and the Black population at the regional level has the worst score. Within Oakland, scores do not differ much across groups, though the score for the Hispanic population is slightly better than the other groups. It is difficult to draw conclusions from this within-city result. Similar to HCD/California Tax Credit Allocation Committee (TCAC) Opportunity Maps data, which appears later in this section, this index only accounts for exposure to toxins and does not account for other environmental justice factors, such as socioeconomic and health disparities across racial/ethnic groups. Additionally, the EPA notes that their assessment is not ideal for measuring differences across small areas; therefore, looking at within-city differences across racial/ethnic groups may not be an idea application for this tool. The State HCD/TCAC Opportunity Maps, featured later in this section, are a better tool for examining environmental differences across census tracts in Oakland.
- **Jobs Proximity** quantifies accessibility of a neighborhood to job locations, with major employment centers weighted more heavily. The higher the value, the better access to jobs. Proximity to jobs is slightly higher in Oakland than the region at large, except for the Hispanic population, for which it is roughly the same. While the index focuses on proximity, it does not consider job accessibility based on educational level. Further analysis on job access will be included in the Economic Trends and Prospects report released in June 2022, available at https://cao-94612.s3.amazonaws.com/documents/FINAL-Economic_Trends_Prospects_EPS_2022.06.02.pdf
- **Labor Market** measures the intensity of labor market engagement and human capital (i.e. the economic value of a worker's experience and skills) in a neighborhood based on unemployment,

labor force participation, and educational attainment. The higher the value, the higher the labor market engagement and human capital. Within Oakland, the labor market index is much higher for the white population than for other groups. Regionally, the Asian/Pacific Islander population has a notably higher index score than within Oakland, the white population has a similar index score between the region and Oakland, and all other racial/ethnic groups have a slightly higher score at the regional level.

- **Low Poverty** measures poverty in a neighborhood. The higher the value, the less exposure to poverty. Exposure to poverty is lower for all groups regionally compared to Oakland. Asian/Pacific Islander and white groups have the least exposure to poverty regionally. Within Oakland, the white population has notably less exposure to poverty than all other groups.
- **Low Transportation Cost** quantifies transportation costs by neighborhood based on the estimated cost for a low-income, single-parent family of three. The estimate considers a host of variables, such as access to public transit and density of homes, services, and jobs in a neighborhood. The higher the value, the lower the cost of transportation in the neighborhood. Low transportation cost is almost equal for all groups at the city and regional level.
- **School Proficiency** measures access to elementary schools with higher academic proficiency based on the performance of 4th grade students on state exams. The higher the value, the higher the quality of the school system in a neighborhood. School proficiency is higher for all groups at the regional level than at the city level, and highest for white and Asian/Pacific Islander groups. Within Oakland, school proficiency is higher for the white population than other groups.
- **Transit** measures transit use in a neighborhood based on estimates of transit trips taken by low-income, single-parent families of three. The higher the value, the more likely residents in the neighborhood use public transit. The transit index is high in Oakland and about equal across all groups, while in the region it is slightly lower with slight discrepancies between groups.

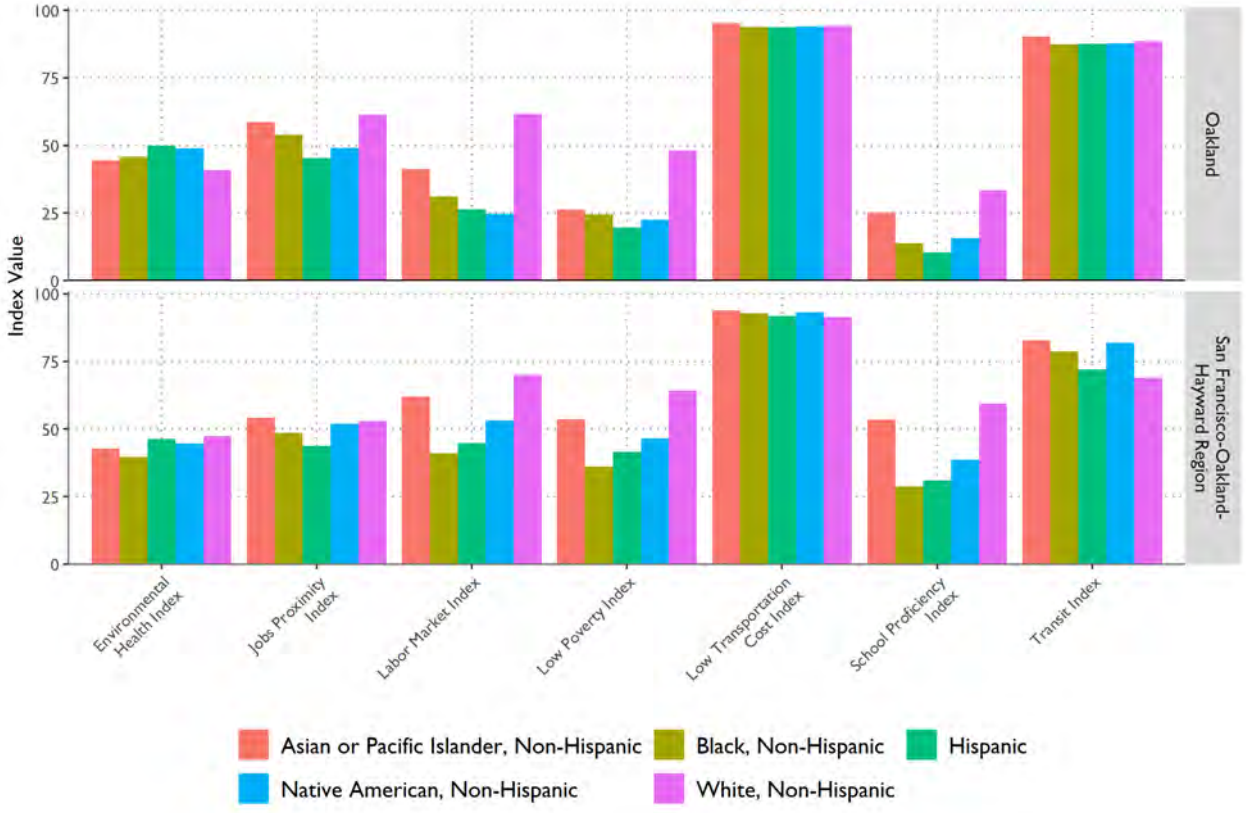
Chart D-3: Opportunity Indices for Total Population, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-4 examines these same indices but for the population living in poverty only. The city and regional scores for all groups are similar between the entire population and those living in poverty for environmental health, jobs proximity, low transportation cost and transit. For labor market, low poverty, and school proficiency, patterns are similar relative to racial/ethnic groups and to the geographic areas, but index scores are lower overall in these categories for those living in poverty.

Chart D-4: Opportunity Indices for Population Living Below the Federal Poverty Line, 2020



Source: HUD, AFFHT0006 Table 12, July 2020

LOCAL CONTEXT

To quantify access to opportunity at the neighborhood level, State HCD and TCAC convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health. Table D-5 below outlines the domains of the Opportunity Maps. The economic, environmental and education domains were further aggregated to create a composite index.

While Opportunity Maps are used as an analytical tool in this Housing Element to best frame disparities in a context that statewide audiences would understand, the City has severe concerns about the current calculation of Opportunity Maps. The current scoring formula fails to adequately account for recent investments into community, cultural assets, or access to transit. The formula also includes several inputs- such as home value and educational attainment- that are legacies of racism and could lead to communities of color being systemically rated as lower-opportunity.

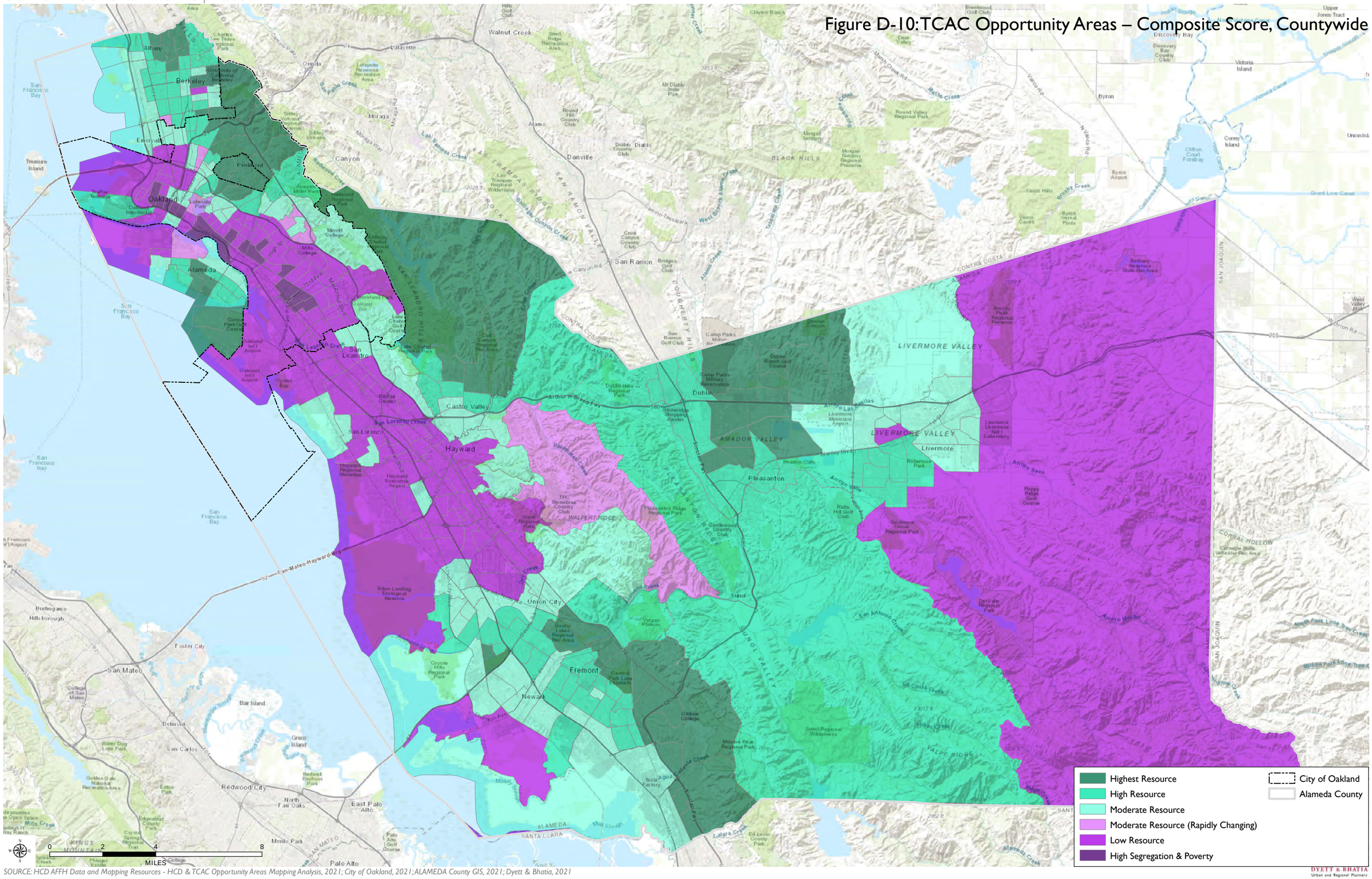
Table D-5: Domain and Indicators for State HCD/TCAC Opportunity Maps, 2020

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median Home Value
Environmental	CalEnviroScreen 3.0 exposure and environmental effects indicators
Education	Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rate
Filter	Poverty and Racial Segregation

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Map, December 2020

Alameda County (Figure D-10) contains a variety of opportunity areas, with the Highest Resource areas generally located farther away from urban centers – except in Berkeley, northeast Oakland, parts of Alameda, and Fremont, which also have High Resource areas located in/near urban centers. All of the census tracts in Alameda County that are designated High Segregation and Poverty are in Oakland. This is potentially due in part to Oakland's racial diversity- areas of high poverty that are primarily white are not designated as "High Segregation and Poverty"

Figure D-10: TCAC Opportunity Areas – Composite Score, Countywide



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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There is a confluence of varying resource levels (except for Highest Resource) in and surrounding Downtown Oakland and Lake Merritt (Figure D-11). Otherwise, most of Oakland's census tracts are considered Low Resource, and these areas surround the High Segregation and Poverty areas. These areas are primarily located in Downtown, West Oakland and East Oakland. As described in Section D2, these communities, which have been historic enclaves for communities of color, have faced a history of disinvestment, redlining, discriminatory policies, and predatory lending. The Highest Resource areas are clustered in the North Oakland Hills and adjacent to Piedmont and these are surrounded by High Resource areas. Census tracts with concentrations of protected groups are limited in access to resources as these tracts do not overlap with the High and Highest Resource Areas, as discussed below.

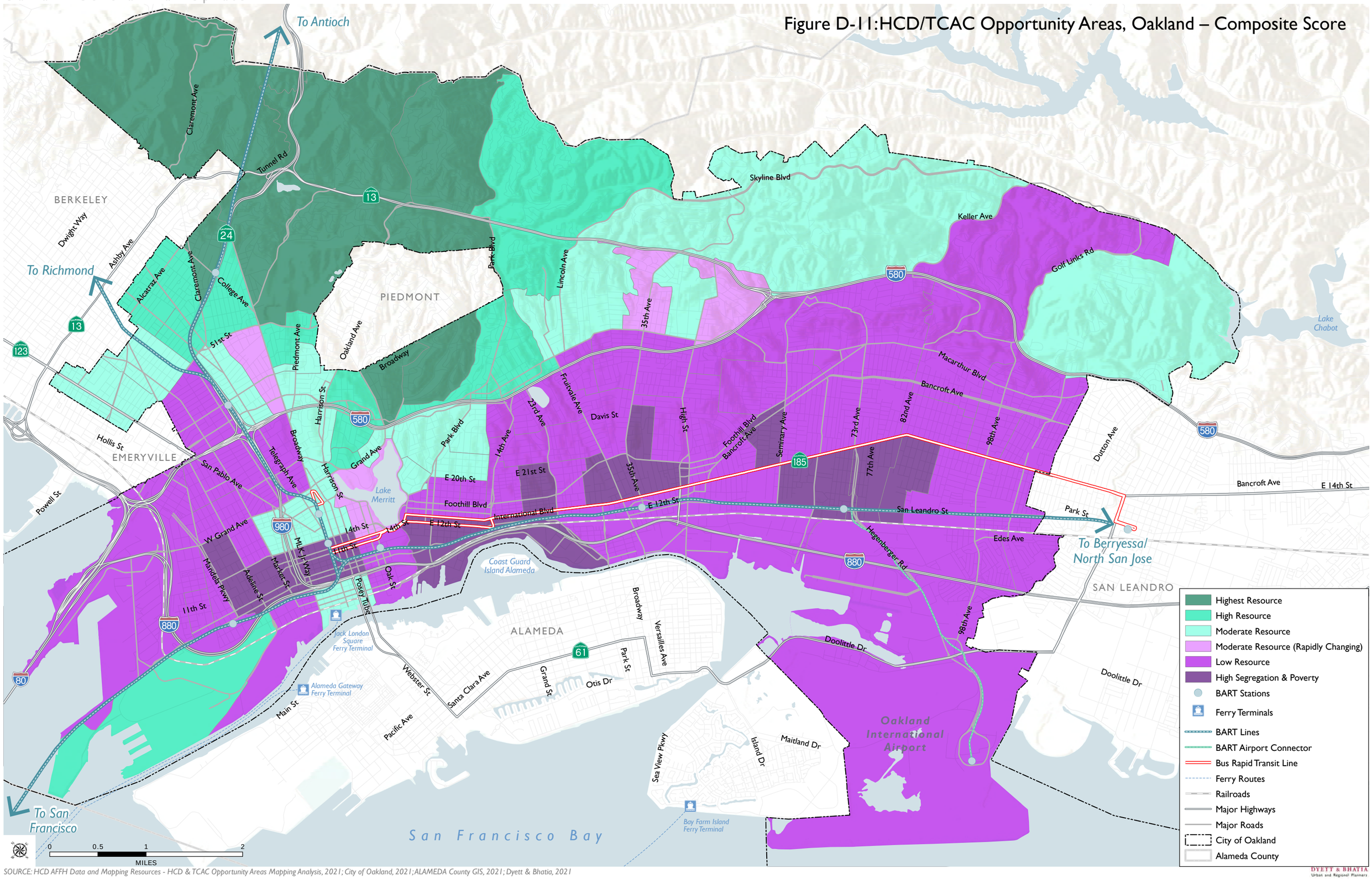
Those living in Oakland's R/ECAPs have less access to opportunity as these tracts greatly overlap with High Segregation and Poverty and Low Resource areas (Figures D-9 and D-11). These areas are primarily located in Downtown and West Oakland and various census tracts in East Oakland, particularly around Fruitvale and along International Boulevard.

Recalling Figure D-3, persons with disabilities may have varied access to opportunity depending on where they live. Persons with disabilities are most highly concentrated in tracts in Downtown Oakland, one tract in West Oakland, and one tract in North Oakland. These tracts overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas.

In Oakland, female-headed households have disproportionately less access to opportunity. Census tracts with higher concentrations of female-headed households similarly overlap with High Segregation and Poverty Areas, Low Resource Areas, and Moderate Resource Areas in Downtown and West Oakland (Figures D-5 and D-11).

None of the census tracts with higher concentrations of protected groups are High Resource tracts.

Figure D-11:HCD/TCAC Opportunity Areas, Oakland – Composite Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Economic Opportunity

The Economic Score map is similar to the Composite Score map (Figure D-11) with more positive economic outcomes in the northeastern part of the city, the Port industrial area, immediately surrounding Lake Merritt, and one tract in the Jack London District (Figure D-12). Downtown and West Oakland contain a mix of economic outcomes, though none fall into the more positive category. East Oakland falls entirely into the lowest outcomes category. The findings from Figure D-12 align with the Gentrification and Displacement map (Figure D-19) shown later in this chapter. In general, there is more access to economic opportunity in tracts that are in advanced gentrification stages, stable, or exclusive/becoming exclusive and less access to economic opportunity in tracts that are not yet gentrified. Gentrification tends to bring substantial economic development and rising housing costs, which both factor into the economic score.

Those living in Oakland's R/ECAPs have less access to economic opportunity, particularly those living in East Oakland, where census tracts are associated with the least positive economic outcomes; those living in Downtown and West Oakland census tracts may be geographically near access to economic opportunity as some of these tracts have been recently gentrified, but that does not mean that BIPOC populations or people living in poverty can access the opportunities available in these areas (Figures D-9 and D-12).

Residents with disabilities may have more difficulty in finding employment. In Oakland, according to 2019 ACS estimates compiled by ABAG, approximately 14.2 percent of the civilian non-institutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.6 percent of those with no disability were unemployed. So, while there are a greater proportion of persons with disabilities living in and adjacent to census tracts with varied access to economic opportunity (Downtown, near Piedmont Avenue, and West Oakland), that does not outweigh general employment challenges for those with disabilities (Figures D-3 and D-12).

Female-headed households with children typically have greater need for affordable housing and accessible day care, health care, and other supportive services. Therefore, these challenges might outweigh geographic access to economic opportunity. In fact, according to findings from Appendix B, 39.72 percent of female-headed households with children live below the poverty line. So, while there are a greater proportion of female-headed households with children living in and adjacent to census tracts in Downtown and West Oakland with varied access to economic opportunity, ranging from less positive to more positive outcomes, that does not outweigh other challenges, such as finding affordable childcare, that female-headed households must balance (Figures D-5 and D-12).

Transportation Opportunity

State HCD/TCAC does not map access to opportunity with regards to transportation, but All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.[15] Oakland's All Transit Performance score of 8.3 (on a scale of 0 to 10) reflects a high number of transit trips taken per week combined with the number of jobs accessible to transit. On average, 15 transit lines (bus and rail) are accessible within a half mile of Oakland households, 388,553 jobs (96.7 percent of jobs in Oakland) are accessible in a 30-minute transit trip, and 22.82 percent of commuters use transit. This score is consistent with the HUD Opportunity Indices for Jobs Proximity and Transit. Oakland's score is highest in the flatlands, along the BART corridor, and decreases towards the Hills, where scores fall into the 4-6 range. This means that transit is accessible to those living in R/ECAPs, tracts with high concentrations of female-headed households, and tracts with high concentrations of

[15] AllTransit Metrics. https://alltransit.cnt.org/metrics/. Accessed April 2022.

persons with disabilities (Figures D-3, D-5, and D-9). 83.9 percent of households earning an annual salary of less than $50,000 live within a half-mile of high-frequency transit.

Education Opportunity

Disparities in access to quality education is a significant fair housing issue. As shown in Figure D-13, most census tracts in Oakland are associated with the lowest educational outcomes. The more positive educational outcomes are clustered in the northeastern part of Oakland, particularly the North Oakland Hills and tracts immediately south of Piedmont, which is also where predominantly non-Hispanic white tracts are located (Figures D-13 and D-1B). All R-ECAP tracts have lower educational outcomes, with slightly better (but still low) outcomes in Downtown tracts (Figures D-9 and D-13). Female-headed households with children and persons with disabilities are also concentrated in tracts with lower educational outcomes (Figures D-5, D-3, and D-13).

Table D-6 summarizes test score results from the 2018-2019 Smarter Balanced assessments of math and English language arts, which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). These data reflect public schools; private schools are not mandated to take standardized tests. While Alameda County outperforms the state, Oakland's scores are notably lower than those of the state and county.

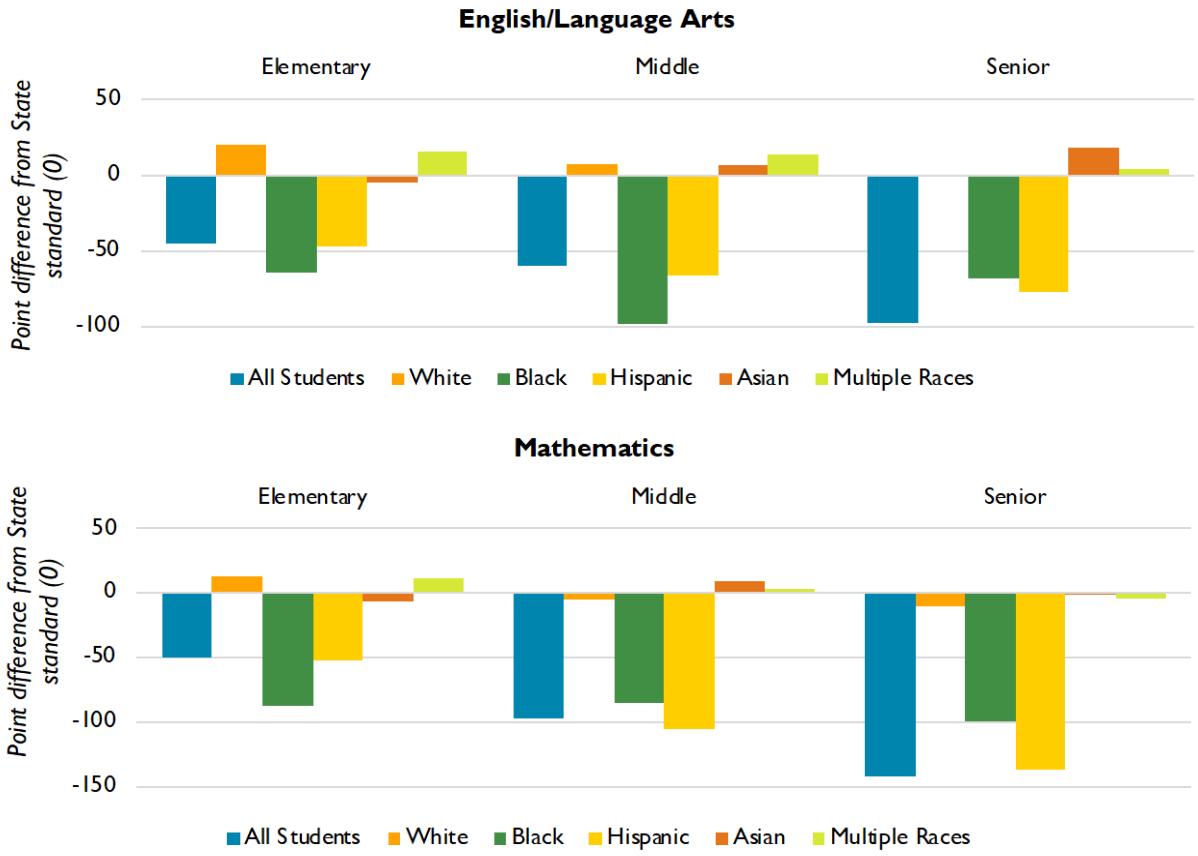
Table D-6: CAASPP Smarter Balanced Test Results, 2018-2019

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	51.10%	39.73%
Alameda County	56.84%	48.98%
Oakland Unified School District	33.46%	27.00%

Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019

Chart D-5 illustrates how school performance among students for the 2018-2019 school year significantly differs by race. In the Oakland Unified School District (OUSD), Black and Hispanic/Latinx students' average scores are less than the State standards for the Smarter Balanced Summative Assessments and California Alternative Assessments as reported by the California Department of Education (CDE). Moreover, students of all races fall further behind as they progress in their education (i.e., senior/high school performance is worse than elementary school level performance). At a school level, Hillcrest Elementary has the overall highest achieving levels for both English/language arts and mathematics. Hillcrest Elementary is located in a Highest-Resource, predominantly white census tract, miles from any R/ECAPs, where less than 10 percent of the population lives in poverty and less than 20 percent of children live in female-headed households. The lowest-performing elementary school for both subjects is Markham Elementary. Markham Elementary is located in a Low Resource census tract, adjacent to a R/ECAP tract, where 20-30 percent of the population lives in poverty and 41-60 percent of children live in female-headed households. Notably, this school is located in the one Oakland census tract that has no racial/ethnic majority population, but adjacent to tracts with slim Hispanic/Latinx and Black/African American majorities. These outcomes are typical of patterns in race and income; schools in majority-white and more affluent areas (such as Hillcrest Elementary) tend to score higher and often are supported by Parent Teacher Associations (PTAs) with substantial budgets for enrichment activities than schools in lower income and/or majority-BIPOC neighborhoods (such as Markham Elementary).

Chart D-5: OUSD Student Performance by Race (2018-2019 School Year)



Notes: Other categories not shown due to insufficient data: Pacific Islander, Filipino, Native American/Alaskan. Elementary includes K-8; Middle includes 6-12; Senior includes Alternative. Charter schools and Independent Study not included.

Sources: California Department of Education, 2019; Oakland Unified School District, 2021; Dyett & Bhatia, 2022.

OUSD school enrollment is based on a lottery. This technically allows students and families access to more proficient schools. However, applications for students applying to schools in their own neighborhoods are prioritized. Additionally, students applying to Chabot Elementary, Edna Brewer Middle School, and Sequoia Elementary who live in Priority Census Blocks (based on the concentration of Latinx and Black/African American residents, median household income, and number of students participating in free and reduced-price lunch) are prioritized in the application process. Regardless, having to travel across the City to access a better resourced than one's neighborhood school is a deeply inequitable situation.

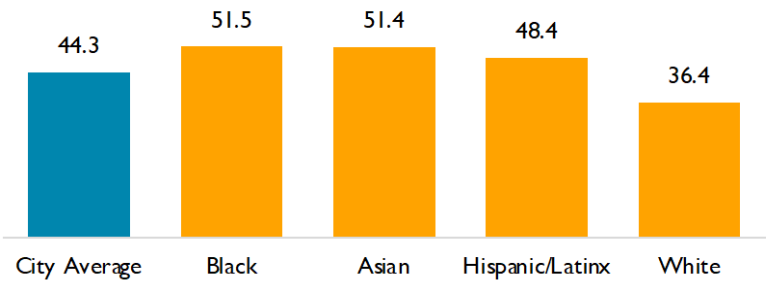
Environmental Opportunity

Environmental health is another key consideration in fair housing. Today's persistent environmental injustices result from not only recent action or inaction but from historical decisions that determined the city's land use patterns, industrial base, and transportation network. The racial inequities in levels of air pollution, ground contamination, noise, and other environmental problems reflect ineffectively or differential enforcement of environmental protection laws, as well as the siting of residential areas in proximity to noxious industrial uses and the routing of truck traffic through low-income, Port-adjacent

communities and on I-880 but not I-580. By recognizing the impacts of this history in Oakland, the City can better focus efforts on starting to address the negative impacts of past decisions.

As discussed in detail in the Environmental Justice and Equity Baseline March 2022 Report, The City of Oakland has an overall CalEnviroScreen 4.0 Pollution Burden percentile score of 44.3, meaning that it is less impacted by environmental effects and exposures than almost 56.7 percent of tracts in California. However, this relatively low citywide value hides the disproportionate pollution burden experienced by some Oakland census tracts. Although seven out of 113 census tracts in the city have a score of less than 10, four tracts are among the top 10th percentile in the entire state for pollution burden. Chart D-6, below, shows that there are higher concentrations of BIPOC communities living in tracts that have higher pollution burden scores, meaning that they are more at risk than white populations.

Chart D-6 CalEnviroScreen 4.0 Pollution Burden Scores by Race, 2021



Source: CalEnviroScreen 4.0, CalEPA, 2021

The State HCD/TCAC Opportunity Areas- Environmental Score map (Figure D-14) visualizes environmental health opportunity based on specific exposure and environmental effect indicators from CalEnviroScreen 3.0 (3.0 was the latest data when the 2021 State HCD/TCAC Opportunity Maps were created): ozone, PM2.5, diesel particulate matter, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. This methodology produces a distinctly different map than one composed of CalEnviroScreen scores, which additionally account for health and socioeconomic factors (e.g., Jack London Square has a lower, or better, CalEnviroScreen Score of 55 than the adjacent Chinatown census tract, which scores 91, because the latter tract's population experiences higher socioeconomic burdens, such as the lack of health care, which could lead to more emergency room visits for asthma). Therefore, the State HCD/TCAC Opportunity Areas - Environmental Score map purely reflects environmental exposure and is not weighted in any way; the Economic and Education HCD/TCAC Opportunity Maps account for many of the socioeconomic factors that CalEnviroScreen scores do. Therefore, the State HCD/TCAC Opportunity Areas - Composite Score map will appear more similar to a CalEnviroScreen score map than the Environmental Score map.

As shown in Figure D-14, the least positive outcomes are along the coastal edge of the city, adjacent to the industrial Port areas and I-880. Nearly all of West Oakland, which is bounded by freeways on all sides and includes and is adjacent to industrial areas, falls into the least positive environmental outcomes. Downtown tracts that include or are immediately adjacent to freeways are also among the least positive outcomes. The Hills, which include and abut regional parkland, and some adjacent census tracts, are associated with more positive environmental outcomes, but there are additional tracts scattered throughout the city, not adjacent to parkland, that also are among the more positive outcomes. Some of the tracts associated with the lowest economic and education outcomes, such as those in East Oakland adjacent to International Boulevard, are among the tracts with the best environmental outcomes. While this is surprising, this is where it is important to consider that this environmental score does not account for the socioeconomic and health factors that the CalEnviroScreen scores do. It should also be noted that CalEnviroScreen extrapolates and

models much of their data – some low pollutant scores may be due to the lack of a nearby air monitoring system. Outside of the Hills tracts, which get an environmental score boost from including or being adjacent to parkland, scores for tracts that include or are adjacent to freeways appear to be ultimately more negatively impacted than tracts that do not include freeways, which is why some Deep East Oakland tracts that are not near freeways have better environmental scores than I-580-adjacent tracts in the Grand Lake area.

According to Figure D-14, those living in R/ECAPs have limited access to environmental opportunity; all West Oakland R/ECAPs are associated with the least positive environmental outcomes, and those in Downtown fall into the two lowest environmental outcome categories. East Oakland R/ECAPs have mixed access to environmental opportunity, ranging from the lowest to the highest outcomes. However, these results must be considered along with the race/ethnicity-based data presented earlier in this section (Chart D-6). Even if some East Oakland tracts are associated with more positive environmental outcomes, BIPOC individuals living in these communities still carry a larger pollution burden.

Persons with disabilities may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of persons with disabilities (Figure D-3), those who live in the Piedmont Avenue area are in tracts associated with more positive environmental outcomes, while those in West Oakland are in tracts associated with less positive environmental outcomes (Figure D-14). Those living in Downtown are in tracts that fare slightly better environmentally than the West Oakland tracts. Again, however, the environmental health disparities associated with race/ethnicity (Chart D-6) must be considered along with disability status.

Female-headed households with children may have varied access to environmental opportunity, depending on where they live. Recalling the map showing which tracts have higher concentrations of female-headed households with children (Figure D-5), tracts in West Oakland are associated with less positive environmental outcomes, while tracts in Downtown fare slightly better environmentally (Figure D-14).

While more must be done to increase access to environmental opportunity for protected groups, some long-overdue actions have recently been taken to reduce disparities in exposure to air pollution. East and West Oakland are both identified as areas disproportionately impacted by air pollution under the Community Air Protection Program (Assembly Bill [AB] 617). California Air Resources Board (CARB) adopted the West Oakland Community Action Plan (WOCAP) action plan on December 5, 2019, which identified 89 potential community-level strategies and control measures intended to reduce criteria pollutant and TAC emissions and decrease West Oakland residents' exposure to these TAC emissions. Specifically, the plan sets forth equity-based targets for cancer risk, and DPM and $PM_{2.5}$ concentrations in seven "impact zones" with the highest pollution levels in the City.[16] On February 10, 2022, CARB designated East Oakland for the development of an AB 617 Community Emission Reduction Plan which will begin in the spring and summer of 2022 and continue for a year-long planning process followed by implementation.

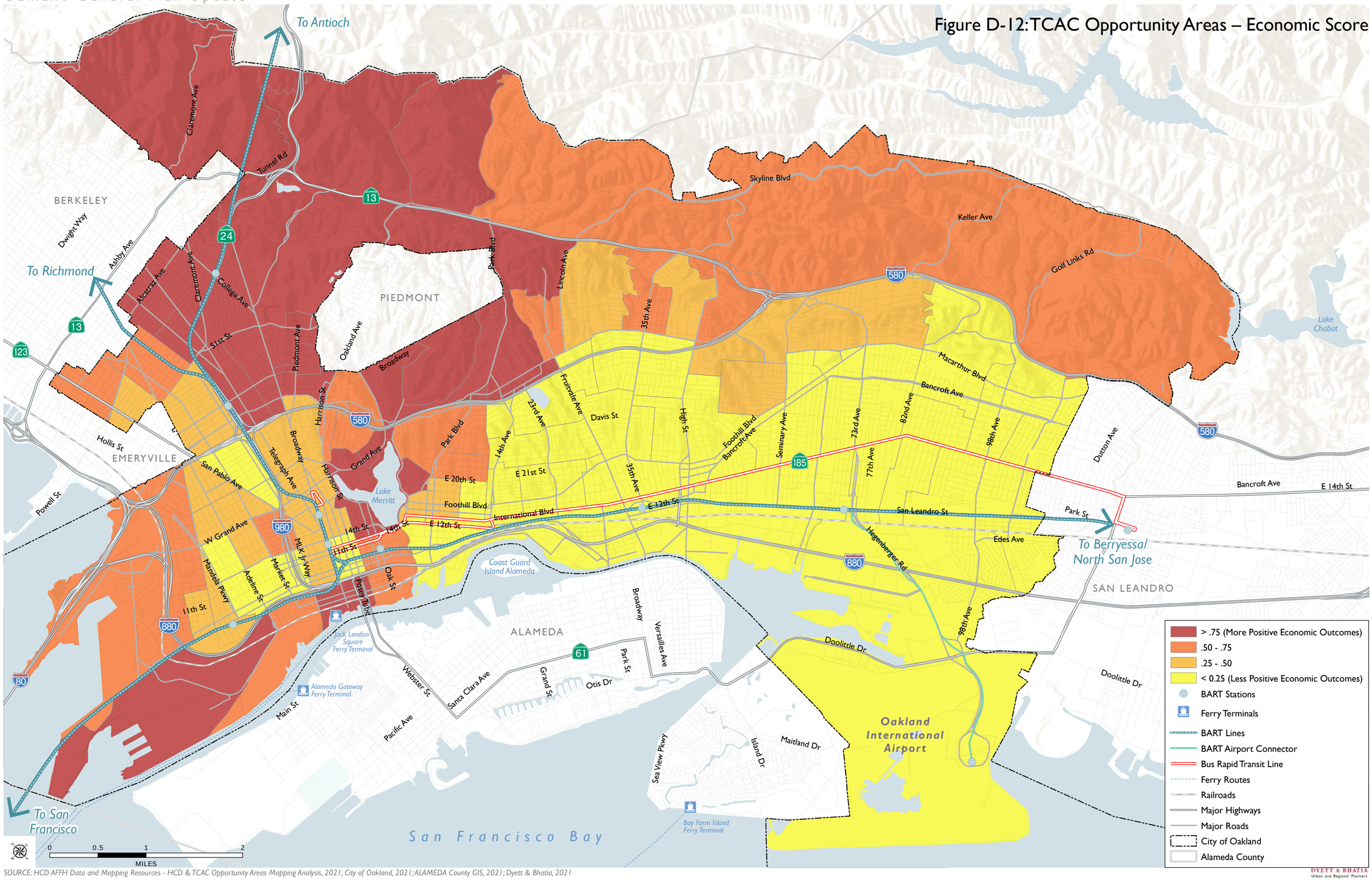
In conjunction with this Housing Element Update, the General Plan Update will also include a new Environmental Justice Element, which will address Oakland's environmental justice issues in more detail.

As is evident in this section, there is limited utility in assessing access to opportunity using the State HCD/TCAC Opportunity Maps alone. The environmental map does not effectively underscore the environmental justice issues that BIPOC communities face in Oakland, and labeling census tracts as "Low Resource" or "High Segregation and Poverty" disregards the fact that many communities of color in

[16] Bay Area Air Quality Management District and West Oakland Environmental Indicators Project, 2019. Owning Our Air: The West Oakland Community Action Plan – Volume 1: The Plan, October. Available at http://www.baaqmd.gov/community-health/community-health-protection-program/west-oakland-community-action-plan, accessed January 2021.

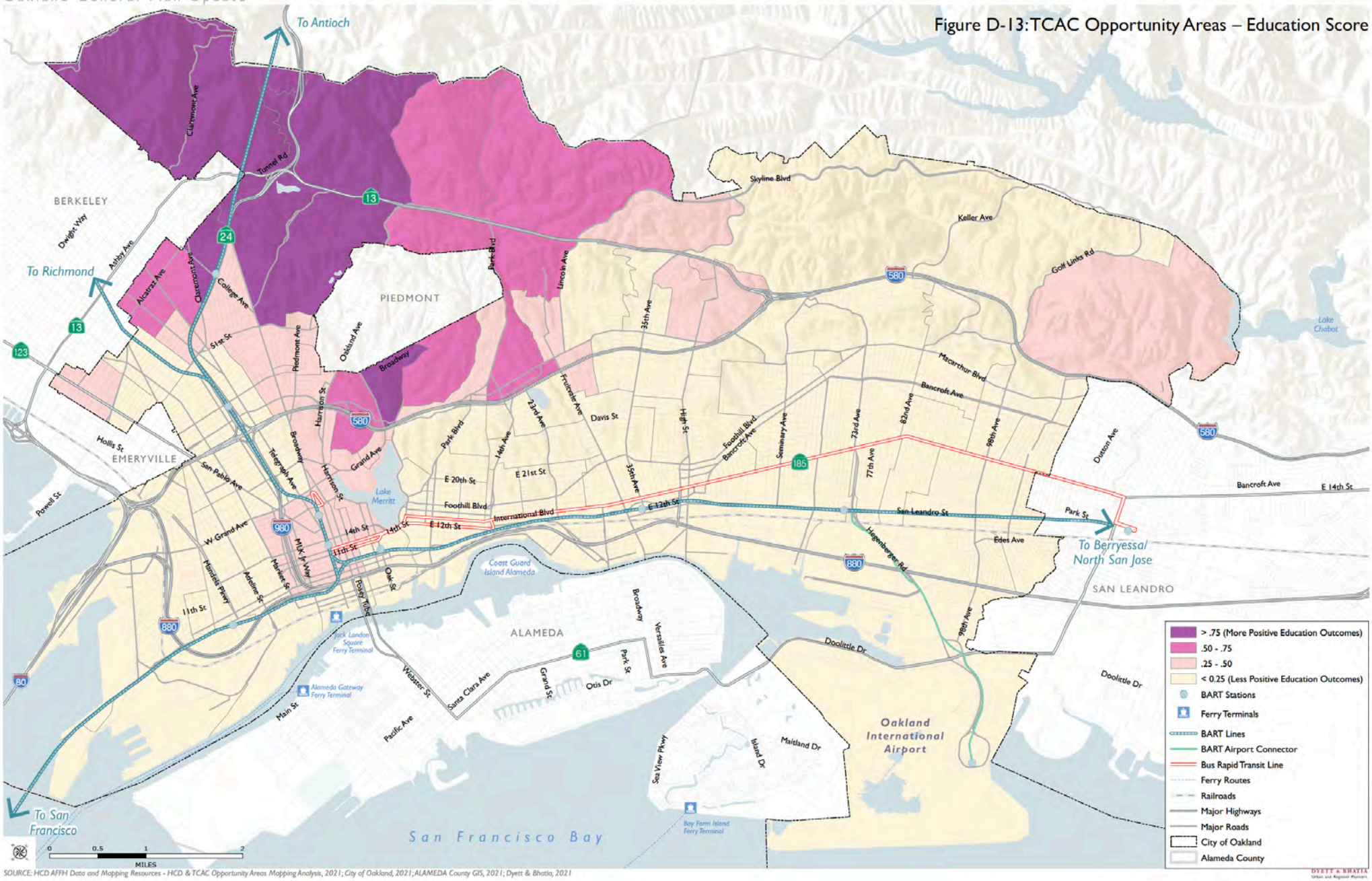
Oakland are vibrant, ethnic enclaves that deserve the investment that higher resource areas have received and benefited from. It is not enough to shuttle children living in Low Resource/High Segregation and Poverty tracts to higher-performing elementary schools across the City or simply to build more affordable housing in higher resource areas; while the solution may include these strategies, place-based investments in BIPOC communities must be the priority so that existing residents who want to stay where they are have the ability to do so while being able to benefit from access to economic, educational and environmental opportunity.

Figure D-12: TCAC Opportunity Areas – Economic Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

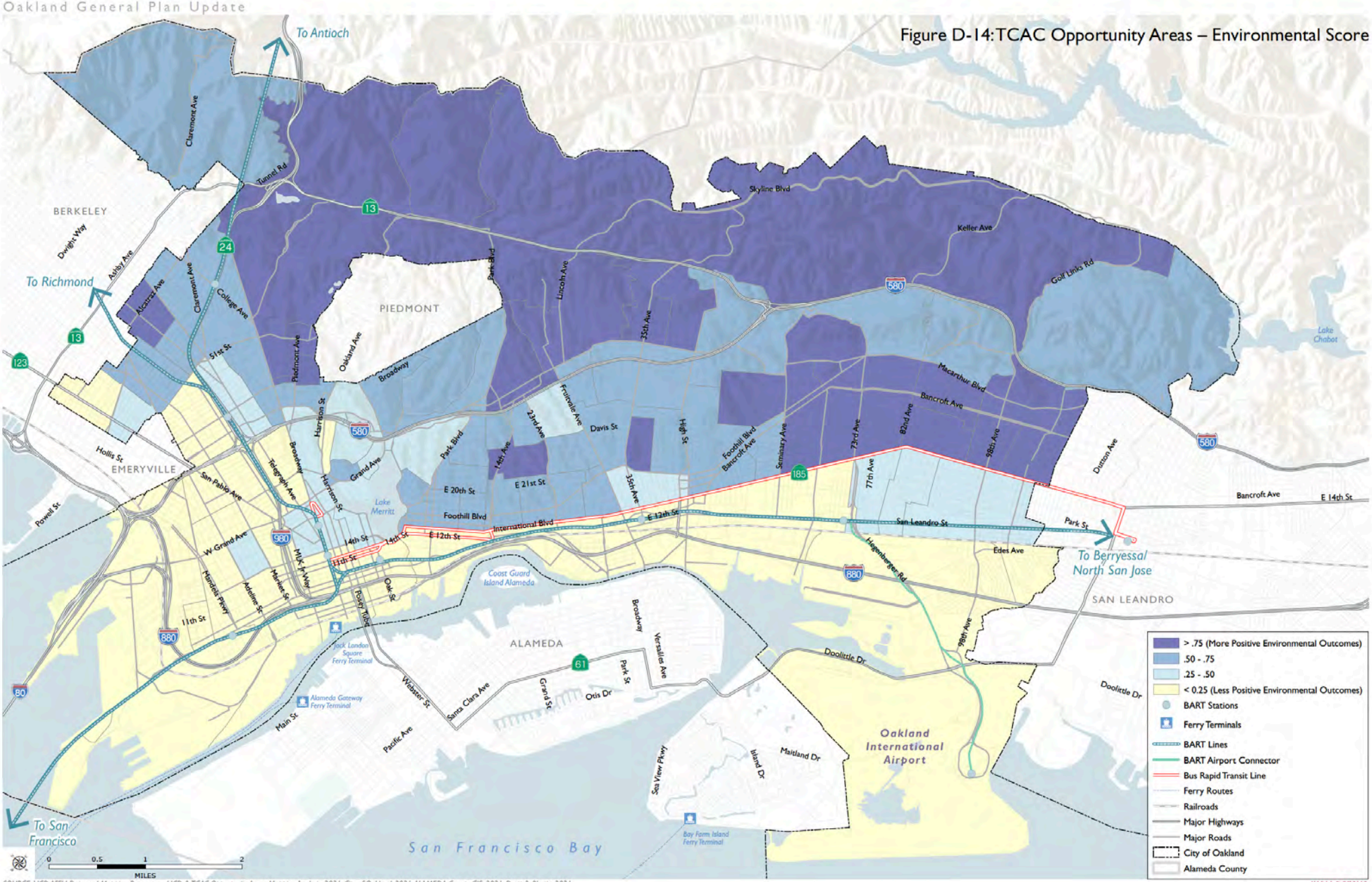
Figure D-13: TCAC Opportunity Areas – Education Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-14: TCAC Opportunity Areas – Environmental Score



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

D.5 Disproportionate Housing Needs and Displacement Risk

According to State HCD's AFFH Guidance Memo, disproportionate housing needs "generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area." Consistent with State HCD guidance, this analysis evaluates disproportionate housing need through the assessment of cost burden, overcrowding, displacement risk, publicly assisted housing, substandard housing, and homelessness.

COST BURDEN

Households paying more than 30 percent of their income on housing costs are considered cost burdened, while those paying more than 50 percent are considered severely cost burdened. Cost burden among homeowners and rents in Oakland is discussed in depth in Appendix B, the Housing Needs Assessment. Here, cost burden is examined by race/ethnicity. Rates of cost burden, severe or otherwise, are highest for non-Hispanic Black or African American households, followed by Hispanic or Latinx households. Cost burden, severe or otherwise is lowest for non-Hispanic white households, followed by American Indian/Alaska Native households (Chart D-7). As described in Table B-31b in the Housing Needs Assessment, while cost burden in Alameda County and the Bay Area region are comparable, cost burden in Oakland is higher than in the County and region. In particular, more Oakland households are severely cost-burdened (20.9 percent) than in the County (17.1 percent) or region (16.8 percent). Several factors result in Oakland experiencing higher cost burdened than the county and regional average, including a higher percentage of households that make less than the area median income, a higher share of very low income households, a higher percentage of single and two-person households, and, although comparatively lower in other cities and regions, a very high median renter costs. More information on these factors is available in Appendix B.

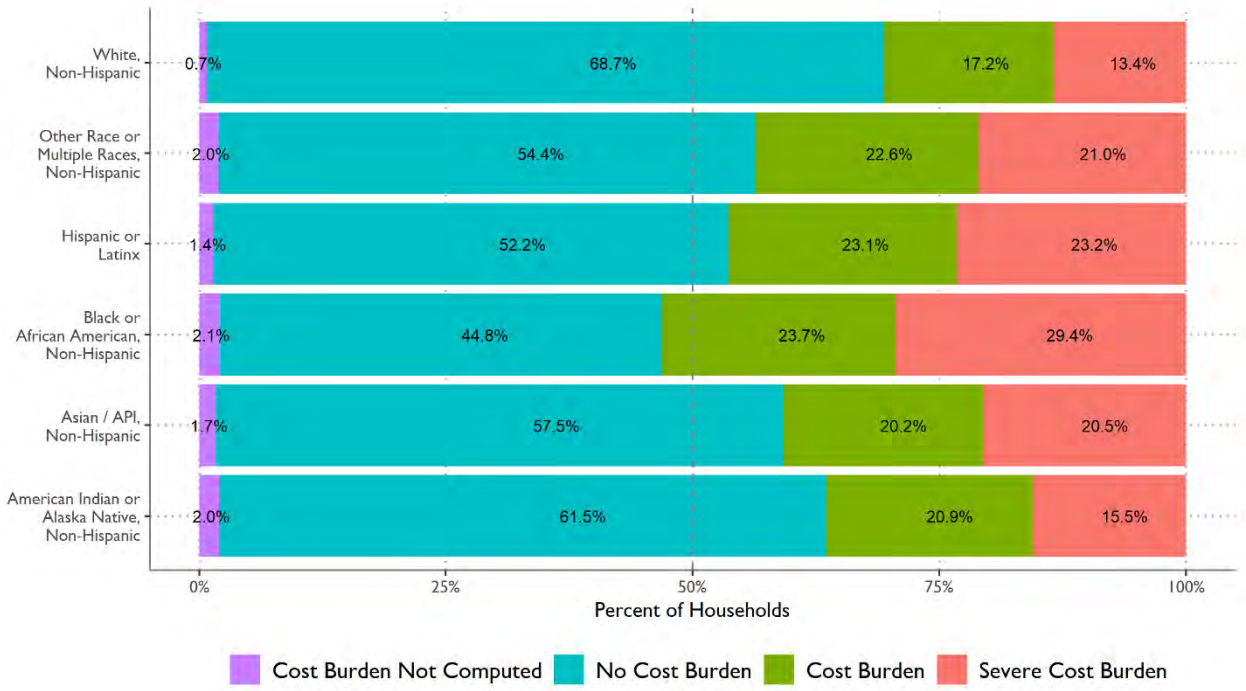


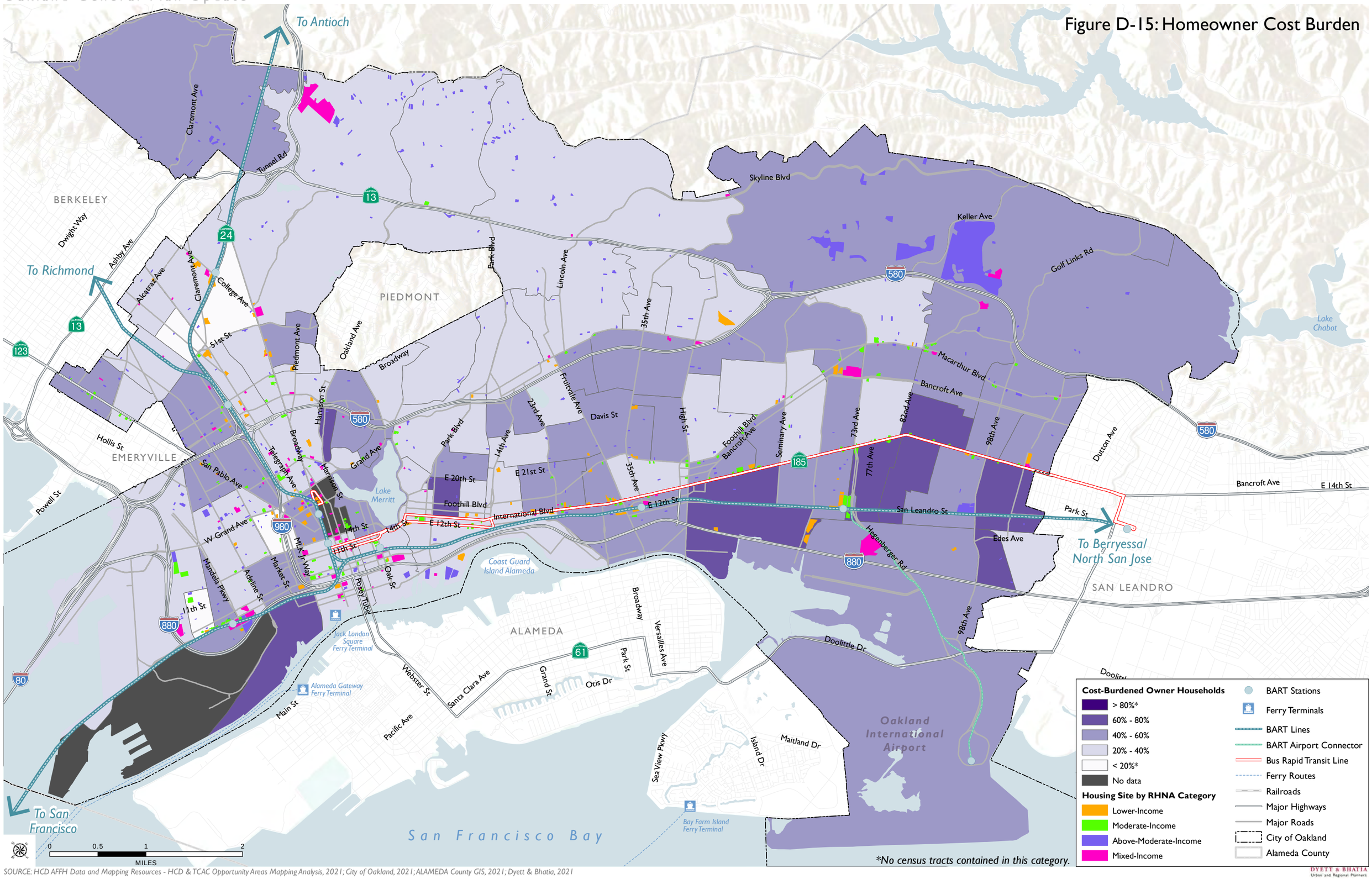
Chart D-7: Cost Burden by Race in Oakland, 2013-2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Figures D-15 and D-16 show the geographic distribution of cost burden in Oakland for owner- and renter-occupied households, respectively. Rates of households experiencing cost burden—among both renters and owners—do not exceed 80 percent in any one census tract.[17] The lowest levels of renter cost burden (less than 20 percent) are in Rockridge, the North Oakland Hills, and one tract south of Piedmont. The lowest levels of homeowner cost burden (less than 20 percent) are located in two North Oakland tracts and two West Oakland tracts. The highest rates (60-80 percent) of both homeowner and renter cost burden are located in East Oakland, plus a couple additional tracts experiencing high homeowner cost burden in the Jack London District and the Grand-Lake neighborhood. Renter cost burden skews higher than homeowner cost burden, with most tracts having over 40 percent cost burden for renters.

[17] The State HCD AFFH Data and Mapping Tool provides cost burden data in quintiles, with over 80 percent representing the highest concentration of cost burden possible. This should not be interpreted as a threshold, but rather a natural break in the data.

Figure D-15: Homeowner Cost Burden



Cost-Burdened Owner Households
- > 80%*
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%*
- No data

Housing Site by RHNA Category
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

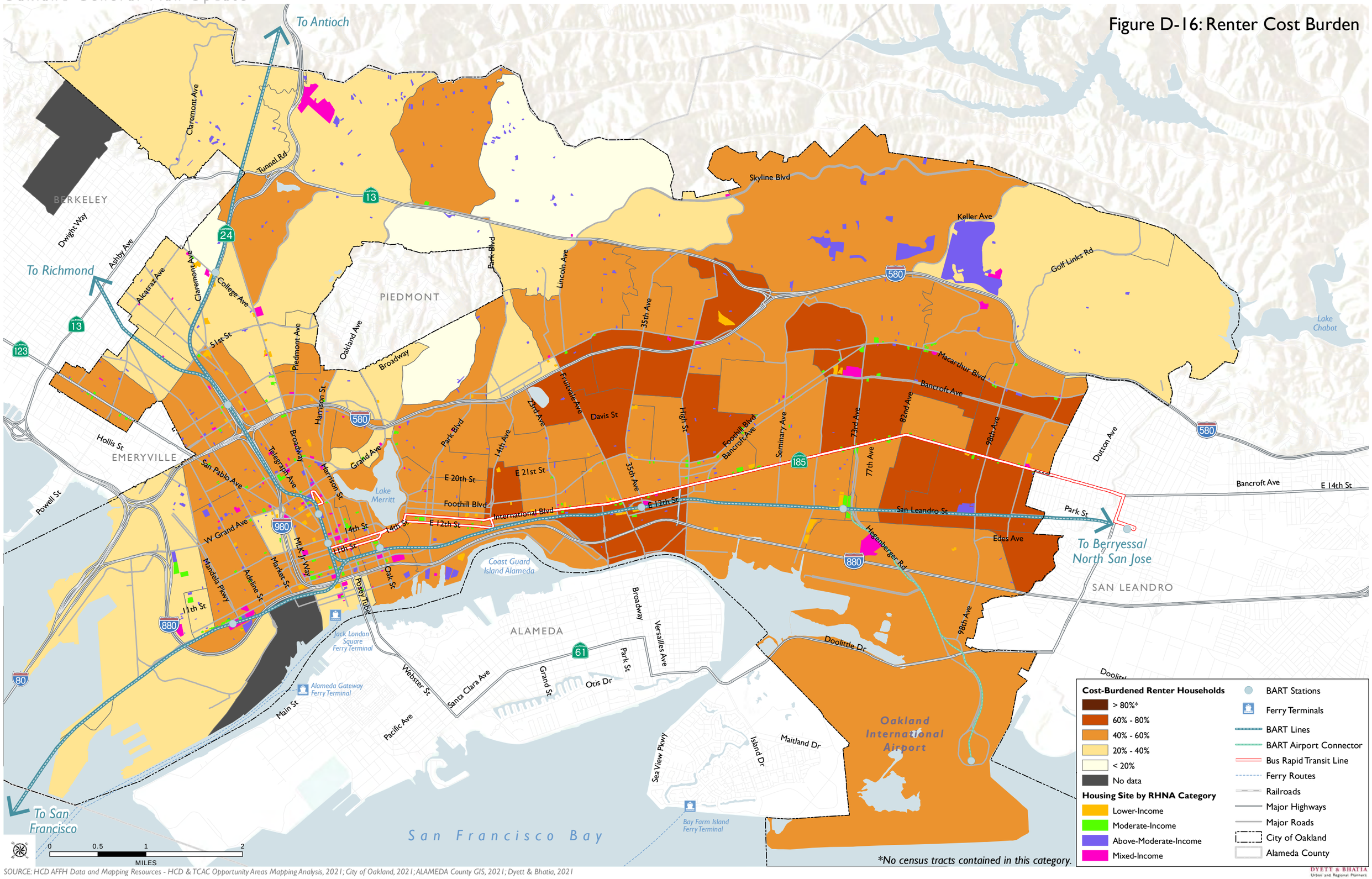
- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

*No census tracts contained in this category.

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Figure D-16: Renter Cost Burden



Cost-Burdened Renter Households
- > 80%*
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%
- No data

Housing Site by RHNA Category
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

0 0.5 1 2 MILES

*No census tracts contained in this category.

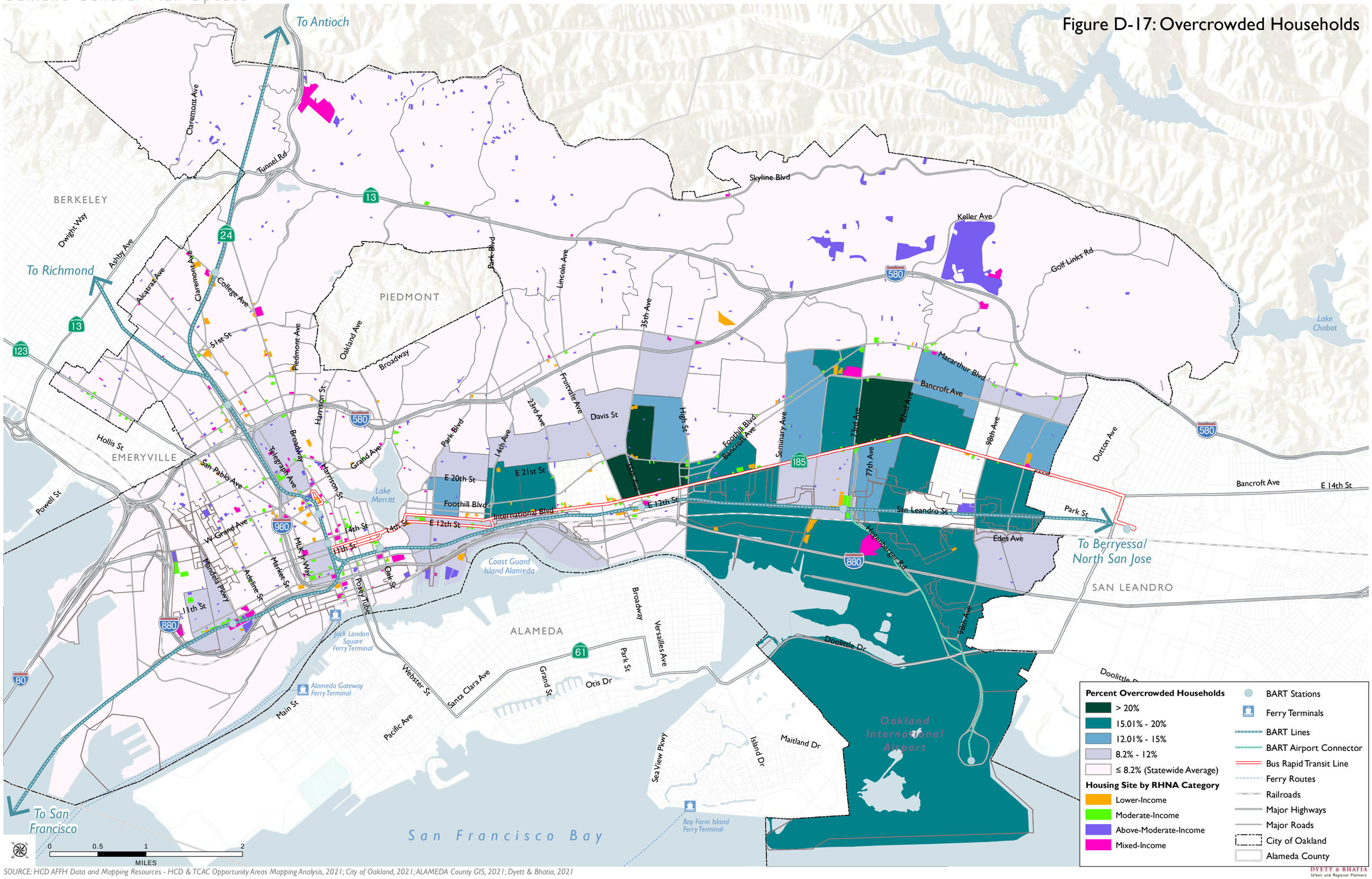
SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

OVERCROWDING

Appendix B, the Housing Needs Assessment, discusses overcrowding in detail, but here the geographic component of overcrowding is examined. The highest tract-level rates of overcrowding were found in the East Oakland flatlands, notably in Fruitvale and other tracts along International Boulevard near the Coliseum (Figure D-17). All tracts experiencing some level of overcrowding higher than the statewide average are also tracts identified by State HCD/TCAC as Low Resource or High Segregation and Poverty areas. Recalling Figure D-1B, most tracts experiencing higher levels of overcrowding (more than 15 percent of households) have a predominant Hispanic or Latinx population, though a few tracts have a predominant Black or African-American population, one has a predominant Asian population, and one tract is the sole census tract in Oakland without a predominant race/ethnicity (in the Bancroft-Havenscourt neighborhood).

As noted in the Housing Needs Assessment, Oakland experiences slightly higher rates of overcrowding (8.41 percent) than the county (7.87 percent) or the region (6.9 percent). Overcrowding disproportionately impacts renters (11.5 percent), lower-income households (6.48 percent of extremely-low-income, 8.69 percent of very-low-income, and 7.3 percent of low-income), Hispanic or Latinx households (24.5 percent), and multiple or other race households of any ethnicity (22.0 percent).

Figure D-17: Overcrowded Households



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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DISPLACEMENT RISK

As housing costs increase, lower-income households may be displaced from their neighborhoods, whether this is due to landlord action or market changes. In Oakland, communities of color are particularly impacted by this dynamic.

The City's 2021 East Oakland Mobility Action Plan reported significant racial displacement of Black and Asian American populations from 2000 to 2018 in former ethnic enclaves. Black residents faced the largest decline and are no longer the majority population in the Black ethnic enclaves. For example, from 2000 to 2018, the Black population in Eastmont experienced a 53% decrease. During the same period these same neighborhoods experienced significant increases in higher income white population. There was an unprecedented rise in rent while median renter household income for Black, Asian, and Latinx households decreased. While East Oakland renters had previously maintained relative housing affordability, big spikes in housing unaffordability occurred from 2013 to 2018. By 2018, East Oakland renters making the median renter household income would have to pay 81% of their income to afford median rents in their neighborhoods, compared to 65% citywide. Current racialized displacement and housing unaffordability are directly linked to predatory sub-prime lending and foreclosures in the 2000s that removed the safety net of homeownership stability and equity. Many of the Black ethnic enclaves had Black homeownership rates higher than citywide rates until the foreclosure crisis which was concentrated in East and West Oakland flatland areas. Today, many of the East Oakland neighborhoods, especially the once Black ethnic enclaves, have higher homelessness risks than citywide, reflecting the lasting impact of the foreclosure crisis and ongoing displacement across East Oakland.

Stanford University's Changing Cities Research Lab performed an in-depth investigation of Oakland residential instability in 2021 and found that West and East Oakland were disproportionately affected.[18] Key findings include:

- Eviction filing rates in 2018-2019 were highest in the southern parts of West Oakland, as well as in pockets of East Oakland; however, eviction filing locations did not align fully with the spatial distribution of moves among lower-socioeconomic-status residents. Rather, eviction filings were likely being used as a tactic to collect rent. Residents are likely experiencing informal forms of displacement that instigate moves.
- Unregistered rentals as of July 2020 were highest in West and Deep East Oakland, two areas that were hit hard by the foreclosure crisis and underwent the most disinvestment during the Recession.
- Tax delinquent properties, owners of large numbers of properties, and code violations are most prevalent in Deep East and West Oakland.

[18] Hwang, Jackelyn, and Vineet Gupta 2021. 'Residential and Neighborhood Instability in Oakland." Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland (accessed November 2022).

These findings underscored a need for preservation and protection strategies in Deep East Oakland and pockets of West Oakland, which have majority BIPOC populations, long histories of disinvestment and are at high risk of renter vulnerability. These findings also highlighted a need to monitor vulnerable areas for disinvestment and residential instability, especially in the wake of the COVID-19 pandemic.

The State HCD AFFH Data and Mapping Tool also provides information related to neighborhood displacement risk. This includes "sensitive communities" typologies developed by UC Berkeley's Urban Displacement Project (UDP) to quantify the risk of displacement within a community.[19] Sensitive communities are those with populations vulnerable to displacement due to increased redevelopment and drastic shifts in housing cost. Figure D-18 shows that most of Oakland is vulnerable to displacement, except the Oakland Hills, Rockridge, Temescal, and neighborhoods surrounding the City of Piedmont. The 2020 AI noted that between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents at a census tract level. Recalling racial/ethnic demographic data from Section D.2, the Black population was the only racial/ethnic group in Oakland to experience a net loss in population from 2010 to 2019. However, other racial/ethnic groups are also being displaced, but perhaps to other locations within the City. This data might also reflect that as lower-income residents of certain racial/ethnic groups are displaced from Oakland, higher-income residents of the same racial/ethnic groups are replacing them.

From the 2020 AI survey distributed to residents across Alameda County, 28 percent of Hispanic respondents say they have been displaced in the last five years and 25 percent of Black respondents say that they have been displaced in the same period. The primary reason for displacement, according to the survey results, is that rent became unaffordable (56 percent of those displaced). This experience is validated by a 2019 study by the UDP which found that census tracts in the region that experienced a 30 percent increase in the median rent also experienced a decrease of 28 percent of low-income households of color.

UDP provides useful information in examining displacement risk at the tract level. Table D-7 describes the criteria used to develop neighborhood typologies.[20] Table D-8 provides the number of households at displacement risk in 2018, broken down by owner-occupied vs renter-occupied. More renters than owners are living in tracts susceptible to or experiencing displacement and gentrification. Nearly half of all households in Oakland, regardless of tenure, live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. This is greater than the region as a whole—according to UDP, "As of 2018, over 10% or 161,343 low income households (households making below 80% of AMI) lived in areas at risk of or currently experiencing gentrification. Nearly half of these households live in either Alameda or San Francisco counties."

Figure D-19, the map that corresponds with Tables D-7 and D-8, illustrates where these neighborhoods are located by typology. Exclusive areas are all clustered in/around the North Oakland Hills, while most of the

[19] Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021, available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.
[20] It should be noted that this data is several years old and does not capture all factors of neighborhood change – not all Oakland neighborhoods experiencing displacement may be captured in UDP's model.

northwestern tracts of Oakland, including Downtown, are in varying stages of gentrification or at risk of gentrification, and most tracts in the East Oakland flatlands are either low income/susceptible to displacement or at risk of gentrification, with one tract experiencing ongoing displacement. Only a handful of tracts in Oakland are considered Stable Moderate/Mixed Income, which UDP defines as neighborhoods that are not experiencing housing market pressures characteristic of the rest of the country, so the displacement of low-income residents is rare.

Regionally, sensitive communities are concentrated in coastal census tracts in Contra Costa, Alameda, and San Francisco County. The cities of Vallejo, Richmond, Berkeley, San Leandro, Oakland, and San Francisco are shown to have the highest number of sensitive communities, meaning these communities are at the highest risk of experiencing the displacement of existing established communities. UDP also identified that many parts of the Bay Area region, nearly 30% of all tracts, are either at risk or becoming exclusive to low income households. Exclusive tracts are concentrated in suburban counties, including Marin and San Mateo, but also include enclaves in Oakland, Berkeley, and San Francisco.

Table D-7: Gentrification and Displacement Census Tract Typologies, 2018

Typology	*Criteria*
Low-Income/Susceptible to Displacement	• Low- or mixed-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low- or mixed-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Did not gentrify 1990-2000 or 2000-2018 • Marginal Change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed-income tract in 2018 • Housing affordable to low- or mixed-income households in 2018 • Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018
At Risk of Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate-, mixed-moderate-, mixed-high-, or high-income tract in 2018 • Housing affordable to middle-, high-, mixed-moderate-, and mixed-high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high- or mixed-high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

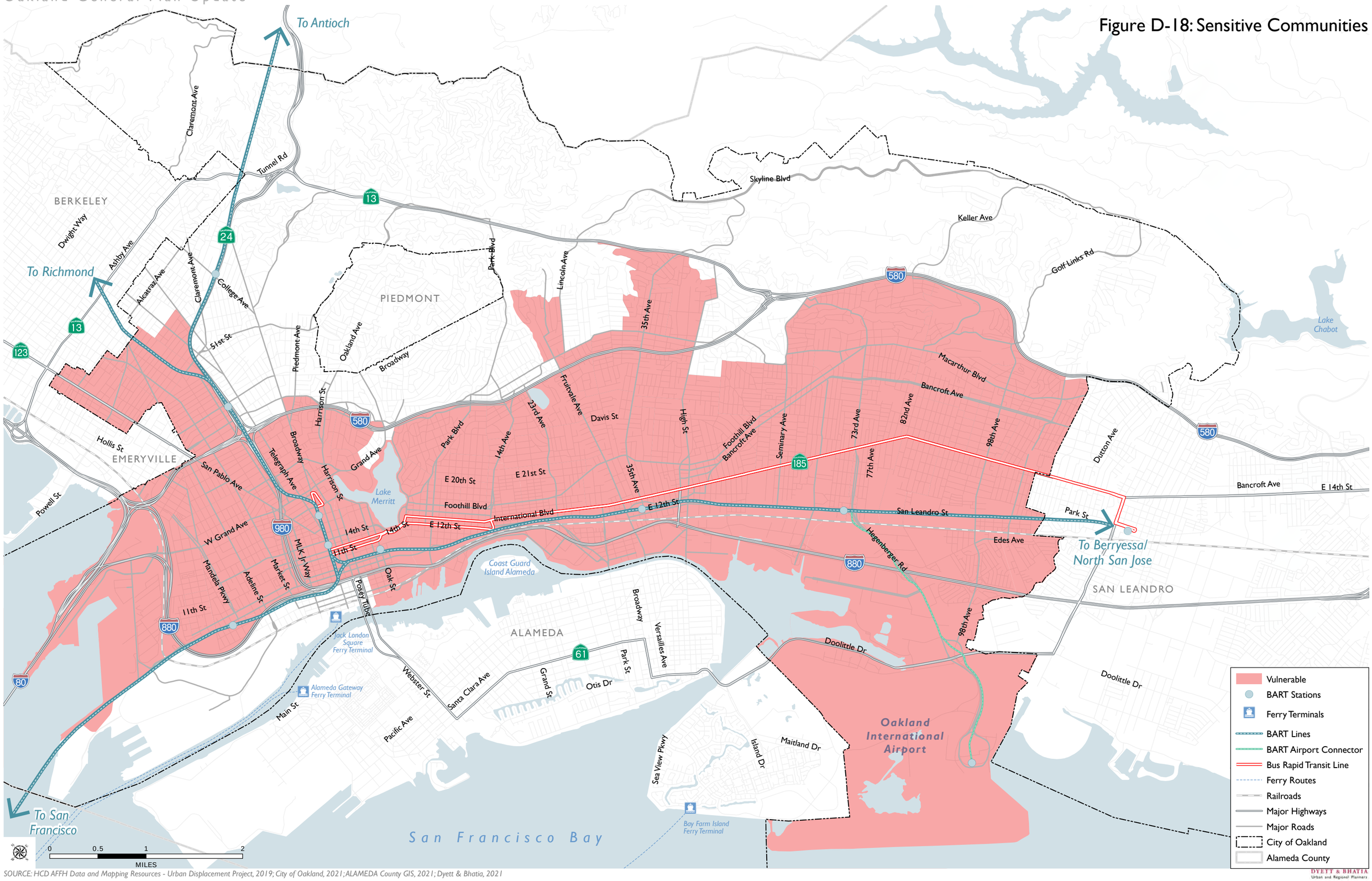
Source: UC Berkeley, Urban Displacement Project, 2018

Table D-8: Households by Displacement Risk and Tenure in Oakland, 2015-2019

Typology	*Owner-Occupied*	*Renter-Occupied*	*Percent*
Susceptible to or Experiencing Displacement	13,699	21,625	21.7%
At Risk of or Experiencing Gentrification	19,744	56,452	46.9%
Stable Moderate/Mixed Income	9,505	8,208	10.9%
At Risk of or Experiencing Exclusion	22,415	9,747	19.8%
Other	857	290	0.7%

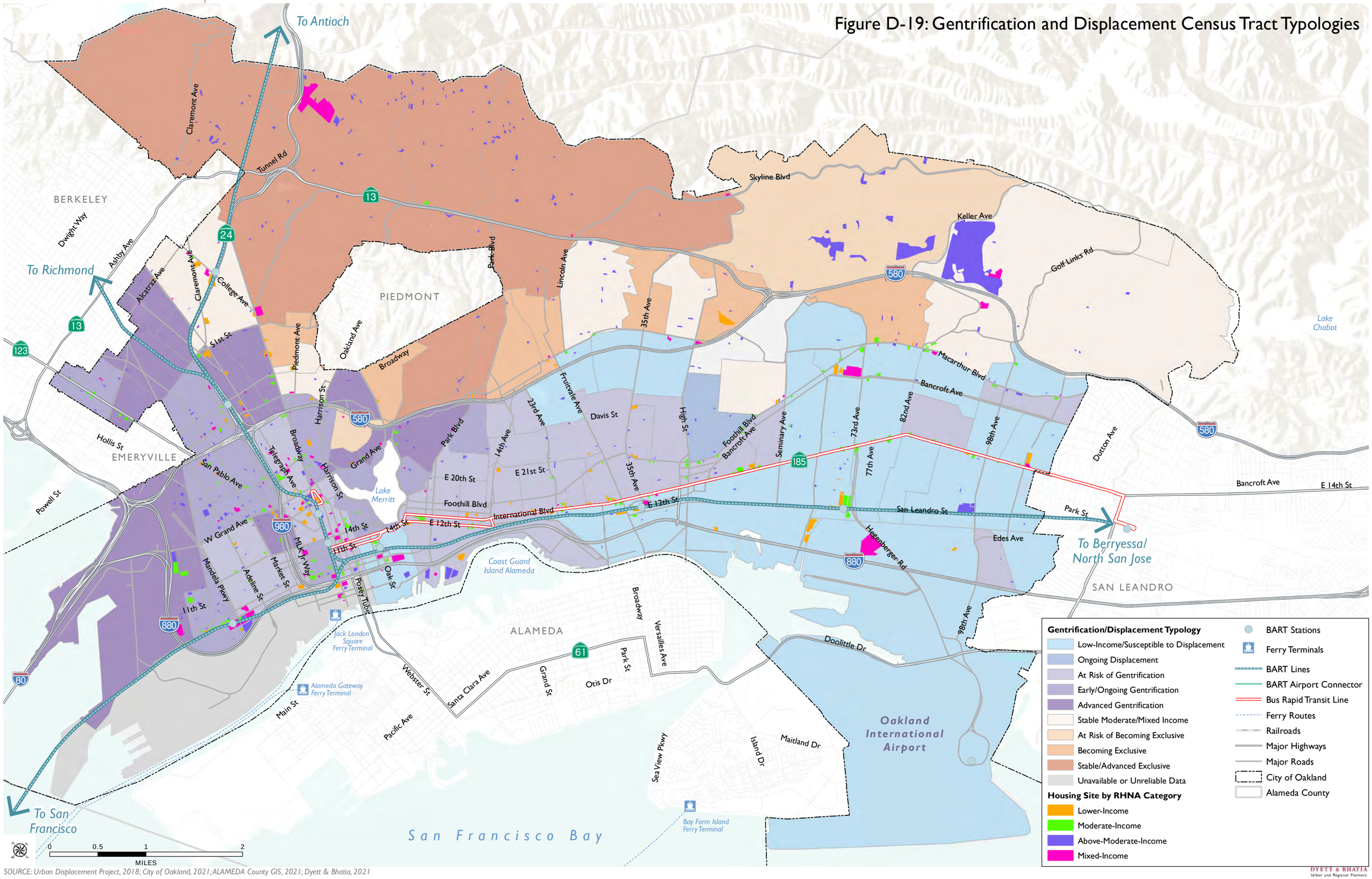
Source: Urban Displacement Project, 2018; American Community Survey 5-Year Data (2015-2019), Table B25003

Figure D-18: Sensitive Communities



SOURCE: HCD AFFH Data and Mapping Resources - Urban Displacement Project, 2019; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

Figure D-19: Gentrification and Displacement Census Tract Typologies



Gentrification/Displacement Typology

- Low-Income/Susceptible to Displacement
- Ongoing Displacement
- At Risk of Gentrification
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Becoming Exclusive
- Stable/Advanced Exclusive
- Unavailable or Unreliable Data

Housing Site by RHNA Category

- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: Urban Displacement Project, 2018; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

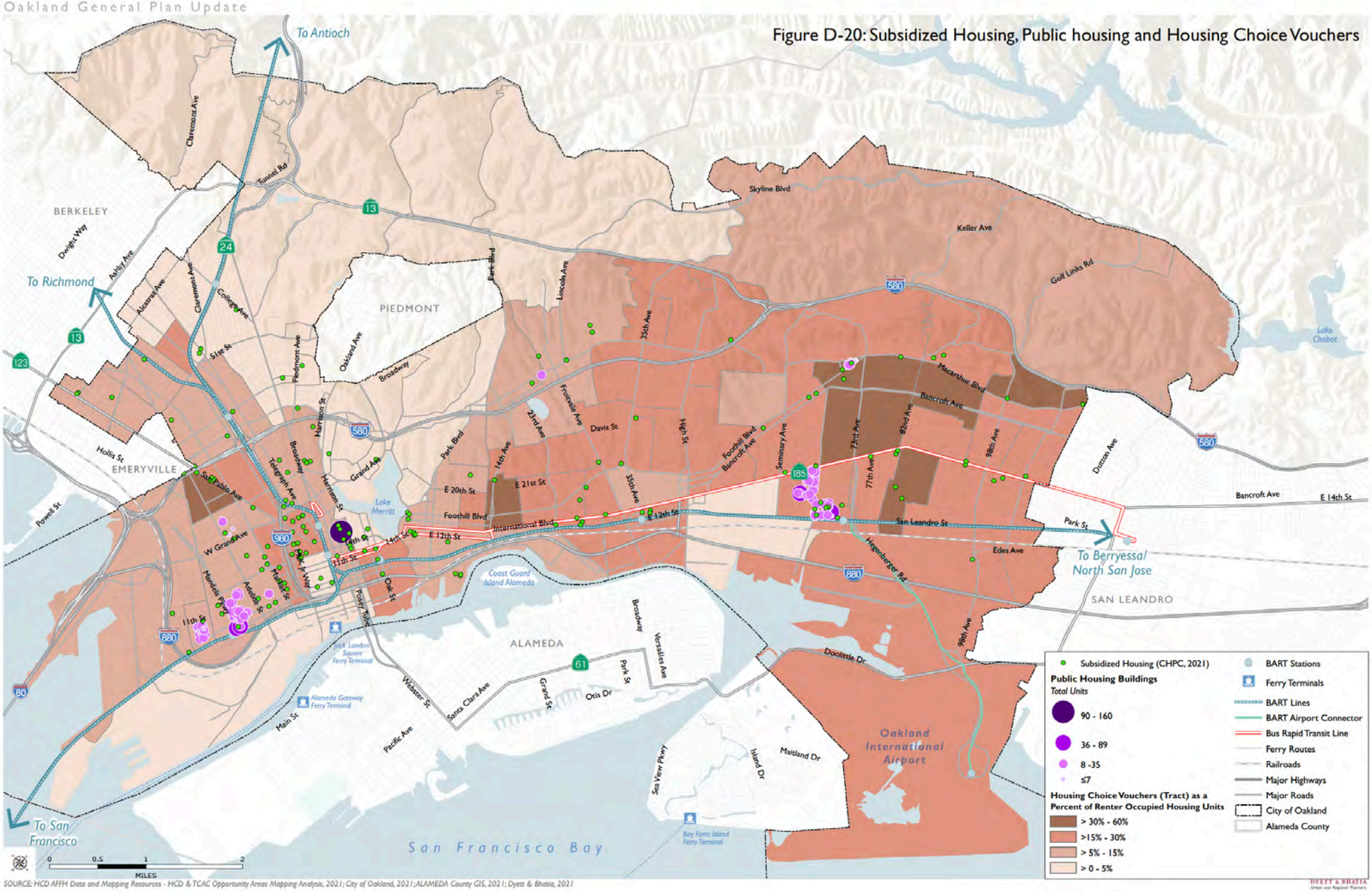
DYETT & BHATIA
Urban and Regional Planners

PUBLICLY ASSISTED HOUSING

The Oakland Housing Authority (OHA) provides publicly assisted housing to residents of Oakland. According to OHA's Draft Fiscal Year 2023 Making Transitions Work Annual Plan, OHA's housing inventory includes public housing (1,454 units), Project-Based Section 8 vouchers (4,973 allocated units), Housing Choice Vouchers and other HUD programs (15,168 units), and other local programs (1,910 units). According to Figure D-20, most public housing units are concentrated in Downtown, West Oakland, and the Coliseum area, primarily in tracts designated by TCAC as Low Resource or High Segregation and Poverty, though there are a few units located in Moderate and High Resource areas, with none in Highest Resource areas. Housing Choice Voucher use follows a similar pattern. Subsidized housing, such as Project-Based Section 8, is more distributed throughout Oakland, found in all opportunity areas except those designated Highest Resource, but most is clustered in Downtown and West Oakland (California Housing Partnership, 2021).[21] According to the 2020 AI, across Alameda County, BIPOC populations (excluding Hispanic and Latinx) are overrepresented in publicly assisted housing, with the Black and African American population composing the majority across all housing types.

[21] It should be noted that the State HCD AFFH Data and Mapping Tool does not provide the most current information on Project-Based Section 8 vouchers and Housing Choice Vouchers – existing patterns of geographic distribution may differ from data provided by the State.

Figure D-20: Subsidized Housing, Public housing and Housing Choice Vouchers



SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

SUBSTANDARD HOUSING

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. As summarized in the Housing Needs Assessment, about 80.4 percent of Oakland's housing stock was constructed prior to 1980 and is over 40 years old. About 8.0 percent of the housing stock has been constructed since 2000, with only 1.8 percent constructed since 2010.

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety, or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions in considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to the 2018 Oakland Equity Indicators Report, 1.36 percent of housing units in zip codes that were more than 60 percent non-white reported housing habitability complaints, compared to 0.67 percent of housing units in zip codes that were more than 60 percent white. In addition, according to 2019 ACS estimates compiled by ABAG-MTC, about 0.28 percent of owners lack complete kitchen facilities while 1.91 percent of renters do. Further, approximately 0.2 percent of owners lack complete plumbing facilities while 1.02 percent of renters do. In total, there are 837 occupied housing units with incomplete plumbing facilities and 3,514 units with incomplete kitchen facilities. During outreach, lower income residents in West and East Oakland indicated that they face unhealthy housing conditions including lack of heat, electrical issues, faulty plumbing, and exposure to mold and lead.

Further, the City's Building Bureau's Code Enforcement division summarizes inspections for blight, housing, and zoning-related issues. During Fiscal Year 2020 – 2021, there were 5,575 blight and building maintenance complaints in Oakland. While the City has not carried out a census of substandard housing,

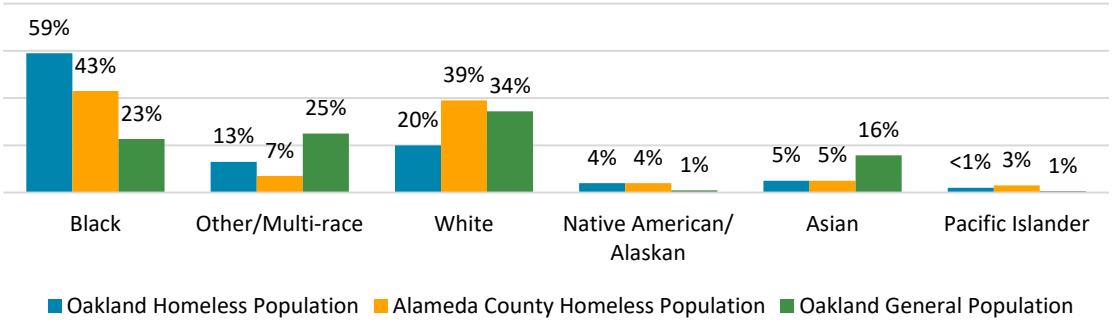
based on known substandard housing issues from the Building Bureau's documented housing complaints, approximately 3.5 percent of the city's housing stock is likely substandard.

HOMELESSNESS

Homelessness is a significant issue in Oakland. Nearly four out of five (79 percent) of the people experiencing homelessness in Oakland are unsheltered and live outdoors or in tents or vehicles, often along the city's streets and in our parks.

Point-in-Time (PIT) Counts are a common way to assess the number of persons experiencing homelessness in a jurisdiction. The PIT Count is a biennial (every two years) census of sheltered and unsheltered persons within a Continuum of Care (CoC) area completed over a 24-hour period \.[22] On February 23, 2022 (the date of the last Alameda County Point-in-Time count), there were a total of 9,747 persons experiencing homelessness in the County, 5,055 of whom were in the City of Oakland. In Alameda County, this is an increase of 1,275 people (22 percent) from the 28,022 unhoused individuals who were counted in 2019. These numbers represent an unprecedented 24 percent increase in total homelessness in Oakland and a four percent increase in unsheltered homelessness since 2019. These numbers account for only a fraction of the people who become homeless over the course of a year. When disaggregated by race, as shown in Chart D-8, the 202 PIT Count shows that there is a disproportionate representation of Black individuals experiencing homelessness. Those who identify as Black or African American (Hispanic and non-Hispanic) represent 70 percent of Oakland's unhoused population, but only 23 percent of the overall population. Additionally, those identify as American Indian or Alaska Native (Hispanic and non-Hispanic) are also represented disproportionately among the unhoused population, as they make up 4 percent of homeless Oakland residents but less than one percent of its overall population. Asian/API, White, and those who identify as some other race or multiple races are all underrepresented among the homeless population compared to their share of the overall population. However, it is noted that data from HUD does not separately distinguish Hispanic/Latinx as a racial group, so those identifying as Hispanic/Latinx may be counted under any of the other racial groups. When considering ethnicity alone, Hispanic/Latinx individuals made up 13 percent of Oakland's homeless population and 17 percent of Alameda County's homeless population, while 27 percent of Oaklanders identify as Hispanic/Latinx (of any race).

Chart D-8: Point-in-Time Count of the Homeless Population in Oakland, 2019 by Race



Note: Because Hispanic/Latinx origin is tracked as an ethnicity rather than a racial group, data shown above may include Hispanic/Latinx populations.

Source: City of Oakland Homeless Count & Survey Comprehensive Report Applied Survey Research Housing Instability Research Department, 2019; ACS 5-Year Estimates, 2019

[22] Due to this method, community advocates and local datasets often have a more comprehensive, better understanding of the unhoused population and describe higher numbers of unhoused people than what is reported in PIT Counts.

The increase in homeless residents over the past five years has resulted in a significant rise in the number of homeless encampments; the City estimates that at least 140 encampments are scattered throughout the city.[23] In 2017, the City established the Encampment Management Team (EMT) to address the physical management of homeless encampments and establish criteria for determining the types of interventions to undertake at encampments. In April 2021, the City of Oakland Office of the City Auditor conducted a performance audit of the City's homeless encampment management interventions and activities, including activities by the EMT. This report highlighted the need to establish and fund a formal encampment management program to implement an effective management system for the City's new encampment policy passed in October 2020.

A substantial proportion of the homeless population in Oakland includes formerly incarcerated individuals. According to the City's updated Permanent Access to Housing (PATH) framework, systemic barriers often prevent residents who are returning home from incarceration from living with family members and/or accessing both public and private rental housing and employment opportunities. Additionally, the longer one is homeless the worse one's health becomes, the more likely family and friendship networks are frayed, and the harder it becomes to obtain, maintain, and sustain stable housing.

In addition to the barriers associated with returning home from incarceration, other main drivers of homelessness in Oakland include:

- Structural racism
- Insufficient controls on the rental housing market that create vulnerability and housing instability for tenants
- Insufficient housing units that are affordable to households with the lowest incomes, including particularly those whose incomes are below 20% of Area Median Income (AMI)
- Inadequate pay and benefits for many of the jobs that are available in the community, and insufficient access to quality employment opportunities that pay wages that meet the cost of housing

The PATH Framework organizes strategies to address homelessness under three major themes:

- Prevention strategies to keep people from becoming homeless;
- Emergency strategies to shelter and rehouse households and improve health and safety on the street and;
- Creation of affordable, extremely-low-income, and permanent supportive housing units prioritized for households experiencing homelessness.

Additional actions the City takes to provide shelter and permanent supportive housing for unhoused people, as well as potential constraints, are discussed in Appendix F. Further prioritization of permanent housing policies in the PATH Framework should be adopted to fully meet the needs of unhoused residents. These actions are described in the Housing Action Plan.

[23] City of Oakland, Homelessness Services Report, March 18, 2021, https://oakland.legistar.com/View.ashx?M=F&ID=9256071&GUID=9ED0688A-A876-4DEF-9EC1-F426269363F0.

D.6 Housing Sites Inventory Analysis

Tables D-9 though D-15 provides a summary of analysis that includes the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs.[24] The tables analyze the following categories:

Black, Indigenous, and People of Color Concentration: The analysis evaluates the number of units in the Site Inventory that are in areas where the average of tracts across the City are comprised of people of color. Conversely, this also measures how units are distributed in predominantly white census tracts. Averaged across all census tracts, the average percentage of people of color is approximately 69 percent. Tracts higher than this average have greater percentages of people of color; tracts below this average have greater percentages of white people. Overall, 41 percent of all units added in tracts with a greater white population than the Citywide average include lower and moderate-income housing. In tracts with higher percentages of people of color, lower and moderate income housing units are approximately 47 percent of all units in these tracts. Coupled with housing actions that protect Oakland residents from displacement (policies and actions under Goal 1) and promote opportunities for homeownership (actions under Policy 5), the sites inventory makes progress in addressing racial inequities related to housing.

Table D-9: Number of Units with Above or Below Citywide Average Concentrations of Black, Indigenous, and People of Color

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **50**	1,957	937	4,198
Tracts above citywide average = **63**	8,979	4,252	15,144

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

TCAC Opportunity Area: This analysis estimates the number of units in each TCAC opportunity area, including racially/ethnically concentrated areas of poverty. Generally, the sites inventory adds more housing in moderate and higher resource areas and avoids concentration of lower income units in high-segregation and poverty areas, consistent with direction to affirmatively further fair housing. As shown in Table D-10, the sites inventory adds most units to High Segregation/Poverty, Low, Moderate TCAC areas, which is consistent with the bulk of developable area in Oakland being classified as Low and Moderate opportunity (see Table C-22 in Appendix C for more information). The inventory avoids concentrating lower income units in areas of high segregation and poverty, while also providing additional homes affordable to these incomes. Approximately 47 percent of units added in the highest resource areas are affordable to lower and moderate incomes; however, about a third of units are affordable to lower and moderate incomes in high resource tracts. This is due to significant environmental constraints, including wildfire hazard, that limit siting of lower income sites in these areas. However, the Housing Action Plan also includes a number of policies and actions to increase housing in higher opportunity areas. In particular,

[24] This analysis does not reflect the 90 percent capacity modifier on "other potential projects" as described in Appendix C as the modifier is not site-specific; however, the percentage remains proportional.

the Affordable Housing Overlay Zone action would create much broader opportunities for the construction of affordable housing in high resource areas, even if the underlying zoning would impose density maximums that limit the feasibility of affordable housing development.

Table D-10: Number of Units in Each TCAC Opportunity Area

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
High Segregation/Poverty (RE/CAPs)	2,457	1,206	3,651
Low	5,292	2608	8045
Moderate (rapidly changing)	114	144	402
Moderate	2,303	1,067	5,656
High	477	130	1,214
Highest	293	34	374

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Areas of Affluence: This analysis estimates the number of units in areas of affluence. There are 16 census tracts in Oakland that are designated as RCAAs. The sites inventory adds 3,080 housing units to these areas of affluence, as shown in Table D-11. Consistent with findings above, areas of affluence are primarily in very high fire hazard severity zones and in areas with steep slopes. As such, there are limited opportunities to add lower and moderate income housing to certain affluent areas of Oakland. However, the sites inventory makes a concerted effort to locate housing in the Rockridge area, which includes good access to transit, amenities, and opportunity, Adding approximately 1,089 lower and moderate income units to these areas.

Table D-11: Number of Units in Areas of Affluence

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
RCAA tracts	842	247	1,991

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Lower- or Moderate-Income population: The analysis evaluates number of units in census tracts based on percentage of lower- or moderate-income population. Averaged across all census tracts, the average percentage of lower or moderate-income populations in Oakland census tracts is approximately 57 percent. As shown in table D-12, the inventory locates more lower and moderate-income housing sites in these areas accordingly. This helps to alleviate cost. While a greater number of above moderate units are located in areas with higher rates of lower- or moderate-income people, a number of goals, policies, and actions in the Housing Action Plan, including actions 1.1.1 through 1.1.14 under Policy 1: Tenant Protections and Anti-Displacement, reduce displacement pressures that may be associated with these units.

Table D-12: Lower or Moderate Income Population

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average (lesser percentage of lower and moderate-income population) = 47	1,957	937	4,198
Tracts above citywide average (greater percentage of lower and moderate-income population) = 66	8,979	4,225	15,100

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Rent Burden: Also linked with lower or moderate-income populations is cost burden. Averaged across all census tracts, the average percentage of rent burdened populations is approximately 47 percent. Similar to table D-12, the inventory adds a greater proportion of lower and moderate-income sites in areas that experience greater rent burden, as shown in Table D-13. For tracts above the citywide average, approximately 49 percent of all units added in these areas are affordable to lower and moderate incomes.

Table D-13: Number of Units Where Tracts are Below or Above Citywide Rent Burden Rates

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **52**	3731	1,744	8,186
Tracts above citywide average = **61**	7,205	3,418	1,1112

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Overcrowding: As shown in Table D-14, the distribution of units in areas both above and below the citywide average for overcrowding is about equal, despite there being a greater number of census tracts that fall above the citywide average. Averaged across all census tracts, the average percentage of households experiencing overcrowding is approximately six percent. While the location of sites in the inventory will not likely move the needle on overcrowding, the inventory would help address two associated AFFH considerations, including housing needs of lower-income and moderate-income people, in addition to those who are cost burdened.

Table D-14: Number of units in areas where there are rates of overcrowding and/or severe overcrowding greater than the citywide average

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Tracts below citywide average = **44**	5,347	2,477	10,120
Tracts above citywide average = **69**	5,589	2,685	9,178

Source; Source: City of Oakland, 2022; State HCD AFFH Data and Mapping Resources (HCD & TCAC Opportunity Areas Mapping Analysis, 2021); Dyett & Bhatia

Displacement: As described above, there are several tracts in Oakland that experience displacement pressure. As shown in Table D-15, the sites inventory adds a substantial number of lower and moderate-income units to areas that are susceptible to displacement, at risk of gentrification, and areas at risk of gentrification. While the inventory adds above-moderate income housing to tracts that are experiencing gentrification, Housing Action Plan policies 1.1.1-1.1.14 help to protect tenants and prevent displacement in these areas.

The inventory also adds an equal mix of lower and moderate-income housing to stable mixed income communities. While about 71 percent of lower and moderate income housing units added to "becoming exclusive" sites, indicating location of housing in more moderate- and higher-resourced areas, the inventory does not add a significant amount of lower and moderate-income units in advanced exclusive tracts. These tracts, as described above, are in high fire hazard severity zone areas.

Table D-15: Number of units added in areas as defined by the Urban Displacement Project.

	Lower Income Units	*Moderate Income Units*	*Above Moderate Income Units*
Low-income/susceptible to displacement	4,065	1,570	2,744
Ongoing displacement of low-income households	0	0	7
At risk of gentrification	3,485	1,920	7,462
Early ongoing gentrification	1,506	1,003	5,190
Advanced gentrification	581	306	1,412
Stable moderate/mixed income	1,011	198	1,327
At risk of becoming exclusive	1	0	342
Becoming exclusive	134	61	79
Stable/advanced exclusive	48	7	348
Unavailable or Unreliable Data	106	124	415

D.7 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues and their contributing factors and assign a priority level for each factor. Further, each jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within it. Goals, actions, and priorities related to affirmatively furthering fair housing can be found in the Housing Plan of this Housing Element. Oakland will also continue to implement its 2015 goals described in the 2020 AI.

Based on the findings of this assessment and the 2020 AI, Table D-9 presents a summary of existing fair issues, their contributing factors, and their priority level, as well as actions to take. Contributing factors with a high priority level are those that the City can directly address, while medium factors are either those that are longer term problems the City is working on or otherwise has limited ability to address.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Fair Housing Outreach and Enforcement	Lack of outreach and enforcement from both the private (nonprofit) and public sector	High	The City should continue to maintain adequate staffing levels to carry out the mandate to affirmatively further fair housing. The City should also increase residents' awareness of nonprofit fair housing service providers.
	Lack of resources for fair housing agencies and organizations	Medium	Continue to apply for grants to fund fair housing agencies and seek more grant opportunities if possible.
	Lack of federal, State, and local funding for affordable housing	Medium	Apply for more grants to fund affordable housing.
Segregation	Affordable housing is limited by location and housing type	High	Provide mobility counseling and recruit landlords to help Housing Choice Voucher holders find housing options in resource-rich neighborhoods. Increase voucher payment standards in resource-rich neighborhoods and enact source of income laws that prohibit owners from refusing to rent to Housing Choice Voucher holders. Increase affordable housing in high-resource areas where it is lacking. This may require the City to purchase land or partner with developers in order to develop mixed-income housing. Eliminate single family zoning to ensure there are no restrictions on housing type.
	Concentration of low-income households and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially and Ethnically Concentrated Areas of Affluence (RCAAs)	Medium	Lower-income households and individuals living below the poverty line are concentrated in specific parts of the city. Many of these same tracts have been identified as R/ECAPS. The City should invest in R/ECAPs and other historically disinvested communities using place-based strategies. The City should identify properties in resource-rich (including RCAAs) and gentrifying neighborhoods that could be preserved as affordable housing with project-based vouchers. Finally, the City should ensure publicly-assisted housing is well-distributed in transit-accessible locations throughout the City.

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
Housing Discrimination	Refusal to rent based on disability status or voucher use	Medium	Housing Choice Voucher holders and those with disabilities have reported difficulty in finding appropriate-sized units that will accept their voucher. Fair housing enforcement must be increased. Unfortunately lack of funding for fair housing enforcement continues to perpetuate this problem. Another option would be to incentivize landlords to accept vouchers.
	Loan denial rates are generally higher for BIPOC individuals	Medium	While the City has limited control over the approval of home loans, it should continue and expand its workshop offerings with prospective low-income homebuyers and homebuyers of color.
Disability and Access	Difficult to find rental housing that is accessible	High	Review development standards for accessible housing and inclusionary policies for accessible housing units; recommend appropriate amendments. Encourage affordable accessible housing when reviewing development applications for new housing.
Limited Access to Opportunity	Racial/ethnic disparities in access to jobs, low-poverty neighborhoods and quality education exist and these disparities are compounded for those living in poverty	Medium	The City must focus investments in neighborhoods considered “Low Resource” and “High Segregation and Poverty” by the State HCD/TCAC Opportunity Maps. These neighborhoods have high concentrations of BIPOC populations. Despite being considered “Low Resource”, these neighborhoods are culturally rich with strong communities; investing in them will allow residents to remain in place while improving economic and educational outcomes. A lot of fair housing capacity is concentrated in these neighborhoods and the City should take advantage of its partnerships with fair housing providers who serve these neighborhoods.
	Lack of public and private investments in specific neighborhoods	Medium	Most tracts in Oakland are considered low resource, and most moderate and higher resource tracts are those that are in the stages of gentrification or exclusivity (i.e. have benefited from investment and working class people have been excluded or displaced). Disparities in access to economic and educational opportunity is most salient. OUSD should invest more strongly in historically underfunded schools, rather than solely relying on

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			lottery-based placement strategies to fix educational imbalances. In tandem, the City must pursue place-based strategies to encourage community revitalization in lower income neighborhoods. These strategies should include production of new affordable housing, preservation of existing affordable housing, and stronger protection from displacement. While making it possible to move to high-opportunity areas is one strategy, that must be complemented with strategies that enhance opportunity and housing security where lower income people already live, including neighborhoods that are under significant gentrification pressure.
Disproportionate Housing Needs and Displacement Risk	High rates of cost burden for renters and BIPOC individuals, especially Black and Hispanic/Latinx populations	Medium	Provide financial assistance for security deposit and prepaid rent, which can be obstacles for low-income households and people experiencing homelessness. This could be a grant paid directly to a landlord of a low-or no-interest loan funded by federal block grant programs like the Community Development Block Grant, HOME, or Emergency Solutions Grant program.
	Homelessness crisis	Medium	The City must implement the updated PATH framework and focus on securing permanent housing for residents who are currently unhoused. However, current resources are insufficient: the City needs to expand revenues dedicated to this issue and engage the government and the private sector at every level in this effort.
	Prevalence of sensitive communities	Medium	Most of Oakland is considered vulnerable to displacement pressures. The City should implement affordable housing preservation and renter protection strategies, especially in neighborhoods with majority BIPOC populations, long histories of disinvestment and a high risk of renter vulnerability. To reduce housing demand, which may in turn reduce displacement risk, the City should encourage the development of

Table D-9: Fair Housing Issues, Contributing Factors and Proposed Actions, 2023-2031

Fair Housing Issue	*Contributing Factors*	*Priority Level*	*Goals and Actions*
			new affordable projects throughout the city.

Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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E.1 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary recurring funding sources for housing currently used in Oakland include Oakland Housing Authority Funds for operating subsidy, and the City's Affordable Housing Trust Fund and its local allocation of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. Most other sources are not regularly recurring (voter approved Measure KK funds) or require competitive applications (e.g., State Local Housing Trust Fund). A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year

	Actual Allocations						*Projected Allocations*
Source	*FY2018*	*FY2019*	*FY2020*	*FY2021*	*FY2022*	*FY2023*	*FY2024*
Affordable Housing Impact Fee	$4,894,717	$0	$4,968,500	$4,132,563	$7,644,567	$1,202,605	$3,807,000
Jobs Housing Impact Fee	$2,463,804	$0	$0	$5,273,519	$3,382,198	$2,714,524	$2,211,000
Boomerang	$0	$92,225	$3,780,704	$5,182,725	$4,340,648	$6,826,142	$3,370,000
Low-Mod Income Housing Asset Fund	$0	$4,292,982	$3,074,957	$0	$0	$0	$1,228,000
HOME	$0	$440,253	$5,485,152	$2,642,594	$2,642,594	$2,642,594	$2,309,000
HOME-ARP	$0	$0	$0	$0	$9,627,050	$0	$0
Excess Redevelopment Bond	$9,000,000	$0	$0	$4,350,000	$3,900,000	$0	$0
Measure KK	$55,000,000	$45,000,000	$0	$0	$0	$0	$0
CalHome	$0	$0	$78,220	$3,000,000	$0	$0	$0
Local Housing Trust Fund	$0	$0	$0	$0	$5,000,000	$0	$0
Total Sources	$71,358,521	$49,825,460	$17,387,533	$24,581,401	$36,537,057	$12,818,865	$12,925,000

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development's (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below. Where appropriate, the City's Department Housing & Community Development (DHCD) coordinates with OHA when awarding funds to the same projects. For example, OHA may rely on DHCD's competitive NOFA process to award OHA funds.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest $25 million in the acquisition and development of properties in the development pipeline.

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
MTW Public Housing		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
Voucher Program		

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
General MTW HCV	MTW	13,107
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.
- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.
- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.
- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.

- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-low-income seniors in two scattered sites in Downtown Oakland (all units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.
- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.
- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., "boomerang funds"). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City's Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of $17,519,186 as of June 30, 2021. This amount includes AHIF revenue received, as well as accrued interest and investment earnings. A total of $12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, $4,585,277 of the June 30, 2021 fund balance remained uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.[1]

[1] https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
Pre-Development				
Friendship Senior Rental Housing	Senior Rental	48	$2,235,000 ($1,885,000 in FY 2019-2020, and $350,000 in FY 2020-2021)	*City funds*: Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) *State funds*: Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	$3,965,000	*City funds*: Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	$3,264,000 ($1,024,500 in FY 2019-2020 and $2,239,500 in FY 2020-2021)	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *State funds*: Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	$460,192	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Transit Oriented Development Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources
Under Construction				

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
95th Avenue & International Boulevard	Multifamily Rental	55	$1,409,717	*City funds*: Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) *State funds*: Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
Completed/Closeout Underway				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	$1,600,000	*County funds*: Alameda County Measure A1 Housing Bond *State funds*: Low Income Housing Tax Credit *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive $7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition to funds from program income and prior year resources, totaling about $10.9 million in funding. The City expects to have at least $22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time homebuyers' program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
CDBG	$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment	$3,173,979	Citywide	100.0%	Affordable Housing

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
Partnerships Program (HOME)				
HUD's Opportunities for Persons with AIDS (HOPWA)	$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	$4,532,841 (CDBG-CV) $3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	$2,275,917 (ESG-CV) $19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a "-CV" suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county's housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA's specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
    - 7,160 beds provided
    - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued $580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of $49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The $100,000.000 in funds were available to a number of borrowers, including affordable housing developers and community land trusts. The program was limited to buildings with one to four units. Measure KK funds have been entirely committed.

In November 2022, Oaklanders voted on whether to approve Bond Measure U, which would provide $350 million for the construction and preservation of affordable housing. Resources from this measure are expected to serve an important role in funding projects like those funded by Measure KK.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received $3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received $2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received $628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG activities will support the Permanent Access To Housing (PATH) Strategy;

providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property for 20 years. A property is considered "vacant" if it is in use less than 50 days in a calendar year, subject to certain exemptions. In its first year, the VPT brought in approximately $5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and cleanup of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
HOME Investment Partnerships Program (HOME)	HUD-provided formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors. In California, project developers must apply to the State for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high cost Bay Area jurisdictions like Oakland.
State Programs	
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. The City must partner with developers to apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic NOFAs.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with $23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Project developers apply to approved lenders for this funding directly.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The City is the lead applicant for this program.
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. Project developers apply directly to the State for this funding.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process. The City partners with developers to pursue this competitive funding from the State.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds match local housing trust funds as down payment assistance to first-time homebuyers. The City applies directly for this competitive annual NOFA.
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Project developers apply directly for this competitive State funding.
No Place Like Home (NPLH)	NPLH dedicates up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness. Alameda County administers these funds and project developers apply directly to the County for this funding.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants. In partnership with the County, the City has secured its first five years of allocation from 2019-2023 to be administered to provide operating subsidy for homeless units.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA, and developers apply directly to the State.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants to developers for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. Project developers must apply to TCAC for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high-cost Bay Area jurisdictions like Oakland. These awards are typically the last source of funding needed before starting construction of new affordable housing projects.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
City Programs	
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available through State CalHOME NOFAs as well as loan repayments. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds and administer them as State or other grants become available. Because the State's Local Housing Trust Fund (LHTF) program is competitive and scores more highly for new construction, the City's recent applications have dedicated any awarded LHTF funds towards its new construction pipeline.
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects. Project developers apply directly to participating lenders for these competitive funds.
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods. This is relevant because some of the above lending activities (e.g., LIHTC equity investment or construction lending for affordable projects) are CRA-eligible.

E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide affordable housing. Provided below

is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

The Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, located within the Public/Private Development Division of the Economic and Workforce Development Department (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section 8 program in Oakland, and also owns and oversees the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

E.3 Other Housing Resources and Considerations

PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as "developable" sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-

range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future, including some that have already undergone solicitation for affordable housing proposals. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 Foothill Blvd	Vacant	0	Surplus Land	0.24	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.

Appendix E. Housing Resources and Opportunities

This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

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E.1 Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and use of funds, a variety of funding sources may be required. Three primary recurring funding sources for housing currently used in Oakland include Oakland Housing Authority Funds for operating subsidy, and the City's Affordable Housing Trust Fund and its local allocation of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds. These sources could potentially be used to assist in the support and development of affordable housing. Most other sources are not regularly recurring (voter approved Measure KK funds) or require competitive applications (e.g., State Local Housing Trust Fund). A summary of allocated and projected funding toward affordable housing needs, as administered by the City's Department of Housing and Community Development (Oakland HCD), is provided in Table E-1 below.

Table E-1: Allocated and Projected Oakland HCD Sources by Fiscal Year

	Actual Allocations						*Projected Allocations*
Source	*FY2018*	*FY2019*	*FY2020*	*FY2021*	*FY2022*	*FY2023*	*FY2024*
Affordable Housing Impact Fee	$4,894,717	$0	$4,968,500	$4,132,563	$7,644,567	$1,202,605	$3,807,000
Jobs Housing Impact Fee	$2,463,804	$0	$0	$5,273,519	$3,382,198	$2,714,524	$2,211,000
Boomerang	$0	$92,225	$3,780,704	$5,182,725	$4,340,648	$6,826,142	$3,370,000
Low-Mod Income Housing Asset Fund	$0	$4,292,982	$3,074,957	$0	$0	$0	$1,228,000
HOME	$0	$440,253	$5,485,152	$2,642,594	$2,642,594	$2,642,594	$2,309,000
HOME-ARP	$0	$0	$0	$0	$9,627,050	$0	$0
Excess Redevelopment Bond	$9,000,000	$0	$0	$4,350,000	$3,900,000	$0	$0
Measure KK	$55,000,000	$45,000,000	$0	$0	$0	$0	$0
CalHome	$0	$0	$78,220	$3,000,000	$0	$0	$0
Local Housing Trust Fund	$0	$0	$0	$0	$5,000,000	$0	$0
Total Sources	$71,358,521	$49,825,460	$17,387,533	$24,581,401	$36,537,057	$12,818,865	$12,925,000

Source: City of Oakland, Department of Housing and Community Development, 2021-2023 Strategic Action Plan

OAKLAND HOUSING AUTHORITY FUNDS

The Oakland Housing Authority (OHA) provides assistance through the use of federal, State and local funds, to partner with developers to create and preserve affordable housing in the City of Oakland. As one of the housing authorities participating in the Department of Housing & Urban Development's (HUD) Moving to Work (MTW) Demonstration Program, OHA works with community partners and stakeholders to develop and implement innovative solutions to the persistent issues of access to quality affordable housing. The OHA owns and operates public housing and administers the Project-Based Section 8 Voucher Program (PBV). Projects assisted by the OHA include multifamily, senior, and for-sale housing. Projects assisted by the OHA are available in Table E-2 below. Where appropriate, the City's Department Housing & Community Development (DHCD) coordinates with OHA when awarding funds to the same projects. For example, OHA may rely on DHCD's competitive NOFA process to award OHA funds.

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. During Fiscal Year 2023, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure, and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland. In 2021, Oakland acquired and rehabilitated 85 units of housing using Homekey funds. In addition, OHA will invest $25 million in the acquisition and development of properties in the development pipeline.

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
MTW Public Housing		
Campbell Village	Large Family Sites	154
Lockwood Gardens	Large Family Sites	372
Peralta Villa	Large Family Sites	390
Harrison Towers	Designated Senior Sites	101
Adel Court	Designated Senior Sites	30
Palo Vista Gardens	Designated Senior Sites	100
Liden Court	Hope VI Sites	38
Mandela Gateway	Hope VI Sites	46
Chestnut Court	Hope VI Sites	45
Foothill Family Apts.	Hope VI Sites	21
Lion Creek Crossings Phase 1	Hope VI Sites	45
Lion Creek Crossings Phase 2	Hope VI Sites	54
Lion Creek Crossings Phase 3	Hope VI Sites	37
Lion Creek Crossings Phase 4	Hope VI Sites	21
Voucher Program		
General MTW HCV	MTW	13,107

Table E-2: Oakland Housing Authority Inventory, 2021

Name	*Type*	*Number of Units*
VASH	Non-MTW	526
Section 8 Mod Rehab	Non-MTW	143
Section 8 Mainstream	Non-MTW	212
FUP	Non-MTW	99
NED	Non-MTW	85
Tenant Protection Vouchers	Non-MTW	141
Shelter plus Care (S+C)	Non-MTW	331

Source: Oakland Housing Authority, August 2021

OHA Funds and other grant funds will be used in a variety of ways to facilitate the development and preservation of affordable housing. The City recognizes that the development of affordable housing cannot be accomplished through the efforts of the City alone. Partnerships must be developed with other private and governmental funding agencies, as well as with private for-profit and non-profit housing developers.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives include:

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, is developing 465 units of affordable housing for low-income families, seniors, and formerly homeless individuals as part of the Brooklyn Basin master planned community. In FY 2022 OHA expects Phase 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs), to complete construction and lease up. Phase 4 (Foon Lok East) is projected to close on all construction financing and start construction in the fourth quarter of FY 2022. This last phase adds 124 units (61 with PBVs) for families and formerly homeless individuals, and will complete the project.
- 285 12th Street – OHA, in partnership with the East Bay Asian Local Development Corporation (EBALDC), will newly construct 65 affordable units for extremely- and very-low-income families and special needs populations (16 units assisted with PBVs), and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.
- Lake Park – OHA, in partnership with EAH Housing, will newly construct 53 affordable apartments for extremely- and very-low-income families and formerly homeless veterans (14 assisted with VASH vouchers). The site is the former Kwik-Way Drive Inn in the Grand Lake neighborhood of Oakland near Lake Merritt as well as an abundance of grocery and other neighborhood-serving retail and restaurants.
- Mandela Station – OHA has entered into an Exclusive Negotiating Agreement with MacFarlane Partners and SUDA in FY 2022 to newly construct 240 units for very-low-income families and approximately 16,000 square feet of commercial space in West Oakland. The site is currently owned

by BART and is an integral part of a new master planned community that will include approximately 700 units as well as commercial office and life science space.

- Oak Grove North and South Apartments – OHA expects to complete the substantial rehabilitation of Oak Grove in FY 2022, a former public housing property comprised of 151 apartments for very-low-income seniors in two scattered sites in Downtown Oakland (all units will be assisted with PBVs except for the two resident manager units). Oak Grove was approved for disposition by HUD under Section 18 of the Act (42 U.S.C. 1437) on July 5, 2018.
- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and/or create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition underutilized real estate in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase affordable housing developments in order to preserve affordable housing. During FY 2022, OHA plans to pursue this option for Lion Creek Crossing Phases 1 and 2 and Mandela Gateway.
- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is the primary local source of ongoing funding to increase, improve, and preserve the supply of affordable housing in Oakland. Through the Trust Fund, fee revenue leverages other federal, State, and county funding sources to produce more affordable units. City funds are intended to partially fill the gap between development costs and funding available from other private and public sources; this local funding commitment is often critical to securing additional gap funding for these projects.

The Trust Fund receives its revenues from the Affordable Housing Impact Fee (AHIF), the Jobs/Housing Impact Fee, and the 25 percent allocation of former redevelopment tax increment funds set aside for affordable housing (i.e., "boomerang funds"). In 2018, the City Council amended these boomerang funds to also be used towards anti-displacement and homeless prevention services. Funds from the Affordable Housing Trust Fund are awarded on a competitive basis to project developers responding to a Notice of Funding Availability (NOFA) issued by the City's Housing and Community Development Department (City HCD). Requests for City funding for the 2020 NOFA ranged from 6 percent to 34 percent of total development costs, averaging 13 percent of costs.

The AHIF account had a fund balance of $17,519,186 as of June 30, 2021. This amount includes AHIF revenue received, as well as accrued interest and investment earnings. A total of $12,933,909 of impact fee funds are committed to six multifamily rental projects in various stages of pre-development, construction, and completion (see Table E-3 below). The projects will provide a total of 369 housing units affordable to extremely-low-, very-low-, and low-income households; some units are set aside for homeless and special needs households. After accounting for funds committed, $4,585,277 of the June 30, 2021 fund balance

remained uncommitted. A five-year review of the AHIF has concluded that the maximum legal fee is greater than the current adopted fee across all land uses.[1]

[1] https://cao-94612.s3.amazonaws.com/documents/Task-1.A-Hausrath-FINAL-12232021-Afford-Hsg-Impact-Fee-Five-Year-Review.pdf

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
Pre-Development				
Friendship Senior Rental Housing	Senior Rental	48	$2,235,000 ($1,885,000 in FY 2019-2020, and $350,000 in FY 2020-2021)	*City funds*: Jobs/Housing Impact Fee, HOME (Home Investment Partnerships Program: locally administered federal funds), Other City funds (non-impact fee) *State funds*: Multifamily Housing Program, No Place Like Home, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
West Grand & Brush Phase I	Multifamily Rental	59	$3,965,000	*City funds*: Jobs/Housing Impact Fee, Measure KK Affordable Housing and Infrastructure Bond, Low-Moderate Income Housing Asset Fund *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Infill Infrastructure Grant, Multifamily Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program
Longfellow Corner	Multifamily Rental	77	$3,264,000 ($1,024,500 in FY 2019-2020 and $2,239,500 in FY 2020-2021)	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *State funds*: Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
7th & Campbell	Special Needs Rental	79	$460,192	*City funds*: Boomerang, Measure KK Affordable Housing and Infrastructure Bond *County funds*: Alameda County Measure A1 Housing Bond *State funds*: Transit Oriented Development Housing Program, Housing Accelerator Fund *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources
Under Construction				

Table E-3: AHIF-Funded Projects, 2021

Project Name	*Project Type*	*Units*	*Funding Committed*	*Other Sources of Funding*
95th Avenue & International Boulevard	Multifamily Rental	55	$1,409,717	*City funds*: Jobs/Housing Impact Fee, Boomerang, HOME (Home Investment Partnerships Program: locally administered federal funds), Low-Moderate Income Housing Asset Fund, Redevelopment Successor Agency and Economic and Workforce Development (combination of excess bond funds and land contribution) *State funds*: Low Income Housing Tax Credit *Other*: a combination of private and other funding sources
Completed/Closeout Underway				
Oak Hill Apartments (NOVA)	Chronically Homeless Rental	57	$1,600,000	*County funds*: Alameda County Measure A1 Housing Bond *State funds*: Low Income Housing Tax Credit *Federal funds*: Federal Home Loan Bank of San Francisco Affordable Housing Program *Other*: a combination of private and other funding sources

Source: Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021; City of Oakland, Impact Fee Annual Report, December 24, 2021

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Through the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities. Oakland is expected to receive $7,750,367 as part of its annual allocation from the CDBG during 2021-2022 program year—per the 2021-2022 Annual Action Plan—in addition to funds from program income and prior year resources, totaling about $10.9 million in funding. The City expects to have at least $22.9 million in available CDBG funding throughout the Consolidated Plan period (2020/2021 to 2024/2025). The CDBG funds are utilized to fund activities that include administration, public services, housing, economic development, and other activities benefiting low- to moderate-income households and communities. Specific projects financed by the CDBG include minor and emergency home repair programs, first time homebuyers' program, supportive housing for seniors and special needs residents, anti-displacement measures, homelessness prevention and support, blighted property clean up, youth services, capital improvements, and expansion and preservation of the affordable housing supply. Program funds may also be used to complete required and approved housing rehabilitation construction repair activities and addressing lead-based paint hazards and includes all CDBG eligible project-related soft costs, including but not limited to, hazardous materials testing fees, title fees, and document recordation fees. Per the City's Draft 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER), through a combination of funding sources (including CDBG funds) the City acquired seven sites for conversion/rehabilitation of 269 affordable housing units, completed construction and rehabilitation for 428 units, and started new construction of 323 units of affordable housing. Through a competitive process, the City also committed funding for another 448 units, providing the critical funding commitments that will build up the pipeline of affordable housing over the next several years. A summary of the geographic distribution of CDBG and other federal funding per the Draft 2020/2021 CAPER is provided in Table E-4 below.

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
CDBG	$11,708,236	Council District 1	1.35%	Housing, Housing Services, Homeless Services & Facilities, Public Facilities, Economic Development, Youth & Senior Services, Housing Rehabilitation, Relocation, and Anti-Displacement
		Council District 2	2.19%	
		Council District 3	3.47%	
		Council District 4	1.53%	
		Council District 5	3.56%	
		Council District 6	3.62%	
		Council District 7	2.59%	
		Citywide	81.14%	
Home Investment Partnerships	$3,173,979	Citywide	100.0%	Affordable Housing

Table E-4: Geographic Distribution of Available Federal Resources

Program[1]	*Resources Made Available*	*Target Area*	*Actual Percentage of Allocation*	*Narrative Description*
Program (HOME)				
HUD's Opportunities for Persons with AIDS (HOPWA)	$3,078,240	Citywide	100.0%	HIV/AIDS Housing and Services
Emergency Solutions Grants (ESG)	$660,016	Citywide	100.0%	Homeless, Rapid Rehousing, Shelter, Outreach
CDBG-CV	$4,532,841 (CDBG-CV) $3,712,594 (CDBG-CV3)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for low- to moderate-income residents of Oakland
HOPWA-CV	$447,972	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for persons living with HIV/AIDS
ESG-CV	$2,275,917 (ESG-CV) $19,288,175 (ESG-CV2)	Citywide	100.0%	Prepare, prevent, respond to COVID impacts for the unhoused

1. Programs with a "-CV" suffix refer to federal Coronavirus Aid Relief & Economic Security (CARES) Act programs designed to respond to the COVID-19 pandemic.

Source: City of Oakland, Department of Housing and Community Development, Draft Consolidated Annual Performance and Evaluation Report, 2020-2021

OTHER SOURCES OF FUNDING

Another source of housing assistance in the City of Oakland is through the Alameda County Community Development Agency (CDA). The Housing and Community Development Department of the CDA maintains and expands housing opportunities for low- and moderate-income persons and families in the county by preserving and rehabilitating the county's housing stock, expanding the supply of affordable housing for renters and first-time homebuyers, serving the needs of the homeless community, improving public infrastructure, and constructing neighborhood-serving facilities. The CDA's specific accomplishments from the 2018-2019 year include:

- Provision of public services or safety net services – 5,033 clients served
- Provision of housing counselling – 130 clients served
- Economic development and job training – 88 clients served

- Provision of services to homeless individuals
    - 7,160 beds provided
    - 21,540 meals served
- Affordable housing preservation – 29 units renovated

Further, the Alameda County CDA funds the provision of affordable housing through administering affordable housing bonds. In November 2016, Alameda County voters approved the Affordable Housing Bond Measure A1. This measure issued $580,000,000 in bonds for affordable local housing to the county. The Alameda County Affordable Housing Bond Measure A1 by the City Rental Housing Development Fund allocated a base of $49,300,000 to Oakland. As of August 2021, no funds from the City's project balance remain available. In Oakland, the Bond Measure A-1 funds supported the construction of 16 rental projects to develop 874 affordable housing units.

Bond Measure KK was also approved in November 2016 and provides loans for acquisition-related and rehabilitation costs associated with developing, protecting, and preserving long term affordable housing throughout the city. The $100,000.000 in funds were available to a number of borrowers, including affordable housing developers and community land trusts. The program was limited to buildings with one to four units. Measure KK funds have been entirely committed.

In November 2022, Oaklanders voted on whether to approve Bond Measure U, which would provide $350 million for the construction and preservation of affordable housing. Resources from this measure are expected to serve an important role in funding projects like those funded by Measure KK.

The California Department of Housing and Community Development (State HCD) administered Home Investment Partnerships Program (HOME) is also another source of funding in Oakland. HOME funds are used to preserve and improve existing housing through the Owner-Occupied Rehabilitation (OOR) Program. In 2018, the City of Oakland received $3,042,249 in a HOME program grant award from the State HCD. HOME activities will continue to leverage Affordable Housing Trust Fund HOME dollars. The City has received this funding in the past and will continue to seek new HOME Investment Partnership Program funding.

Another key source of funding affordable housing within the City is HUD's Opportunities for Persons with AIDS (HOPWA) program. HOPWA provides formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. In 2018, the City of Oakland received $2,835,545 in a HOPWA program grant award from HUD. HOPWA activities will include support services, outreach and information and referral, housing, and housing development in Alameda and Contra Costa Counties for persons living with AIDS and their families.

In addition, the City of Oakland received $628,532 from HUD's Emergency Solutions Grants (ESG) program in 2018. The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless. The City's ESG

activities will support the Permanent Access To Housing (PATH) Strategy; providing rapid rehousing, shelter, and outreach services; and Homeless Management Information System (HMIS) activities.

In November 2018, Oakland voters approved Measure W, the Oakland Vacant Property Tax (VPT). The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property for 20 years. A property is considered "vacant" if it is in use less than 50 days in a calendar year, subject to certain exemptions. In its first year, the VPT brought in approximately $5,600,000. The City has established that revenue from the VPT will be used to fund homelessness programs and services, affordable housing, code enforcement, and cleanup of blighted properties and illegal dumping.

Table E-5 provides a non-exhaustive list of additional potential funding sources that are available for housing activities and community development activities. Resources are divided into four categories: federal, State, county, City, and private.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Federal Programs	
Community Development Block Grant (CDBG)	HUD-provided annual grant program for housing and community development activities.
HOME Investment Partnerships Program (HOME)	HUD-provided formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
Housing Opportunities for Persons with AIDS (HOPWA)	HUD-provided grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.
Housing Choice Voucher (Section 8) Program	Rental vouchers administered by local public housing agencies and funded by HUD. The vouchers can be used by lower-income families in any eligible housing unit, including private market rate units.
Section 811 Supportive Housing for Persons with Disabilities	HUD-provided funding to non-profit developers of rental housing with the availability of supportive services for very-low- and extremely-low-income adults with disabilities.
Federal Housing Administration (FHA) Mortgage Insurance Origination	HUD-administered programs to insure mortgages for various types of housing, including Section 207 Rental Housing, Section 207 Manufactured Home Parks, Section 231 Cooperative Units, Section 220 Rental Housing for Urban Renewal and Concentrated Development Areas, Section 221(d)(4) New Construction or Substantial Rehabilitation of Rental Housing, Section 207/223(f) Purchase or Refinancing of Existing Multifamily Housing Projects, Section 223(a)(7) Refinancing of Existing Multifamily Rental Housing, Section 231 Rental Housing for the Elderly, Section 234(d) Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects, Section 241(a) Supplemental Loan Insurance for Multifamily Rental Housing, Section 542(b) Qualified Participating Entities Risk-Sharing Program, Section 542(c) Housing Finance Agency Risk-Sharing Program, Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Intermediate Care, Board & Care and Assisted-living facilities.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Low Income Housing Tax Credit (LIHTC)	Established in 1986, the LIHTC program makes tax credits available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing. The program is able to finance the construction and rehabilitation of low-income housing by providing sufficient incentive to private developers and investors. In California, project developers must apply to the State for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high cost Bay Area jurisdictions like Oakland.
State Programs	
SB2 Planning Grants	In 2017, Governor Brown signed the Building Homes and Jobs Act (SB2) to provide funding and technical assistance to local governments in California to streamline housing approvals and accelerate housing production.
Affordable Housing and Sustainable Communities (AHSC)	AHSC funds projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available annually in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. The City must partner with developers to apply for funds through State HCD in response to periodic Notices of Funding Availability (NOFAs).
CalHome	Grants to enable very-low- and low-income households to become or remain homeowners. The City must apply for funds through State HCD in response to periodic NOFAs.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for eligible activities to assist persons experiencing or at-risk of homelessness.
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF was seeded with $23 million from the HCD's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Project developers apply to approved lenders for this funding directly.
Homekey	Homekey provides grants to local to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The City is the lead applicant for this program.
Housing for a Healthy California (HHC)	HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. Project developers apply directly to the State for this funding.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very-low- and low-income households.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process. The City partners with developers to pursue this competitive funding from the State.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households. However, there is little to no need for farmworker housing in Oakland.
Local Early Action Planning (LEAP) Grants	The Local Early Action Planning (LEAP) program assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds match local housing trust funds as down payment assistance to first-time homebuyers. The City applies directly for this competitive annual NOFA.
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic NOFA.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Project developers apply directly for this competitive State funding.
No Place Like Home (NPLH)	NPLH dedicates up to $2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness. Alameda County administers these funds and project developers apply directly to the County for this funding.
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding to local governments to implement plans to increase the affordable housing stock through both formula grants and competitive grants. In partnership with the County, the City has secured its first five years of allocation from 2019-2023 to be administered to provide operating subsidy for homeless units.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans available for preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA, and developers apply directly to the State.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants to developers for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Applications are accepted in response to a periodic NOFA.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP provides long-term loans to for-profit, non-profit and public agencies to develop or preserve rental housing for very-low- and low-income veterans and their families.
California Tax Credit Allocation Committee (TCAC) State Tax Credits	TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income Californians through State and federal tax credits. Tax credits are available to both individuals and corporations. The tax credits are sold to individuals or corporations with a high tax liability and the proceeds from the sale are used to create affordable housing. Project developers must apply to TCAC for LIHTC allocations. Allocations of both LIHTC programs, 9% tax credits and 4% tax credits and tax-exempt bonds, are very competitive in California, particularly in high-cost Bay Area jurisdictions like Oakland. These awards are typically the last source of funding needed before starting construction of new affordable housing projects.
California Housing Finance Agency (CalHFA) Multifamily Programs	CalHFA provides a variety of loan programs for different project types and income levels. Permanent Loan Programs include competitive long-term financing for affordable multifamily rental housing projects, where the Agency must be the Bond Issuer. CalHFA also offers the Conduit Issuer Program, which facilitates access to tax-exempt and taxable bonds by developers seeking financing for eligible projects that provide affordable multifamily rental housing, which can be used when another lender is involved. CalHFA offers the Bond Recycling Program to preserve and recycle prior years tax-exempt private activity bond volume cap to be accessed by developers that seek construction/rehabilitation financing for eligible projects that provide affordable multifamily rental housing.
California Housing Finance Agency (CalHFA) Loan Programs	CalHFA provides a number of loan programs, including First Mortgage Programs and the Down Payment Assistance Program. The First Mortgage Programs include both government and conventional loans, while the Down Payment Assistance Program provides several options for down payment and closing cost assistance.
Independent Cities Lease Finance Authority (ICFA)	Oakland is an associate member of the ICFA which provides down payment and/or closing cost assistance and assists qualified nonprofit organizations to acquire and manage multi-family housing communities, including manufactured home parks.
County Programs	
Alameda County Community Development Agency (CDA) Programs	Alameda County CDA offers a variety of programs targeted towards homeowners, potential homebuyers, low-income renters, and those experiencing homelessness. This includes public services, home and neighborhood repair and rehabilitation programs, rental assistance, supportive housing, public housing, and funding for homeless services.
City Programs	
Access Improvement Program	Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.
Emergency Home Repair	Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate-income owner occupants of one-to-four-unit dwellings located in the City of Oakland.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
HMIP Deferred Payment Loan	Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.
Lead Safe Housing and Paint Program	Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner occupied low- and moderate-income households.
Minor Home Repair Program	Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.
Mortgage Assistance Program (MAP) for First Time Homebuyers	This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available through State CalHOME NOFAs as well as loan repayments. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.
First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund	A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds and administer them as State or other grants become available. Because the State's Local Housing Trust Fund (LHTF) program is competitive and scores more highly for new construction, the City's recent applications have dedicated any awarded LHTF funds towards its new construction pipeline.
Investor-Owned Properties Program	Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.
Affordable Housing New Construction and Substantial Rehabilitation Program	Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.
Predevelopment Loan Program	Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.
Code enforcement relocation Program	Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.
HEARTH Emergency Solutions Grant Program	Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).
Matilda Cleveland Transitional Housing Program	Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.

Table E-5: Resources Available for Housing and Community Development Activities

Program Name	*Description*
Supportive Housing Program/Homeless Families Support Network	Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.
Transitional Housing Program	Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.
Oakland Homeless Youth Collaborative	Provides 24-29 transitional housing beds for homeless youth.
East Oakland Community Project/Crossroads	Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.
Homeless Facilities Construction and/or Rehabilitation	Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.
Pre- and Post- Purchase Counseling	Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
Private Resources/Financing Programs	
Federal National Mortgage Association (Fannie Mae)	A government-sponsored enterprise that provides a reliable source of affordable mortgage financing nationwide. Fannie Mae purchases mortgages from lenders and facilitates the flow of capital into the housing market.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that operates in the secondary mortgage market to ensure a reliable and affordable supply of mortgage funds.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi- family rental housing. Non-profit and for-profit developers contact member banks.
Federal Home Loan Bank (FHLB) Affordable Housing Program	Direct subsidies to non-profit developers, for-profit developers and public agencies for affordable low-income ownership and rental projects. Project developers apply directly to participating lenders for these competitive funds.
Community Reinvestment Act (CRA)	Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. This includes meeting the needs of borrowers in all segments of the communities, including low- and moderate-income neighborhoods. This is relevant because some of the above lending activities (e.g., LIHTC equity investment or construction lending for affordable projects) are CRA-eligible.

E.2 Administrative Resources

The provision of affordable housing in any community requires both financial resources as well as administrative resources. Housing programs require that a number of entities work together in partnership to bring the necessary resources together to provide affordable housing. Provided below is a brief discussion of some of the administrative resources that the City has available to provide for housing programs.

Affordable housing development projects within Oakland are directly funded and asset managed by the City's Housing & Community Development Department (Oakland HCD). Oakland HCD also administers the City's federal allocations of CDBG, HOME, and HOPWA, as well as oversight of the Rental Adjustment Program (RAP). Through the coordinated effort of these divisions, the needs for affordable housing are assessed and planned for, proposed developments are regulated in accordance with the City's planning and zoning codes, and funding is available through the City's annual Notice of Funding Availability (NOFA). For-profit and non-profit housing developers are valuable resource partners in the development of affordable housing. The City has successfully worked with housing developers to complete affordable housing projects; since 1998 the City has funded the development of over 6,000 units of housing.

The Oakland Redevelopment Agency, active from October 10, 1956 to February 1, 2012, managed numerous affordable housing projects and programs within eight active Redevelopment Project Areas in Oakland. With the dissolution of the Oakland Redevelopment Agency along with all statewide Redevelopment Agencies, the new Redevelopment Successor Agency, located within the Public/Private Development Division of the Economic and Workforce Development Department (EWD), was created to wind down and complete the activities of the former Redevelopment Agency.

The Oakland Housing Authority, a completely separate entity from the City, manages a portfolio of affordable housing units in the city, although most affordable housing units are privately managed by non-profit organizations. The OHA administers the Department of Housing and Urban Development's Section 8 program in Oakland, and also owns and oversees the management of hundreds of units of legacy public housing and partner to develop new affordable housing.

E.3 Other Housing Resources and Considerations

PUBLICLY-OWNED AND SURPLUS LAND

The 2023-2031 Housing Element Sites Inventory includes a number of sites owned by a local public entity, including the City, the San Francisco Bay Area Rapid Transit District, and the County of Alameda. Guidance provided by State HCD indicates that sites owned or leased by a city, county, or city and county are generally considered appropriate as "developable" sites, and that non-vacant publicly owned surplus or excess land provide significant opportunities for residential development. Further, State law—including AB 1486 and AB 1255—seeks to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households. It should be noted that not all publicly-owned land is considered surplus land. Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use.

As of the compilation of this Housing Element (April 2022), based on records from the Alameda County Assessor, the City has identified 2,741 parcels—representing about 24,173.6 acres—within city limits that are publicly-owned (not necessarily all surplus land). While not all of these parcels are currently suitable for housing development, they still represent a significant resource with long-range potential for housing development – depending on the site. The agencies that own these parcels are listed in Table E-6 below.

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
ALAMEDA CO FLOOD CONTROL & WATER CONSERVATION DIST	1	0.1
ALAMEDA CONTRA COSTA TRANSIT DISTRICT	13	33.8
ALAMEDA COUNTY FLOOD CONTROL	129	54.6
ALAMEDA COUNTY HOMELESS ACTION CENTER	1	0.1
ALAMEDA COUNTY JOINT POWERS AUTHORITY	5	3.5
AMERICAN NATIONAL RED CROSS	1	1.0
BAY AREA RAPID TRANSIT DISTRICT	1	1.4
CALIFORNIA AFFORDABLE HOUSING INITIATIVES INC	6	1.8
CITY OAKLAND	44	166.6
CITY OAKLAND HOUSING	8	11.1
CITY OAKLAND HOUSING ETAL	1	2.3
CITY OF EMERYVILLE	5	0.5
CITY OF HAYWARD	1	0.1
CITY OF OAKLAND	1,209	19,720.0
CITY OF OAKLAND & COUNTY OF ALAMEDA	2	111.9
CITY OF OAKLAND COMMUNITY REDEVELOPMENT	1	0.0
CITY OF OAKLAND HOUSING AUTHORITY	5	4.9
CITY OF OAKLAND HOUSING AUTHORITY ETAL	2	1.7
CITY OF OAKLAND REDEVELOPMENT	6	9.4
CITY OF OAKLAND REDEVELOPMENT AGENCY	2	3.4
COUNTY ALAMEDA WASTE MANAGEMENT	1	0.2
COUNTY OF ALAMEDA	34	57.4
COUNTY OF ALAMEDA & CITY OF OAKLAND	1	8.9
D W A FED-OAK INC	1	3.3
EAST BAY MUNICIPAL UTILITY DISTRICT	114	449.4
EAST BAY REGIONAL PARK DISTRICT	110	1,158.6
EAST BAY REGIONAL PARKS DISTRICT	1	0.2
HOUSING AUTHORITY OF CITY OF OAKLAND	9	8.2
HOUSING AUTHORITY OF THE CITY OF OAKLAND	321	120.5
LEONA QUARRY GEOLOGIC HAZARD ABATEMENT DISTRICT	6	83.6
NATIONAL RAILROAD PASSENGER CORPORATION	8	19.1
OAKLAND 14TH OFFICE INC	2	0.6
OAKLAND HOUSING AUTHORITY	2	1.0
OAKLAND REDEVELOPMENT SUCCESSOR AGENCY	3	4.0

Table E-6 Publicly-Owned Land, 2022

Agency Name	*Number of Parcels*	*Total Acreage*
OAKLAND STATE BUILDING AUTHORITY	10	2.0
OAKLAND TERMINAL RAILWAY 839-1-4G-1-POR 1	1	0.3
OAKLAND UNIFIED SCHOOL DISTRICT	178	501.2
PERALTA COMMUNITY COLLEGE DISTRICT	11	44.2
PERALTA JUNIOR COLLEGE DISTRICT	15	144.9
REDEVELOPMENT AGENCY CITY OF EMERYVILLE	1	0.0
REDEVELOPMENT AGENCY OF THE CITY OF EMERYVILLE	7	1.6
REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND	13	1.5
REGENTS OF THE UNIVERSITY OF CALIFORNIA	17	746.6
REGENTS UNIVERSITY CALIFORNIA	1	1.0
SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT	103	57.7
SAN FRANCISO BAY AREA RAPID TRANSIT DISTRICT	1	1.8
STATE CALIFORNIA	3	0.6
STATE CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	1.2
STATE CALIFORNIA TRANSPORTATION	1	1.8
STATE OF CALIFORNIA	295	319.4
STATE OF CALIFORNIA & OAKLAND STATE BUILDING AUTHO	1	0.1
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	1	0.2
STATE OF CALIFORNIA TRANSPORTATION	5	125.2
UNITED STATES OF AMERICA	14	153.4
UNITED STATES POSTAL SERVICE	6	25.9

Source: Alameda County, Assessor Parcel Data, 2021; City of Oakland, 2022

These sites are located in a diverse array of locations throughout the city within various zoning districts and densities for potential residential development. A number of these sites have the potential to accommodate residential development – the 2023-2031 Oakland Housing Sites Inventory includes 115 publicly-owned parcels which have either been declared surplus or have plans to be declared surplus in the near future, including some that have already undergone solicitation for affordable housing proposals. Action 3.3.1 and 3.3.4 in the HAP facilitate development on these surplus sites and also will be eligible for CEQA tiering. In accordance with AB 1486 and AB 1255, the City continues to work with local agencies to determine whether there is surplus or excess land that is not necessary for the agency's use and may be identified as "surplus" for reporting to the State HCD and California Department of General Services (DGS) with the intention of connecting developers to potential lands available for housing development affordable to lower-income households. See Table E-7 below for a listing of declared surplus sites in Oakland.

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
20-153-6	1449 Miller Ave	Other	0	Surplus Land	0.28	community cabins
2-101-1	989 Franklin St	Public Facilities		Surplus Land	0.31	LRPMP (Franklin 88 Garage)
2-27-6-9	1260 Martin Luther King Jr Way	Public Facilities		Surplus Land	1.79	LRPMP (City Center West Garage)
25-719-7-1	3050 International Blvd	Other		Surplus Land	0.75	covid testing site
25-720-2-1	1443 Derby Ave	Other	0	Surplus Land	0.21	parking lot
25-773-8-2	2777 Foothill Blvd	Other	0	Surplus Land	0.41	community garden
25-773-8-3	2759 Foothill Blvd	Other	0	Surplus Land	0.11	community garden
2-91-1	1310 Oak St	Public Facilities	0	Surplus Land	0.71	Fire Alarm Bldg
2-97-39	498 11th St	Other		Surplus Land	0.43	LRPMP (T6 site)
2-97-40	498 11th St	Other	0	Excess	0.25	LRPMP (T6 site)
2-97-45	1327 Broadway	Public Facilities		Surplus Land	0.44	LRPMP (City Center Mall)
2-99-4	12th St	Public Facilities		Surplus Land	0.01	LRPMP (City Center Mall)
31-3182-27	5859 Foothill Blvd	Commercial		Surplus Land	1.69	LRPMP (Seminary Point)
32-2084-50	3614 Foothill Blvd	Vacant	0	Surplus Land	0.12	vacant lot
32-2084-51	3600 Foothill Blvd	Vacant	0	Surplus Land	0.24	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
32-2115-37-1	3566 Foothill Blvd	Vacant	0	Surplus Land	0.15	vacant lot
32-2115-38-1	3550 Foothill Blvd	Vacant	0	Surplus Land	0.27	vacant lot
32-2804-50	3614 Foothill Blvd	Vacant		Surplus Land	0.11	vacant lot
32-2804-51	3600 Foothill Blvd	Vacant		Surplus Land	0.24	vacant lot
33-2177-21	3611 E 12th St	Residential	94	Surplus Land	1.41	LRPMP (Fruitvale Transit Village - Casa Arabella)
33-2187-32	3301 San Leandro St	Other		Surplus Land	0.57	LRPMP (La Clinica parking lot)
33-2197-19	3541 E 12th St	Other		Surplus Land	2.01	LRPMP (Fruitvale Transit Village parking lot)
3-49-1-12	Market St	Other	0	Excess	0	LRPMP (sliver)
39-3291-20	6955 Foothill Blvd	Other	0	Surplus Land	1.22	Black Cultural Zone
40-3317-32	7318 International Blvd	Commercial	0	Surplus Land	0.08	parking lot
40-3317-48-13	73rd Ave	Commercial	0	Excess	0.04	parking lot
40-3319-25	Sunshine Ct	Other		Surplus Land	0.07	LRPMP (street)
41-3901-10	66th Ave	Public Facilities	0	Surplus Land	2.17	Coliseum City - North (welcome lawn)
41-3901-4	796 66th Ave	Commercial	0	Surplus Land	4.53	Coliseum City - North (parking lot)
41-3901-7-3	73rd Ave	Other		Surplus Land	0.06	LRPMP (sliver)

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
41-3901-7-5	700 73rd Ave	Other		Surplus Land	0.77	LRPMP (Amtrak parking lot)
41-3901-8	7000 Coliseum Way	Public Facilities	0	Surplus Land	103.95	Coliseum; NOA issuance complete
41-3901-9	7000 Coliseum Way	Public Facilities	0	Surplus Land	8.52	Oracle Arena; NOA issuance complete
41-4056-4-4	905 66th Ave	Other		Surplus Land	6.3	LRPMP (Cypress Mandela Training Center)
41-4170-1-2	711 71st Ave	Other	0	Surplus Land	1.22	Coliseum City - misc (safe RV parking)
41-4173-1-3	73rd Ave	Vacant	0	Surplus Land	0.32	Coliseum City - East (vacant lot)
41-4173-2-2	728 73rd Ave	Vacant	0	Surplus Land	0.35	Coliseum City - East (vacant lot)
41-4173-3-6	710 73rd Ave	Vacant	0	Surplus Land	0.52	Coliseum City - East (vacant lot)
41-4212-1	Leona Creek Dr	Other		Surplus Land	0.23	LRPMP (Lion Creek)
42-4328-1-16	633 Hegenberger Rd	Other	0	Surplus Land	12.37	Coliseum City - South (homeless interventions)
42-4328-1-24	8000 S Coliseum Way	Vacant	0	Surplus Land	8.8	Coliseum City - South (Malibu Lot)
4-35-1-2	Magnolia St	Other	0	Excess	0.01	LRPMP (sliver)
4-35-2-7	14th St	Other	0	Excess	0	LRPMP (sliver)
4-35-3-2	1333 Adeline St	Other	0	Excess	0.01	LRPMP (sliver)
43A-4644-26	8280 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot
43A-4644-28	8296 MacArthur Blvd	Vacant	0	Surplus Land	0.15	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
44-4967-2	9409 International Blvd	Vacant		Surplus Land	0.15	LRPMP (Hill Elmhurst)
44-4967-3	9415 International Blvd	Vacant		Surplus Land	0.12	LRPMP (Hill Elmhurst)
44-4967-4-2	1361 95th Ave	Vacant		Surplus Land	0.07	LRPMP (Hill Elmhurst)
44-4967-4-3	9423 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-5	9431 International Blvd	Vacant		Surplus Land	0.06	LRPMP (Hill Elmhurst)
44-4967-7-1	9437 International Blvd	Vacant		Surplus Land	0.11	LRPMP (Hill Elmhurst)
44-4967-9	95th Ave	Vacant		Surplus Land	0.04	LRPMP (Hill Elmhurst)
44-5014-5	9418 Edes Ave	Vacant	0	Surplus Land	0.4	vacant lot
44-5014-6-3	606 Clara St	Vacant	0	Surplus Land	0.2	vacant lot
47-5576-7-3	10451 MacArthur Blvd	Vacant	0	Surplus Land	0.52	vacant lot
48-5617-10-4	2660 98th Ave	Vacant	0	Surplus Land	0.34	vacant lot
48-5617-9-1	2656 98th Ave	Vacant	0	Surplus Land	0.14	vacant lot
48-6870-2	Barcelona St	Vacant	0	Surplus Land	4.71	Oak Knoll
48D-7277-32	Longcroft Dr	Vacant	0	Surplus Land	0.14	vacant lot

Table E-7: Locally-Owned Surplus Sites, 2021

APN	*Address*	*Existing Use*	*Number of Units*	*Surplus Status*	*Acres*	*Notes*
48F-7361-11	6226 Moraga Ave	Vacant	0	Surplus Land	0.55	vacant lot
48F-7361-12	6226 Moraga Ave	Other	0	Surplus Land	0.36	historic fire house
5-383-2-2	Myrtle St	Other	0	Excess	0.01	LRPMP (sliver)
5-387-14	1606 Chestnut St	Vacant	0	Excess	0.04	vacant lot
5-387-15	1608 Chestnut St	Vacant	0	Excess	0.04	vacant lot
74-1339-16	1220 Harbor Bay Pkwy	Other	0	Surplus Land	5.45	Raiders HQ & Training Facility; NOA issuance complete
74-1361-8	1150 Harbor Bay Pkwy, Alameda	Other	0	Surplus Land	11.4	Raiders HQ & Training Facility; NOA issuance complete
8-620-9-3	524 16th St	Public Facilities	0	Surplus Land	0.15	parking lot
8-641-8-5	540 17th St	Public Facilities		Surplus Land	1.62	LRPMP (Oakland Ice Center)
8-642-16	1807 Telegraph Ave	Public Facilities		Surplus Land	1.49	LRPMP (Fox Theater)
8-642-18	1800 San Pablo Ave	Public Facilities	0	Surplus Land	1.02	parking lot
8-648-16-3	2100 Telegraph Ave	Public Facilities	0	Excess	1.66	LRPMP (Telegraph Plaza Garage)
8-668-12	2330 Webster St	Public Facilities		Surplus Land	1.98	LRPMP (Alexan Webster Garage)
8-716-58	1911 Telegraph Ave	Other	0	Surplus Land	1.04	Downtown Oakland Assn

Source: HCD, Annual Progress Reports, 2018-2021

UTILITY AND SERVICE SYSTEMS

Consistent with State law and guidance from the State HCD, all sites included in the Inventory to meet the RHNA have been screened to ensure they have sufficient access to existing or planned water, sewer, and other dry utilities. The capacity of utility and service systems is discussed further in Appendix F. There is sufficient existing and planned capacity to accommodate the regional housing need.

Appendix F: Housing Constraints

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State law requires an analysis of governmental and non-governmental constraints to Oakland meeting its housing needs. Governmental constraints can include zoning regulations, development standards, fees, and processing and permitting times, among others. Non-governmental constraints can include infrastructure, environmental, and market challenges. This appendix provides an assessment of these constraints as required by law and provides context on relevant local efforts to remove governmental constraints. The Housing Action Plan contained in Chapter 4 provides strategies the City will take to remove identified constraints.

Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity. Both market-rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

F.1 Governmental Constraints

While government regulations are intended to guide development in a community and ensure quality housing, they may also contribute to delays or increased development costs with negative impacts on housing affordability and availability. The following section assesses constraints imposed by governmental regulation on residential development, including those imposed by the current General Plan, specific plans, and the Municipal Code. Feedback received during community outreach highlighted the following controversial issues as governmental constraints impacting the development of housing:

- A lack of local and State funding to support the development of affordable housing. During outreach, community members expressed frustration with a perceived lack of political appetite to spend local money on affordable housing;
- A lack of clarity on available permit streamlining processes as well as how affordable housing is prioritized;
- The lack of City staff capacity as a major cost driver for all housing developments, including affordable and market-rate projects; and
- An abundance of concessions for market-rate projects and community perception that these concessions have led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Funding for Affordable Housing Development

Sources of funding for affordable housing development, including those at the local, State, and federal levels, are severely limited. Recent State efforts to increase the availability of funding, including the $1.75 billion California Housing Accelerator fund and expanded Homekey funding, will provide only limited support for affordable housing development over the upcoming planning cycle. Moreover, popular funding mechanisms, such the California Tax Credit Allocation Committee's (TCAC) competitive tax credit applications, disadvantage cities like Oakland, where the majority of area is considered "low resource."

Funding at the local level is also very limited due to restrictions on the City's ability to raise tax revenues and budgeting decisions made by the City Council. According to a SPUR research brief, California's Proposition 13 has a major impact on Oakland's ability to collect revenue that could be used towards affordable housing development.[1] A key finding of the brief states that "Oakland misses out on $400 million in Prop. 13 residential taxes every year, equivalent to what it spends on four city departments combined" – including over $33 million for Housing and Community Development at minimum. According to SPUR, the uncollectible taxes are more than ten times the amount the City has currently budgeted for helping people experiencing homelessness, seven times more than it spends to protect tenants and create affordable housing, and more than five times the City's spending on programs and services for children in the City.

Local budget decisions also affect the availability of funding for affordable housing. Oakland has no major source of local revenue dedicated exclusively to affordable housing besides the Jobs Housing and Affordable Housing impact fees. This is different from other communities like San Jose, where 100% of the real estate transfer tax is dedicated to addressing housing and homelessness challenges. At present, the only ongoing local investment in the construction of affordable housing in Oakland comes from development impact fees and federal block grants.

During outreach, affordable housing developers noted that they are continually challenged by a lack of federal, State and local funding, as well as competition from market-rate developers to secure highly valuable land for development. In response to high land prices and increasing land values, the City approved Bond Measure KK in 2016 to fund affordable housing projects, including the 1-4 Unit Acquisition and Rehabilitation Program, which provides loans for acquisition-related and rehabilitation costs associated with developing, protecting and preserving long-term affordable housing throughout the city. Additional KK funds were allocated for site acquisition for multifamily affordable development. However, all KK funds will have been disbursed by 2023. Measure U, a bond measure approved by Oakland voters in November 2022 , will be able to assist in funding the same kind of affordable housing investments as Measure KK, but will be inadequate to meet Oakland's funding shortfall to meet RHNA goals. Additional funding and acquisition strategies are

[1] Jacob Denney, Phil Levin, and Susannah Parsons. "Burdens and Benefits: Investigating Prop. 13's unequal impacts in Oakland." *SPUR*, February 2022. Available at https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

provided in the Housing Action Plan, actions 2.2.2, 3.1.1., 3.3.1, 3.3.4, 3.3.6, 3.3.10, 3.3.13, 3.3.14, and 3.3.18.

LAND USE POLICIES AND REGULATIONS

General Plan

The City of Oakland last performed a comprehensive update to its General Plan in 1998 and is in the process of updating it again to reflect emerging opportunities, challenges, and approaches. As the General Plan Update is prepared in parallel with this Housing Element, its policy direction and shared goals will inform the assessment of constraints in this chapter.

The Land Use and Transportation Element (LUTE) of the General Plan sets forth the City's policies for guiding local land use and development. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. These policies, together with the zoning regulations, establish the amount and distribution of land allocated for different uses within the city. Table F-1 shows General Plan residential land use designations along with their descriptions from the City's Planning Code. These designations support a variety of housing types, ranging from large estate lot residential developments to multifamily high-rise apartments. Generally, the LUTE provides significant flexibility on zoning and density. However, the document was originally adopted in 1998 and will be revised during Phase II of the General Plan update (i.e., by July 2025) to address changing conditions in Oakland. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. About half the city is available for residential development, while much of the remaining acreage is designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.

Table F-1: General Plan Residential Land Use Designations, 2022

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.

Source: City of Oakland, Planning Code, 2022; Dyett & Bhatia, 2022

Table F-2 Summary of Development Permitted, 2022

Project Type	*Base Zones*[1]	*Total Acreage*	*Percent of Total City Acreage*[2]
Multifamily Housing[3]	RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R/-P/-C/-X, S-2, S-15, S-15W, D-WS, D-OTN, D-BV-2, D-BV-3, D-BV-4, D-KP-1 to -3, D-CE-3 and -4, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	4,881.9	9.8%
Single-Family Housing[4]	RH-1 to -4, RD-1 to -2, RM-1 to -4, RU-1 to RU-3, R-80, HBX-1 to HBX-3, C-40, C-45, S-2, D-WS, D-OTN, D-KP-1 to -3, D-CE-3, D-OK-1 to -2	21,665.9	43.4%
Two-Family Housing[5]	RM-2 to RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R, S-2, D-WS, D-OTN, D-BV-4, D-KP-1 to -3, D-CE-3, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	8,903.1	17.8%

1. The D-OK zoning district has not yet been implemented.
2. Zoning district acreage across project types is not mutually exclusive, and percentages should not be summed.
3. Multifamily housing requires a conditional use permit in RM-2, RM-3, D-BV-1, and D-CO-4 Zones.
4. Single-family housing requires a conditional use permit in S-15 and D-OK-3 Zones.
5. Two-family housing requires a conditional use permit in RD-2, RM-1, S-15, S-15W and D-CO-4 Zones.

Source: City of Oakland, 2022; Dyett and Bhatia, 2022

Figure F-1: Residential Zones

Source: City of Oakland, 2022

A sample of variance/zoning concessions identified in staff reports between 2019 and 2021 is provided in Table F-3 below. Requests for variances were generally minor, with about one-third of the sample pertaining to setbacks for single-family dwellings, another two for driveway and paving separation, and one variance for group open space for a multifamily (10-unit) building. The two parking variance requests were for a single-family dwelling and a four-unit building.

Table F-3: Sample of Variance/Zoning Concessions, 2019-2021

Year	*Case Number*	*Requested Variance*
2019	PLN19184	Minor Variance for live/work units for 12-unit building
	PLN19044	Minor Variance for group open space for 10-unit building
	PLN18280	Minor Variance for setbacks and group open space for eight-unit building
	PLN16302	Minor Variance for setbacks and parking in mixed-use building
	PLN15197-R02	Minor Variance for driveway separation in nine-unit building
	PLN18420	Minor Variance for group open space in three-lot mini-lot development
2020	PLN19289	Minor Variance for parking in four-unit building
2021	PLN20088	Minor Variance for setbacks in single-family dwelling
	PLN20117	Minor Variance for setbacks in single-family dwelling
	PLN20127	Minor Variance for setbacks in single-family dwelling
	PLN21005	Minor Variance for paving in setback of single-family dwelling
	PLN21174	Minor Variance for parking in mixed-use building
	PUD06101-PUDF012	Minor Variance for setbacks in single-family dwelling

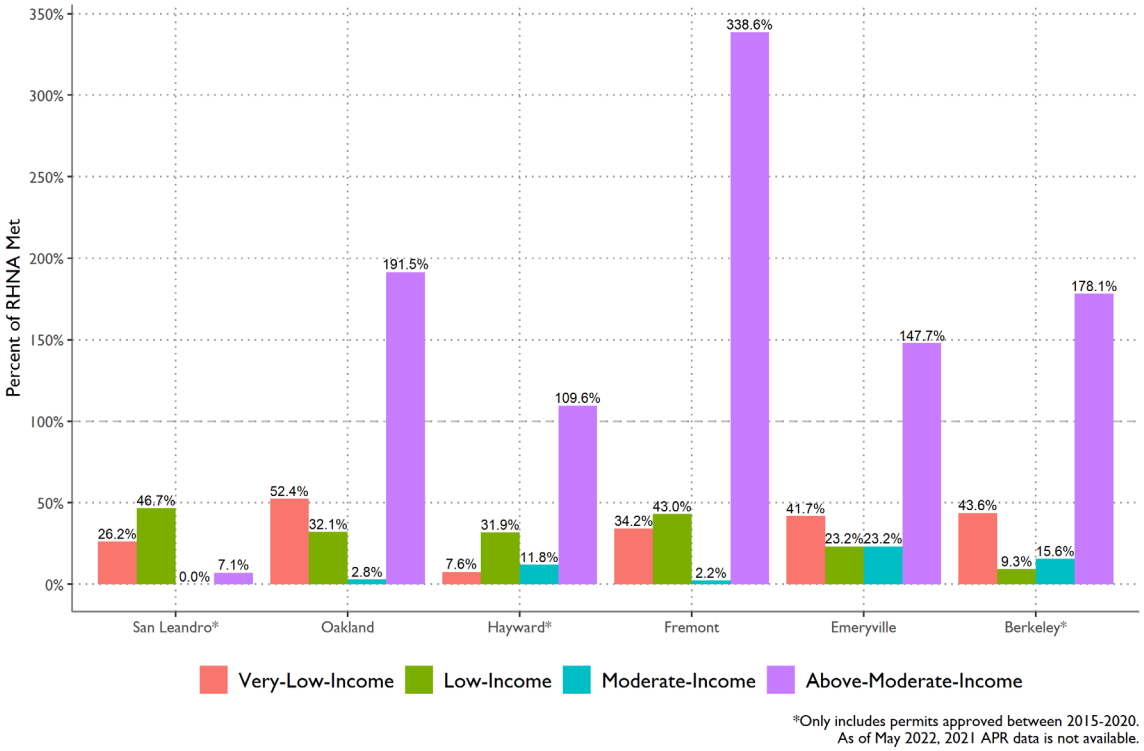
Source: City of Oakland, Staff Reports, 2019-2021

Chart F-1 below provides an overview of building permit approval rates compared to the 2015-2023 Regional Housing Needs Allocation (RHNA) for jurisdictions within Alameda County.[2] This provides a proxy for the comparative impact of land use regulations in Oakland and neighboring jurisdictions. Oakland is permitting at about the same rate as peer cities – the City has exceeded its above-moderate-income goal but has fallen short on its moderate- and lower-income goals. Oakland has one of the highest very-low-income building permit approval rates and one of the lowest moderate-income building permit approval rates among peer cities, including the five largest cities in Alameda County and neighboring Emeryville. The lag in affordable housing production is due largely to a lack of local and State funding to meet Oakland's affordable housing needs, as well as the length and complexity of permit processing. During outreach, stakeholders also pointed to an abundance of concessions for

[2] Note that permitting rates do not include building permits approved in 2021 in the cities of San Leandro, Hayward, and Berkeley. At the time of this draft (May 2022), these cities had not submitted their 2021 Annual Progress Reports (APRs) to State HCD.

market-rate projects, which stakeholders conclude has led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Chart F-1: Building Permit Approval by Percentage of the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2015-2021

Planning Code

The type, location, density, and scale of residential development in Oakland is regulated through the City's Planning Code, which is Title 17 of the Oakland Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Zoning policies, which generally separate land into broad categories of use, such as residential, commercial, and industrial, thus have intense implications on social, environmental, and racial equity within a city. In the early 1900s, cities employed racial zoning, designating neighborhoods only for members of certain racial groups. The Supreme Court declared racialized zoning as unconstitutional in 1917, but jurisdictions found ways to use economic zoning to accomplish racial segregation, with the help of the federal government. In 1921, President Harding's Advisory Committee on Zoning created a manual describing why every municipality should have a zoning ordinance and published a model zoning ordinance.[3] While not explicitly stated, it was clear that "the

[3] Maantay, J, "Zoning, Equity, and Public Health," American Journal of Public Health, 91, no. 7 (2001).

creation of racially homogenous neighborhoods [w]as the reason why zoning should become such an important priority for cities."[4]

Oakland's Planning Code includes five zoning districts that are focused on prioritizing residential uses over most other uses. Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. However, the City is undertaking significant efforts to amend its zoning code to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing.

Permitted uses range from one-family dwellings with accessory dwelling units in the RH and RD zones to two-family dwellings, multifamily dwellings, and rooming house residential facilities in RM, RU, and R-80 zones. As shown in Table F-4, residential uses are permitted by-right and do not require a conditional use permit (CUP). Various types of special needs housing may be permitted by-right, require a CUP, or be subject to certain limitations as noted in Tables F-4 through F-6 and discussed further below. The Housing Action Plan, Chapter 4 of the Housing Element, includes several actions under Policy 4.3 that are intended to reduce constraints on the production of these various special needs housing types, including emergency shelters, permanent supportive housing, employee housing, and smaller units such as rooming units.

Except for those projects determined exempt from design review as set forth in Section 17.136.025 of the Planning Code, residential projects must be approved pursuant to the design review process. This is discussed further in the Permits and Processing Procedures section of this Appendix. Action 3.4.8 moves design review toward more ministerial approvals by implementing objective design standards.

There are also 16 zoning districts included in the Planning Code that allow various types of residential uses along with commercial, industrial, agricultural, public, or open space uses. Within these zoning districts, some forms of residential development are permitted by-right, without being developed in conjunction with a commercial use on the same property. Table F-5 and Table F-6 summarize permitted and conditionally permitted residential uses for these zoning districts.

Many zoning district boundaries cut through parcels instead of following property lines, especially along International Boulevard. This can make development challenging, as overlapping zones lead to conflicting permitted land uses and development standards for

[4] Rothstein, R, The Color of Law: a Forgotten History of how our Government Segregated America, 1 st ed. (New York: Liveright Publishing Corporation, 2017), 51.

new construction. Action 3.4.6 corrects these divisions. Further, while not necessarily a constraint, it should be noted that the Planning Code separates permitted facility and activity types.

Table F-4: Permitted Residential Land Uses in Residential Zones, 2022

Type of Residential Use[1]	*RH-1*	*RH-2*	*RH-3*	*RH-4*	*RD-1*	*RD-2*	*RM-1*	*RM-2*	*RM-3*	*RM-4*	*RU-1*	*RU-2*	*RU-3*	*RU-4*	*RU-5*	*R-80*
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
Two-Family Dwelling	-	-	-	-	-	C(L)	C(L)	P	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C(L)	C(L)	P(L)	P	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P
Vehicular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	(L)
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C(L)	C(L)	P
Bed and Breakfast	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited

Source: City of Oakland, Planning Code, 2022

Table F-5: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*HBX-1*	*HBX-2*	*HBX-3*	*HBX-4*	*CN-1*	*CN-2*	*CN-3*	*CN-4*	*CC-1*	*CC-2*	*CC-3*
One-Family Dwelling	P(L)	P(L)	P(L)	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Multifamily Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Rooming House	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Vehicular	P	P	P	C	P	P	P	P	P	P	(L)
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Supportive Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Transitional Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Semi-Transient	C	C	C	C	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	C	C(L)	C(L)	C(L)	C(L)	C	C	C(L)

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. HBX = Housing and Business Mix Commercial; CN = Neighborhood Center Commercial; CC = Community Commercial

Source: City of Oakland, Planning Code, 2022

Table F-5 Continued: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*CR-1*	*C-40*	*C-45*	*CBD-R*	*CBD-P*	*CBD-C*	*CBD-X*	*S-2*	*S-6*	*S-15*	*S-15W*
One-Family Dwelling	(L)	P	P	(L)	(L)	(L)	(L)	P	-	C	(L)
Two-Family Dwelling	(L)	P	P	P	-	-	-	P	-	C	C
Multifamily Dwelling	(L)	P	P	P	P	P	P	P	-	P	P
Rooming House	(L)	P	P	P	P	P	P	P	-	-	C
Vehicular	(L)	P	P	P	P	P	P	P	P	P	P
Residential Care	-	P(L)	P(L)	P(L)	P(L)	P(L)	P	P(L)	-	P(L)	P(L)
Supportive Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Transitional Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Semi-Transient	C(L)	P	P	C	C(L)	C(L)	C	P	-	-	-
Bed and Breakfast	-	-	-	P	P	P	P	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. CR = Regional Commercial; C-40 = Community Thoroughfare Commercial; C-45 = Community Shopping Commercial; CBD = Central Business District; S-2 = Civic Center Commercial; S-6 = Mobile Home Combining; S-15 = Transit-Oriented Development Commercial

Source: City of Oakland, Planning Code, 2022

Table F-6: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-WS*[3,4]	*D-OTN*[3,4]	*D-BV-1*[4]	*D-BV-2*[4]	*D-BV-3*[4]	*D-BV-4*[4]	*D-KP-1*[4]	*D-KP-2*[4]	*D-KP-3*[4]
One-Family Dwelling	P	P	(L)	(L)	(L)	(L)	P	P	P
Two-Family Dwelling	P	P	(L)	(L)	(L)	P(L)	P	P	P
Multifamily Dwelling	P	P	C(L)	P(L)	P(L)	P	P	P	P
Rooming House	-	-	C(L)	P(L)	P(L)	P	P	P	P
Vehicular	-	-	C(L)	C(L)	C(L)	P	P	P	P
Residential Care	P(L)	P(L)	C(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	P	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Transitional Housing	-	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Semi-Transient	-	C	-	-	-	-	C	C	C
Bed and Breakfast	-	-	-	C	C	C	C	C	C

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-WS and D-OTN Zones permit "permanent residential activity".
4. D-WS = Wood Street District; D-OTN = Oak to Ninth District; D-BV = Broadway Valdez District; D-KP = Kaiser Permanente Oakland Medical Center District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CE-1*	*D-CE-2*	*D-CE-3*	*D-CE-4*	*D-CE-5*	*D-CE-6*	*D-LM-1*	*D-LM-2*	*D-LM-3*	*D-LM-4*	*D-LM-5*
One-Family Dwelling	(L)	(L)	P	(L)	(L)	C(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	(L)	(L)	P	(L)	(L)	(L)	P	P(L)	P(L)	P(L)	P(L)
Multifamily Dwelling	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Rooming House	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Vehicular	(L)	(L)	P	(L)	(L)	(L)	P	P	P	P	P
Residential Care	-	-	P(L)	P(L)	-	-	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Transitional Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Semi-Transient	-	-	C	C	-	-	C(L)	C(L)	C(L)	C(L)	C
Bed and Breakfast	-	-	P	-	-	-	P	P	P	P	P

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CE = Central Estuary District; D-LM = Lake Merritt Station Area District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CO-1*	*D-CO-2*	*D-CO-3*	*D-CO-4*	*D-CO-5*	*D-CO-6*	*D-OK-1*	*D-OK-2*	*D-OK-3*
One-Family Dwelling	-	-	-	-	-	-	P	P	C
Two-Family Dwelling	P	P	-	C	-	-	-	-	P
Multifamily Dwelling	P	P	-	C	-	-	-	-	P
Rooming House	-	-	-	-	-	-	-	-	-
Vehicular	P	P	-	C	-	-	P	P	C
Residential Care	P(L)	P(L)	-	C(L)	-	-	P(L)	P(L)	P(L)
Supportive Housing	P	P	-	C(L)	-	-	P	P	P
Transitional Housing	P	P	-	C(L)	-	-	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CO = Coliseum Area District; D-OK = Oak Knoll District

Source: City of Oakland, Planning Code, 2022

Development Standards

Oakland regulates the location, density, and scale of residential development primarily through development standards contained in the Planning Code. The Planning Code regulates the size of residential structures through requirements for minimum lot size, setbacks, and height limits. A development application must comply with all uniformly applied development standards, typically imposed as Standard Conditions of Approval, including those development applications "deemed approved" under the State Permit Streamlining Act. Most residential projects are also subject to design review, which is discussed further in the Permits and Processing Procedures section below. A summary of the structural residential development standards for the residential and non-residential zoning districts is provided in Table F-7 and Table F-8 below. An analysis of the impact of individual key development standards and their cumulative effect is provided in the subsections below.

Development standards will be impacted by recent State law, including SB9 – which went into effect on January 1, 2022. Some of the key changes in SB9 include permitting landowners to build two residential units on one lot in a single-family zone ministerially, requiring that the minimum size of residential units must be 800 feet, and permitting an urban lot split ministerially.[5] Notably, while the bill establishes minimum housing unit sizes, it does not impose maximums. No setback can be required for a structure constructed in the same location and to the same dimensions as an existing structure. For all other new construction, the minimum side and rear setbacks are four feet. As part of its missing middle housing strategy (Action 3.2.1), the City intends to eliminate single-family zoning except in the Very High Fire Hazard Severity Zones. As part of the zoning code amendments that would be made, reduction of minimum lot size and reduced setbacks will also be included.

[5] The City hosts more information on the SB 9 permitting process at https://www.oaklandca.gov/resources/sb-9-two-unit-residential-duplexes-lot-subdivision.

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
Hillside Residential										
RH-1	1 primary unit per lot	N/A	25	30	15	25	35	6/15%	6	43,560
RH-2			25	30	15	25	35	6/15%	6	25,000
RH-3			25	30	15	20	25	6/10%	6	12,000
RH-4			25	30	15	20	20	5/10%	5	6,500 or 8,000
Detached Unit Residential										
RD-1	1 primary unit per lot	N/A	25	30	15	20	20	5	5	5,000
RD-2		2 units on lots 6,000 sf or greater	25	30	15	20	15	5	5	5,000
Mixed Housing Type										
RM-1	1 primary unit per lot	2 units on lots ≥ 4,000 sf	25	30	15	20	15	5	5	5,000
RM-2	1 primary unit on lots < 4,000 sf; 2 units on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25	30	15	20	15	5	5	5,000
RM-3		Lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30	30	15	15	15	4	4	4,000
RM-4	1 primary unit on lots < 4,000 sf; for 1-4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35	35	15	15	15	4	4	4,000
Urban Residential										

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
RU-1	1 unit per 1,100 sf	N/A	40	40	15	15	15	4	4	4,000
RU-2	1 regular unit or rooming unit per 800 sf		50	50	15	10	15	4	4	4,000
RU-3	1 regular unit or rooming unit per 450 sf		60	60	15	10	15	0	4	4,000
RU-4	1 regular unit or rooming unit per 225-550 sf		35 – 120			5	0/10/15	0	0	4,000
RU-5						0	0/10/15	0	0	4,000
High-Rise Apartment Residential										
R-80	1 regular unit per 300 sf or 1 rooming unit per 150 sf	The number of permitted units may be increased by but not to exceed 50 percent	None prescribed			None prescribed				4,000

1. Maximum height for footprint slope of ≤ 20%.

2. Minimum setback for a lot with a street-to-setback gradient of ≤ 20%.

Source: City of Oakland, Planning Code, 2022

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
Neighborhood Center Commercial							
CN-1, CN-2, CN-3, CN-4	1 unit per 550 sf	35 - 90	0	10/15	0	0	4,000
Community Commercial							
CC-1, CC-2, CC-3	1 unit per 225 – 550 sf	35 – 160	0	10/15	0	0	4,000 or 7,500
Community Thoroughfare Commercial							
C-40	1 unit per 450 sf	None prescribed	10	0/10/15	0	0	4,000
Community Shopping Commercial							
C-45	1 unit per 300 sf	None prescribed			N/A		4,000
Central Business District							
CBD-R, CBD-P, CBD-C, CBD-X	1 unit per 90 – 300 sf	55 – No limit	0	0/10	0	0	4,000 or 7,500
Housing and Business Mix Commercial							
HBX-1, HBX-2, HBX-3, HBX-4	1 unit per 800 – 1,000 sf	35 - 55			N/A		4,000
Civic Center Commercial							
S-2	1 unit per 300 sf	None prescribed			N/A		4,000
Transit-Oriented Development Commercial							

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
S-15, S-15W	1 unit per 225 – 550 sf	35 - 160	0	10	0	0	4,000
Wood Street District							
D-WS-1 – D-WS-9	1 unit per 332 – 1,535 sf	50 - 90	N/A	N/A	0/5/10	0/10	1,000 or 2,000
Broadway Valdez District Commercial							
D-BV-1, D-BV-2, D-BV-3, D-BV-4	1 unit per 90 – 450 sf	45 – 250	0	10/15	0	0	4,000, 7,500, or 10,000
Central Estuary District Zones							
D-CE-1 – D-CE-6	1 unit per 700 sf	45 - 85	0/5/10	10	0/4	0/4/5	4,000 or 10,000
Lake Merritt Station Area District							
D-LM-1 – D-LM-5	1 unit per 110 – 450 sf	45 - 275	0	0/10	0	0	4,000 or 7,500
Coliseum Area District							
D-CO-1 – D-CO-6	1 unit per 130 – 260 sf	85 - 159	0/10	10	0	0/10	4,000, 5,000, or 10,000
Oak Knoll District							
D-OK-1 – D-OK-7	1 primary unit per lot	20 - 46	0/5/8/15/20	0/5/12/15/20	0/3/4/5/20	0/5/ 20	2,000, 3,750, 4,000 or 5,000

Source: City of Oakland, October 2022

Residential Density

Seven residential zoning districts—RU-1, RU-2, RU-3, RU-4, RU-5, and R-80, as well as RM-4 on parcels larger than 4,000 square feet—permit residential densities that exceed 30 dwelling units per acre (du/ac), as do a number of commercial, combining, and district zones. Permitted density within a zone also depends on the height area, discussed below. As noted in Table F-8 above, this include zones within the following districts: Neighborhood Commercial, Community Commercial, Community Thoroughfare Commercial, Community Shopping Commercial, Central Business District, Housing and Business Mix Commercial, Civic Center Commercial, Transit-Oriented Development Commercial, Wood Street District (D-WS-2, -3, -4, -7, and -8), Broadway Valdez District Commercial, Central Estuary District (D-CE-3 and -4), Lake Merritt Station Area District and the Coliseum Area District (D-CO-1 and -2). Most of these zones also permit multifamily development by right—excluding HBX-4, CR-1, D-BV-1, and D-CO-4—as noted in Tables F-4 through F-6 above.

The City permits significant residential densities throughout Oakland, although higher resource areas tend to be lower density. In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes. The intent of the resolution, which passed unanimously, is to end a historic pattern of exclusionary zoning. Actions the City will take to increase permitted densities are included in the Housing Action Plan. While the City does not currently have minimum densities, this has not historically affected realistic capacity—according to a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[6]

Floor Area Ratio (FAR)

FAR only applies to non-residential buildings, with a few exceptions. According to the City's Planning Code, the maximum FAR is 0.25 to 0.55 for one- and two-family dwellings in the RH Zone, depending on lot size. The RD and RM Zones include similar maximum FAR requirements, but those requirements only apply to lots that have a footprint slope of greater than twenty percent. Lots with less than 5,000 square feet in area may have dwellings with at least 2,000 square feet, regardless of FAR listed. The RU Urban Residential Zones do not have FAR regulations for residential development. However, nonresidential maximum FAR is 2.0 to 4.0 for the RU-4 and RU-5 Zones, depending on height area. For mixed use projects in the D-LM Lake Merritt Station Area District, D-BV Broadway Valdez District, and CBD Central Business District Zones, the total lot area shall be used as a basis for computing both the maximum non-residential FAR and the maximum residential density.

For the CN Neighborhood Center, CC Community Commercial, and S-15 Transit-Oriented Development Commercial Zones, no portion of lot area used to meet the residential density

[6] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

requirements shall be used for computing the maximum non-residential FAR unless the total non-residential FAR on the lot is less than 3,000 square feet. In the proposed Zoning Code Amendments, the City will be looking at allowing double counting of the FAR and density in all Residential and Commercial Zones.

The R-80 High-Rise Apartment Residential Zone regulations permit a maximum FAR of 3.5 for both residential and non-residential facilities, with additional increases allowed upon the granting of a conditional use permit. These ratio ranges are relatively similar to Oakland's peer jurisdictions. The City of Berkeley does not have maximum FARs prescribed to residential districts but does have maximum FAR standards in its commercial zones. Berkeley has a FAR of up to 3.0 in its Neighborhood Commercial (C-N) District and up to 6.0 in its Downtown District. The City of Emeryville has maximum FAR values ranging from 0.5 to 3.0. However, some areas may reach a maximum of up to 6.0 with a density bonus. The City of Richmond prescribes maximum FARs between 0.5 to 5.0 in commercial mixed-use zones. Generally, Oakland's FAR requirements are comparable to these other jurisdictions and have not posed a significant constraint to residential development.

Building Height

Permitted building heights depend on the zoning district and the City's height area maps. Height areas are intended to promote cohesive development patterns in high density neighborhoods, including in downtown, near the Lake Merritt BART station, and in the Broadway Valdez Specific Plan District. Allowable building heights and densities along corridors in Oakland need to better align with Building Code construction types to ensure development feasibility by increasing heights to allow for the maximum height under wood frame construction (as an example, there are some areas where current height limits may be shy of 5 feet to allow a full top story under Type 3/Type 5 construction, therefore limiting the development potential). This misalignment can create uncertainty in the development process and poses a constraint. The City will revise permitted building heights as part of the Housing Action Plan (Action 3.4.1).

Setbacks

In zones primarily intended for single-family development, the minimum front setback ranges from 20 to 25 feet, the minimum side setback ranges from four to six feet (up to 20 feet in the D-OK districts), and the minimum rear setback ranges from 15 to 35 feet. In mixed-use and multifamily zoning districts front and rear setbacks range from zero to 15 feet, and side setbacks range from zero to 10 feet (in some districts, like R-80, no setbacks are required). These requirements are fairly similar to other jurisdictions, although some minimum rear setbacks are greater than in peer cities. However, setback requirements were not identified as a constraint to development during public outreach. For comparison, a summary of required setbacks in neighboring cities is provided in Table F-9 below.

As Oakland seeks to encourage more missing middle development within traditionally single-family zones, setback requirements that have not historically been a constraint could impede higher density development. For example, in the RD zones, adherence to existing front, side, and rear setbacks could reduce the buildable area on a smaller, 4,000-square-foot lot with 40

feet of frontage to 1,800 square feet. Similarly, adherence to existing front, side, and rear setbacks on a 4,000-square-foot parcel with 40 feet of frontage in the RM zones would result in a buildable area of 2,240 square feet. A fourplex in a traditional two-unit ground floor, two-unit second floor layout would ordinarily require 1,600 square feet of buildable area, so these setback requirements alone would not act as a constraint. Nonetheless, because the site may have additional constraints, and because the City seeks to encourage increases in density that would not necessary require demolition of existing structures, the City is including in its Housing Action Plan proposals to reduce setback requirements, with particular focus on reducing existing rear setback requirements (Action 3.4.1 and 3.4.7).

Table F-9: Summary of Minimum Setbacks by Jurisdiction

	Single-Family Setbacks (ft.)			*Multifamily Setbacks (ft.)*		
Jurisdiction	*Front*	*Side*	*Rear*	*Front*	*Side*	*Rear*
Oakland	20-25	4-6[1]	15-35	0-15	0-10	0-15
Richmond	20-25	5-10	20-25	10	5-10	20
Berkeley	20	4-15	20	15-20	4-15	15-21
Emeryville[2]	-	-	-	5-10	3	15

1. Up to 20 feet in D-OK zones
2. Setbacks are only required in the RH, RMH, and RM zoning districts.

Source: City of Oakland, Planning Code, 2022; City of Richmond, Municipal Code, 2022; City of Berkeley, Municipal Code, 2022; City of Emeryville, Municipal Code, 2022

Minimum Lot Size

Minimum lot sizes for residential districts range from 4,000 square feet for multifamily development to between 4,000 and 43,560 square feet for single-family development. In commercial and other zoning districts, minimum lot sizes are typically 4,000 square feet, but can reach as high as 10,000 square feet in some districts. For comparison, the City of Berkeley requires a minimum lot size of between 5,000 to 25,000 square feet in single-family zones, 5,000 square feet in multifamily and other zones, and no minimums in limited commercial districts. Similarly, the City of Richmond requires a minimum of between 3,750 and 11,000 square feet for single-family zones, 5,000 square feet for multifamily zones, and between 5,000 and 10,000 square feet in other zones (up to 20 acres in open space development). The City of Emeryville does not require minimum lot areas except in the RM Medium Density Residential zone, which requires 2,500 square feet. Generally, Oakland's minimum lot size standards are comparable to these jurisdictions and have not historically posed a significant constraint to development but could impede the development of missing middle housing that the City is currently seeking to encourage. Action 3.4.1 and 3.4.7 reduce minimum lot sizes to facilitate subdivision of existing lots.

Ground Floor Commercial

A number of zoning districts either require or allow active commercial uses on the ground floor. In the case where ground floor commercial is required, this can limit residential

capacity in a given project. A summary of ground floor commercial regulations by zoning district is provided below:

- **Urban Residential.** Completely residential projects are permitted in all zones. In the RU-4 and RU-5 Zones, commercial uses are also permitted, but may only be located either on the ground floor of a corner parcel or in an existing non-residential facility built prior to 2011, and are typically permitted up to 5,000 square feet.

- **Neighborhood Center Commercial.** The CN-1 and CN-2 Zones do not permit new ground floor residential facilities (except for incidental pedestrian entrances), while CN-3 permits ground floor only on interior lots with a CUP and not on corner lots.

- **Community Commercial.** The CC-1 and CC-2 Zones require a CUP for residential uses on the ground floor, although buildings not located within 20 feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from the CUP requirement. Further, in CC-1, multifamily ground floor development is only permitted if a majority of floor area is devoted to commercial activities.

- **Central Business District.** In the CBD-P and CBD-C Zones, residential activities may not be located within 30 feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building. There are no restrictions on ground floor residential in the CBD-R and CBD-X Zones.

- **Broadway Valdez District Commercial**. In the D-BV-2 Zone, residential uses are not permitted if located on the ground floor of a building and within 50 feet of any street-abutting property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction. In the D-BV-3 Zone, residential uses located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway, 27th Street, or Piedmont Avenue are only permitted with a CUP; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this requirement. In the D-BV-4 Zone, residential uses are prohibited if located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway; incidental pedestrian entrances that lead to one of these activities in stories above the ground floor are exempt from this restriction.

- **Central Estuary District.** Completely residential projects are permitted in all zones. Some ground-floor commercial uses are permitted in the D-CE-3 through D-CE-6 Zones.

- **Lake Merritt Station Area District.** In D-LM-1 through D-LM-4 Zones, residential uses may not be located within 30 feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within 30 feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of

incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

While these requirements are intended to foster thriving commercial centers and corridors to increase access to amenities and opportunity, they do restrict the capacity of residential development projects. Further, especially as the transition of retail and commercial businesses away from brick-and-mortar storefronts has been accelerated by the COVID-19 pandemic, increasing numbers of ground floor storefronts remain vacant in Oakland. To address prolonged ground floor vacancies, the City will increase the allowance for residential development on the ground floor in these buildings as part of the Housing Action Plan (see Action 3.8.2).

Open Space

Oakland's open space requirements—especially for group or common open space—are higher than in other cities of similar density and size. Minimum usable open space requirements differ by zoning district in Oakland. For example, Housing and Business Mix Commercial (HBX) zones require a minimum of 100 to 200 square feet of usable open space per dwelling unit. The Lake Merritt Station Area District (D-LM) zones require 75 square feet per unit. Primarily residential areas, like the Urban Residential (RU) zones, require 100 to 150 square feet of group useable open space per unit. However, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted. These open space requirements do not apply to Downtown. In comparison, the City of Berkeley's C-DMU Downtown Mixed-Use District requires a minimum of 40 square feet of usable open space per dwelling unit. San Diego requires 36 to 48 square feet per unit. Oakland also limits the amount of the common space that can be on rooftops, while many other jurisdictions do not have such limitation. So as to not hinder construction, these standards could be adjusted to be more in line with the standards of peer jurisdictions. Actions the City will take to address these constraints are provided in the Housing Action Plan (see Action 3.4.1 and 3.4.4).

Courtyard Requirements

Per Section 17.108.120 of the Planning Code, courtyards are required for lots that contain residential facilities with two or more dwelling units, except for a single-family home with an ADU. Courtyard requirements were not identified as a significant constraint to development during outreach. Courtyards must meet minimum depths between exterior walls, listed below:

- Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to 16 feet, plus four feet for each story above the level of the aforementioned court, but shall nor be required to exceed 40 feet.

- Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a

Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of 10 feet.

Parking Requirements

In California, the cost of providing structured parking can add between $36,000 to $38,000 per housing unit to the overall costs of a multifamily housing development project (or about 8.0 percent of per unit costs).[7] Parking-related requirements and costs can significantly impact and constrain multifamily housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multifamily housing development. Further, for built-out cities like Oakland, the reliance on infill development and underground parking may lead to higher costs than in cities with more open land.

Recent State law has reduced minimum parking requirements for projects near transit. For instance, AB 2923 allows BART to enable transit-oriented development (TOD) through land-use zoning on BART-owned property in collaboration with local jurisdictions. Baseline zoning standards from the bill include no minimum number of vehicle parking spaces is enforced in these TOD areas. For properties undergoing the SB9 process, local agencies may not impose parking requirements when a parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Changes in accessory dwelling unit (ADU) regulations, Density Bonus parking waivers, and SB 35 streamlined approvals have led to further parking reductions in Oakland.

The City's parking requirements for residential uses—provided in Section 17.116.060 of the Planning Code—vary by residential facility type. Lower density zones require as much as two spaces per unit, while higher density zones require one space or less per unit. Chapter 17.94 of the Planning Code details Residential Parking Combining (S-12) Zone regulations. This combining zone is intended to ensure that adequate off-street parking is provided for high density residential neighborhoods and adjacent commercial areas. Oakland parking requirements are provided in Tables F-10 and F-11 below.

[7] Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020.

Table F-10: Residential Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Total Required Parking*
One-Family Dwelling	RH Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
One-Family Dwelling with Secondary Unit	CBD, S-2, and D-LM Zones, except when combined with the S-11 or S-12 Zone.	No additional space required for the Secondary Unit.
	Any other zone, except when combined with the S-11 or S-12 Zone.	One space for the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-11 Zone.	One space for each bedroom in the Secondary Unit, up to a maximum requirement of two spaces per Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-12 Zone.	One space for each bedroom in the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
Two-Family Dwelling.	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.

Multifamily Dwelling	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters space for each dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
Rooming House	CBD, S-2, D-LM, D-BV-1, and D-BV-2 Zones.	No spaces required for Rooming Units.
	All other zones	One space for each two Rooming Units.
Micro-Living Quarters	D-BV-1 and D-BV-2 Zones. (Micro-Living Quarters are not permitted in any other zone.)	No spaces required.
Mobile Home	CBD, S-2, and D-LM Zones	No spaces required.
	All other zones.	One space for each dwelling unit plus one additional space for each four dwelling units.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Table F-11: Residential Maximum Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Maximum Number of Parking Spaces*
One-Family Dwelling. One-Family Dwelling with Secondary Unit. Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per dwelling unit.
	All other zones	No maximum parking requirement.
Rooming House	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Parking regulations in the city are higher relative to some adjacent cities. For example, the City of Emeryville has no parking minimums for any use (including residential). Emeryville also has *maximum* parking regulations, which caps parking provided to be no more than 10 percent of the estimated demand – which is provided in the City's Municipal Code. The City of Berkeley recently approved an ordinance that eliminates parking requirements for residential properties citywide, with the exception of hillside properties, and placed a maximum of the number of off-street parking units allowed for new projects in transit-rich areas. Although Oakland undertook efforts to reduce its parking standards for residential and commercial buildings in 2016—with no required parking and a cap on maximum parking in areas close to major transit hubs such as downtown or near BART stations—additional efforts are needed to reduce parking requirements citywide. The City of Oakland will reduce its parking requirements to remove a constraint to development following adoption of the Housing Element, as further discussed in the Housing Action Plan (See Action 3.4.4).

Combining Zone Standards

Combining zones are overlay districts which may be appended to existing base zones. Combining zones are typically used when local conditions, including environmental or other conditions, generate a need for more specific regulations. The standards of the combining zone are supplementary to that of the base zone when applied. The impact of combining zones on residential use is summarized in Table F-12 below.

Cumulative Effect of Development Standards

As described above, a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[8] As shown in Appendix C: Sites Inventory, tables C-4 and C-5, pipeline projects with planning and building permits have average densities of 115 percent and 150 percent of allowable density, respectively. Many of these projects utilize the State and City density bonus to achieve these higher densities. Thus, Oakland's development standards do not present a constraint to achieving maximum densities when considered cumulatively. Combined with actions to revise zoning standards, building heights, setbacks, lot coverage, open space requirements, parking requirements, and other individual constraints as listed above, Oakland's future development standards should reduce any potential constraints even further.

[8] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

Table F-12: Summary of Combining Zone Standards, 2022

Combining Zone	*Applicable Base Zones*	*Impact on Residential Use*
S-4 Design Review	Any other zone	Requires design review process for all new construction or alteration, unless exempt.
S-7 Preservation	Any other zone	Requires additional design review criteria to structures with special character, mostly applicable to older neighborhoods.
S-9 Fire Safety	Any other zone	Protects uses in Very High Fire Hazard Severity Zones, and prohibits accessory dwelling units not entirely within an existing structure.
S-10 Scenic Route	Any other zone	Enhances areas along scenic routes, and includes additional design review criteria, subdivision restrictions, height restrictions on downslope lots, and conditional use permit restrictions.
S-11 Site Development and Design Review	Any other zone	Applicable to areas subject to the North Oakland Hill Area Specific Plan, and includes additional residential siting requirements, design review criteria, and limitations on residential density.
S-12 Residential Parking	Any zone in which Residential Facilities are permitted or conditionally permitted	Ensures adequate off-street parking in high-density residential neighborhoods, including additional off- and on-street parking requirements.
S-15 Transit-Oriented Development Commercial Zone Regulations	Provided in Table F-5	Provided in Table F-8.
S-17 Downtown Residential Open Space	Any zone within the General Plan-designated Central Business District	Provides open space and landscaping standards for downtown residential development.
S-19 Health and Safety Protection	HBX, D-CE-3, D-CE-4, CIX-1, CIX-1A, CIX-1B, CIX-1C, CIX-1D, CIX-2	Related to the storage and use of hazardous materials.
S-20 Historic Preservation District	Any other zone	Provisions are similar to S-7, but applies to larger areas (i.e., historic districts). S-20 includes additional design review standards, and provides more expeditious review procedures than S-7.

Source: City of Oakland, Planning Code, 2022

Specific Plans

Oakland has embarked on a series of area plans for creating sustainable and vibrant neighborhoods. Through the use of specific plans, the City can guide development at a neighborhood scale and meet local community needs. This section summarizes recent specific plans with potential for residential development. Permitted residential densities are described in Table F-7 and Table F-8 above. The success of specific plan areas in meeting their residential development goals is provided in Appendix A.

Central Estuary Area Plan (2013)

The City adopted the Central Estuary Area Plan (CEAP) in April 2013 to guide future development of the Central Estuary area, which is encompassed by 19th Avenue to the north, 54th Avenue to the south, I-880 to the east, and the Oakland Estuary to the west. Certain portions of the Plan Area have been designated to accommodate multifamily and mixed-use residential development. As of adoption, the CEAP anticipated an additional development potential of 391 residential units and 31 live/work units. Projects completed within the Plan Area include the 41-unit Phoenix Commons senior housing project in 2016 and the 41-unit market-rate 3030 Chapman apartment building in 2018. More recent entitled and permitted projects include warehouse and industrial conversions to residential uses, a six-unit condominium project, and accessory dwelling units.

The CEAP is implemented in the Planning Code through the D-CE Central Estuary District Zones, provided in Chapter 17.101E of the Oakland Planning Code. The D-CE District Zones include the following:

- **D-CE-1 (Embarcadero Cove).** The D-CE-1 zone is intended to create, maintain, and enhance the marine, office and other commercial uses in the Central Estuary area.
- **D-CE-2 (High Street Retail).** The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
- **D-CE-3 (Jingletown/Elmwood).** The D-CE3 zone is intended to provide development standards for areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
- **D-CE-4 (Mixed Use Triangle).** The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.
- **D-CE-5 (Food Industry Cluster, High Street Warehouse Wedge, Tidewater South).** The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and

industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.

- **D-CE-6 (Con Agra, Owens Brockway, Tidewater North).** The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/ glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Lake Merritt Station Area Plan (2014)

The Lake Merritt Station Area Plan (LMSAP) was adopted by the City as a specific plan in December 2014. The approximately 315-acre Planning Area covers the area around the Lake Merritt BART station in Downtown Oakland. The LMSAP projects that there is capacity for 4,900 additional housing units through 2035. All of the opportunity sites identified in the LMSAP have access to necessary infrastructure to support development. Therefore, the opportunity sites could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. Further, the LMSAP provides a target that 15 percent of new units built in the Planning Area be affordable for low- and moderate-income households.

The LMSAP is implemented in the Planning Code through the D-LM Lake Merritt Station Area District Zones, provided in Chapter 17.101G. The D-LM Zones include the following:

- **D-LM-1 Lake Merritt Station Area District Mixed - 1 Residential Zone.** The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities.

- **D-LM-2 Lake Merritt Station Area District Pedestrian - 2 Commercial Zone.** The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities.

- **D-LM-3 Lake Merritt Station Area District General - 3 Commercial Zone.** The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities.

- **D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone.** The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District

appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

- **D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone.** The intent of the D-LM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses.

Broadway Valdez District Specific Plan (2014)

The City adopted the Broadway Valdez District Specific Plan (BVDSP) in June 2014. The BVDSP provides a framework for development in the approximately 95-acre area along Oakland's Broadway corridor between Grand Avenue and I-580. Amendments to the Planning Code include the development of new zoning regulations for the Broadway Valdez District (D-BV) that are tailored to address specific conditions in the district and achieve the vision set forth in the BVDSP. D-BV zones establish retail and mixed-use commercial zones in the Plan Area and emphasize transit-oriented development. In addition, proposed height areas allow for greater densities, particularly at retail and mixed-use boulevard zones.

The BVDSP projected 1,800 new housing units through 2035. Sites were identified for mixed-use or purely residential uses to accommodate over 30 units per acre; with maximum residential density ranging from 90 to 450 square feet of lot area required per dwelling unit. The Environmental Impact Report (EIR) for the BVDSP allowed for flexibility and a mix and match of uses as long as the total car trip allocation was not exceeded. As of spring of 2022, the plan area has a total of approximately 4,100 residential units that have applied for planning permits, approved for planning permits, applied for building permits, have had a building permit issued, or completed construction. Of those 4,100 residential units, approximately 2,200 units have been completed so far. That still leaves approximately 1,900 units in the pipeline of approval and construction. All of the sites have access to necessary infrastructure to support development. A good portion of the opportunity sites identified in the BVDSP have been developed, but there are additional sites in the pipeline as well as sites without submitted plans that could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. The BVDSP aims to encourage 15 percent of all new housing units in the Plan Area to be affordable including both units in mixed-income developments and units in 100 percent affordable housing developments. A few of the newer projects have included some affordable units as part of their project while others have paid Affordable Housing Impact Fees to go into the Affordable Housing Trust Fund to help fund affordable housing development. Affordable Housing Impact Fees were adopted after the adoption of the BVDSP project, so a number of projects were underway before the Affordable Housing Impact Fees went into effect in September 2016.

Coliseum Area Specific Plan (2015)

The City adopted the Coliseum Area Specific Plan (CASP) in April 2015. The CASP, consisting of approximately 800 acres along I-880 and Hegenberger Road, seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-class sports, entertainment, and science and technology district that boasts a dynamic and

active urban setting with retail, entertainment, arts, culture, and live and work uses. The CASP amended the maximum residential density and non-residential FAR in the "Community Commercial" and "Regional Commercial" LUTE designations. The CASP allows for development of up to 5,750 housing units by 2035.

The CASP implemented new zoning districts, which include the following:

- **Coliseum District-1 (D-CO-1).** This zone replaces the Transit Oriented Development zone (S-15) mapped around the Coliseum BART station. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone limits the building height in this area to 159 feet unless Federal Aviation Administration (FAA) review and CUP review allows taller building heights. The new D-CO-1 zone applies to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area.

- **Coliseum District-2 (D-CO-2).** This zone replaces the Regional Commercial-1 (CR-1) zone that applied to the majority of the Coliseum District. The new D-CO-2 zone specifically permits and encourages development of regional-drawing centers of activity, such as new sports and entertainment venues, residential, retail, restaurants, and other activity-generating uses, as well as a broad spectrum of employment activities. The new D-CO-2 zone clarifies that any building height over 159 feet will require FAA review and City CUP approval.

West Oakland Specific Plan (2014)

The West Oakland Specific Plan (WOSP) was adopted by the City in 2014, and comprises approximately 1,900 acres. The WOSP focuses on clarifying the industrial/residential interface, emphasizing commercial use along important corridors, and clarifying housing and business mix boundaries and urban open space uses. Such zoning changes include the adoption of the Commercial Industrial Mix (CIX-1A) business enhancement zone, Commercial Industrial Mix (CIX-1B) low intensity business zone, Commercial Industrial Mix (CIX-1C) high intensity business zone, Commercial Industrial Mix (CIX-1D) retail commercial mix zone, and Housing and Business Mix (HBX-4) zone, as well as mapping of commercial overlay zones near the West Oakland BART station along the 5th Street and Chester Street frontage area, and adopting zoning and height area maps.

Buildout of the West Oakland Opportunity Areas is expected to result in 4,286 to 5,267 new housing units by 2035. Areas with residential potential include along the 7th Street and San Pablo Avenue corridors (more than 1,400 housing units), the envisioned 24-acre mixed-use Transit Oriented Development at the West Oakland BART station (between 1,325 to 2,308

housing units), and approximately 1,520 housing units elsewhere within residential and housing and business mix areas.

The Downtown Oakland Specific Plan (Public Review Draft Plan, 2019)

In August 2019, the City published a public review draft of the Downtown Oakland Specific Plan (DOSP), which envisions new zoning regulations that can be introduced to more closely align with community goals and feasible development potential. The Plan Area encompasses approximately 930 acres, with a potential for 29,100 new housing units by 2040, of which 4,365 to 7,275 will be affordable units. Key issues related to housing that the zoning update will address include:

- **Establish development hierarchy based on land use character and intensity maps.** The Land Use Character Map and Intensity Map establishes a clear development hierarchy for downtown, depicting nodes and corridors of activity and intensity, as well as transitions to areas of preservation and less intensity. New development downtown should be consistent with the overall community vision established by this Plan.

- **Unlock bonus development potential in exchange for needed community benefits.** The Plan will ensure that downtown's continued growth and revitalization provides community benefits to local residents and the broader community. As part of the planning effort, the City is studying how "upzoning" areas of downtown would affect land value and, to what extent and through what approaches, this value creation may provide funding for pre-defined community benefits based on Plan goals. A zoning incentive program can apply to development projects of any size, with clearly identified benefits to be provided in exchange for increases in building intensity. The increased intensity allowed can be in the form of increased height, FAR, and/or density (to encourage micro-units and other affordable-by-design residential unit types).

- **Study intensity in General Plan.** The updated zoning regulations for downtown may also include an increase in the FAR and density permitted under the General Plan, particularly for portions of the plan area where an increase in intensity is desired, to be consistent with the proposed new bonus provisions. Increasing the maximum FAR and density in select downtown locations will not only capture value and contribute to community benefits, but it can also add intensity to the downtown without requiring lot aggregation, which often results in overly large building footprints and bulky podiums.

- **Include update to Jack London area zoning.** The zoning for the Jack London area dates to the 1960s and is inconsistent with the General Plan. The area was not included in recent 2009 and 2011 citywide zoning updates. Implementation of the Downtown Plan will make the zoning for the Jack London district consistent with the community vision to create an iconic waterfront that is a regional and local amenity with dining, living, entertainment, and civic uses.

- **Streamline approvals, create predictable outcomes.** A goal for the downtown zoning amendments should be to streamline the project approvals process and offer predictability for developers and the community. This can be done by clearly defining the desired urban form and maximum intensity of future development, including identified community benefits that should be provided in exchange for any bonus intensity.

- **Designate office opportunity sites.** Estimates of Downtown Oakland's potential capture of additional office space demand over the next 20 years vary from 10 million to 20 million square feet of space, and significantly more over additional time. Office Priority Sites are identified near BART stations within the Mixed-use Downtown Core Character area. Zoning updates for these identified Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.

Density Bonus

The State Density Bonus Law requires local governments to provide a density increase over the otherwise maximum allowable residential density, along with other incentives for the production of below market-rate housing units, when builders agree to construct housing developments with units affordable to lower- or moderate-income households. Historically, developers infrequently sought density bonuses in Oakland due to the fairly high residential densities permitted in the City. However, the City has seen an uptick in recent years as a means of builders receiving not only a bonus in allowable density, but also relaxation of various development standards that may otherwise preclude construction or increase costs.

Density bonus standards in Oakland are contained in Chapter 17.107 of the Planning Code. The Density Bonus Ordinance was updated in April 2014, and amended again in April 2022, to remain consistent with State law. Prior to this most recent revision, Oakland implemented its local density bonus program in the manner required to ensure consistency with State law. Oakland anticipates that the State Density Bonus Law will continue to be revised by the State legislature in future years. As a result, Chapter 17.107 provides that any provision of the State Density Bonus Law, California Government Code Sections 65915 through 65918, but not included in Chapter 17.107 shall nonetheless be considered valid and applicable to density bonus projects in the City of Oakland. Oakland's density bonus ordinance provides for density bonuses to both for-sale and rental housing development projects that include deed-restricted moderate income units, while state law applies to moderate-income units only in for-sale housing developments.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100 percent affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100 percent affordable housing development production. The City of Oakland has implemented the provisions of these amendments at the time that they went into effect and have incorporated those amendments into the latest revision to Chapter 17.107.

In addition to implementing the California Density Bonus law, Oakland has available additional local density bonuses, including a Senior Housing Density Bonus and a Planned Unit Development (PUD) bonus.[9] The City of Oakland Senior Housing Density Bonus, Oakland Planning Code Section 17.106.060, provides for an increase of 75 percent more senior housing units than otherwise permitted by zoning if a conditional use permit is approved. An applicant may choose whether to seek the Oakland Senior Housing Density Bonus or to utilize the State Density Bonus for senior citizen housing developments, but cannot combine the two. In addition, the City of Oakland's flexible Planned Unit Development procedures offer varying special bonuses for worthwhile projects, some of which include increases in overall density. When a project seeks both a Planned Unit Development and State Density Bonus, the Planned Unit Development bonus is calculated first, up to the General Plan maximum density, and then the State Density bonus is calculated from this new allowed number of units.

According to Annual Progress Reports (APRs) submitted to HCD, 10 projects were permitted between 2018 and 2021 that used density bonus provisions to provide affordable housing. The total capacity of these projects is 1,526 units, including 176 very low-income units, 105 low-income units and 64 moderate-income units. In addition, over the same period, eight density bonus projects were completed with 245 very low-income units, 19 low-income units and 315 market-rate units. For comparison, there were about 169 market-rate projects (excluding single-family homes and ADUs) during this period – meaning 5.9 percent of these projects utilized a density bonus. About 1,526 units were provided in these 169 projects, of which 345 units are provided for lower- and moderate-income households (22.6 percent). Waivers and concessions requested by density bonus projects include reductions in parking requirements, increases in allowable building heights, reductions in usable open space requirements, and eliminating a required loading berth.

On- and Off-Site Improvements

The Oakland Municipal Code requires several on- and off-site improvements for new development, depending on the zone. Site improvements may include those related to streets, sidewalks, water and sewage, landscaping, recreation amenities, and any other public improvements found necessary to mitigate the impacts of new development. Additional site improvements may be required in the City's specific plan areas. Since Oakland is mostly built out, housing in the city is largely located on already subdivided lots. Depending on the potential transportation impacts and the location of redevelopment, off-site infrastructure improvements may be required to satisfy California Environmental Quality Act (CEQA) requirements. Off-site improvements may include transit boarding islands, transit shelters,

[9] A PUD is a large, integrated development adhering to a comprehensive plan and located on land equaling 60,000 or more square feet in size. Certain uses may be permitted in addition to those otherwise allowed in the underlying zone, certain of the other regulations applying in said zone may be waived or modified, and the normally required design review process may also be waived for developments at the time of initial granting of a PUD permit. The PUD density bonus permits an increase of density by up to 33 percent (except in the RH and RD-1 zones) if the development contains detached buildings each containing only one living unit; townhouse or similar single-family semi-detached or attached buildings each containing only one living unit; buildings each containing two living units and; buildings each containing more than two living units.

curb extensions, bike facilities, or pedestrian lighting. Table F-13 summarizes the City's current complete street design standards.

Table F-13: Complete Streets Design Standards, 2022

Street	*Width of Right-of-Way (ft.)*	*Visibility Measured Along the Centerline (ft.)*	*Minimum Radii of Curvature on Centerline of Streets (ft.)*	*Tangent length between all reversed curves (ft.)*
Arterial	80	300	500	150
Collector	60	200	300	150
Local	40	100	100	50
Blind	50	-	-	-
Alley	26	-	-	-

Source: Oakland Municipal Code, Chapter 16.16 Design Standards, 2022

Per the City's Standard Conditions of Approval, all land use projects that generate more than 50 net new a.m. or p.m. peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan as early as feasible in the planning process. Mandatory strategies that must be incorporated into a TDM plan based on a project location or other characteristics are provided in Table F-14 below.[10]

[10] City of Oakland Transportation Impact Review Guidelines (TIRG) are available on the City's website: https://cao-94612.s3.amazonaws.com/documents/oak063581.pdf

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
Bus boarding bulbs or islands	• A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb
Bus shelter	• A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day
Concrete bus pad	• A bus stop is located along the project frontage and a concrete bus pad does not already exist
Curb extensions or bulb-outs	• Identified as an improvement within site analysis
Implementation of a corridor-level bikeway improvement	• A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips
Implementation of a corridor-level transit capital improvement	• A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	• Always required
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	• When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection
In-street bicycle corral	• A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages.
Intersection improvements[2]	• Identified as an improvement within site analysis

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	• Always required
No monthly permits and establish minimum price floor for public parking[3]	• If proposed parking ratio exceeds 1:1000 sf (commercial)
Parking garage is designed with retrofit capability	• Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf (commercial)
Parking space reserved for car share	• A project is located within downtown. One car share space preserved for buildings between 50 – 200 units, then one car share space per 200 units.
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	• Typically required
Pedestrian crossing improvements, pedestrian-supportive signal changes[4]	• Identified as an improvement within site analysis • Identified as an improvement within operations analysis
Real-time transit information system	• A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Relocating bus stops to far side	• A project is located within 0.10 mile of any active bus stop that is currently near-side
Signal upgrades[5]	• Project size exceeds 100 residential units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage abuts an intersection with signal infrastructure older than 15 years
Transit queue jumps	• Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Trenching and placement of conduit for providing traffic signal interconnect	• Project size exceeds 100 units, 80,000 sf of retail, or 100,000 sf of commercial; and

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
	• Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and • A major transit improvement is identified within operations analysis requiring traffic signal interconnect
Unbundled parking	• If proposed parking ratio exceeds 1:1.25 (residential)

1. AC Transit must be consulted for any transit related elements.

2. Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

3. May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

4. Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a “scramble” signal phase where appropriate.

5. Including typical traffic lights, pedestrian signals, bike actuated signals, transit only signals.

Source: City of Oakland, Transportation Impact Review Guidelines, 2017

While on- and off-site improvements increase the costs of development, they are required to mitigate the impact of new development on the City's infrastructure and are largely unavoidable. However, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies. Further, Oakland's requirements were not identified as a significant constraint during outreach with affordable housing developers.

Building Codes and Enforcement

Oakland adopts the California Model Building Codes (CMBC) established by the California Building Standards Commission (CBSC) through Title 24 of the California Code of Regulations, which was last updated in 2022. The CMBC establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations. Local jurisdictions are required to enforce the CMBC but may also enact more stringent amendments to the CMBC based on climatic, geological, or topographical conditions. Oakland's modifications to the CMBC are generally for the purpose of protecting health and safety in areas subject to natural hazards. Local amendments that may increase development costs are largely related to fire risks, habitability issues, topography, and seismic risks. These amendments do not substantially differ from those of other cities within Alameda County and thus are not considered to act as a constraint on the development of housing.[11] While requirements may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Oakland.

The City's Planning & Building Department reviews all new construction and improvements to existing structures in Oakland. Building services performed include field inspections, plan reviews, and permit issuance in person or electronically. Planning & Building allows users to apply for selected permits, check on the status of permits, research property records, and print permits or inspection cards via the Online Permit Center. The Green Building Code, or CALGreen, applies to most new residential construction (including affordable housing construction). Both single-family and multifamily units must meet CALGreen mandatory measures for residential new construction, as do Category 2 ADUs. Depending on the project, Oakland's green building requirements may also apply.[12]

When applying for building permits, applicants may be required to undergo the Plan Check process. During Plan Check, City engineers review development plans for compliance with applicable codes and regulations. This can include compliance with applicable local, State and federal laws to ensure access for disabled persons. Plans may need to be submitted to the Fire

[11] The latest local amendments, including standard findings, are available at the following link: https://oakland.legistar.com/LegislationDetail.aspx?ID=4212920&GUID=C9824F8B-AF8B-44CE-B43A-BC83BFC2FD34

[12] https://www.oaklandca.gov/topics/green-building

Prevention Bureau for initial review, or may be routed for concurrent review during the Building Plan Check process.

Upon issuance of a building permit, the following inspections are typically required – pre-construction, pre-pour/foundation stage, framing stage, rough-in/frame stage, insulation, drywall/lath/gas test, and final. A final inspection is called in when all related permits have an approved rough-in inspection. To increase predictability during the construction process, the City provides resources on its website of what is typically required.[13]

Code Enforcement Services carries out the City's enforcement program to address violations of the Oakland Municipal Codes, City ordinances, and land use regulations. Code Enforcement Services uses progressive enforcement to follow up on complaints – property owners are notified through the U.S. Postal Services. When a violation is verified by a Building Inspector a Notice of Violation is issued that includes a list of violations and corrections that must be made. The property owner has 30 days to correct the violation. Residents are able to file a complaint via the Accela Citizen Access Portal. Code enforcement efforts are also linked to housing rehabilitation efforts – if an inspection results in an Order to Abate – Habitability or a if a property is a Substandard Public Nuisance a Compliance Plan may be required. Compliance Plans are agreements with the property owner/agent/buyer to rehabilitate the property, correct housing violations, and pay fee assessments in an agreed timeline. The Investor-Owned Residential Property Registration, Inspection & Rehabilitation Program also ensures the regular inspection and maintenance of properties with a default or foreclosure history that have non-owner occupant buyers.

Efforts to comply with State Health and Safety Code Section 17980, related to the abatement of substandard buildings, are contained in Section 15.08.110 of the Oakland Municipal Code and require notice to residential tenants of buildings deemed substandard. Further, under the Code Compliance Relocation Program, residential tenants who are displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population, including those populations with special needs. This section summarizes the extent to which various housing types are permitted in the city, as well as any constraints that may be contained in City regulations.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs)—formerly known as secondary or granny units—are attached or detached units that provide complete independent living facilities for one or more

[13] See Building Bureau resources at the following links: https://cao-94612.s3.amazonaws.com/documents/What-to-expect-during-your-City-of-Oakland-Building-Inspection-4.2021.pdf and https://cao-94612.s3.amazonaws.com/documents/Overview-of-Planning-and-Building-Inspection-Types.pdf

persons and are located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as a single-family or multifamily structure. By their nature, ADUs tend to cost less to construct because they do not involve the purchase of land. The California legislature has found that ADUs often provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. As noted by the Terner Center for Housing Innovation and the Center for Community Innovation, in higher-wealth areas, ADU construction is providing new housing supply with access to existing resources, and in lower-income areas, new ADUs are helping to reduce overcrowding, provide new rental income, and build home equity.[14] Several pieces of recent State legislation modified regulations for ADUs with the intent and effect of encouraging their construction. Some of the key changes included prohibiting standards related to lot coverage standards, lot size, FARs, or open space that may impede the development of ADUs, reducing review time for permit applications, and reducing regulations related to parking, height, setbacks, and unit size.

In Oakland, ADUs are regulated by Section 17.103.080 of the Planning Code. New regulations for ADUs were adopted by the City Council in January 2022 to meet the State law requirements. The Planning Code differentiates between a Category One and Category Two ADU. Category One units are those that are located entirely within a One-Family Residential Facility or detached accessory structure and involve no expansion of the existing building envelope. Category Two units are those that a) are not entirely within the building envelope of a One-Family Residential Facility or detached accessory structure; and b) involve either construction of a new structure, or an exterior addition to an existing structure. In addition, Multifamily Category One ADUs are conversions of existing non-habitable space within an existing multifamily building; Multifamily Category Two ADUs are newly constructed detached ADUs or conversions of an existing detached accessory structure; and Multifamily Category Three ADUs are interior or attached to the primary structure. All ADUs are subject to ministerial approval and regulations related to occupancy, sale of unit, parking configuration, fire sprinklers, and compliance with building and fire codes. The relevant standards for ADUs are shown in Table F-15.

The City's Planning Code also lays out requirements for junior accessory dwelling units (JADU) and meets the State law for them. According to State law, JADUs involve the conversion of space within the building envelope of an existing or proposed single-family dwelling, resulting in a living unit of not more than 500 square feet, requiring owner-occupancy in the JADU or primary dwelling unit. In comparison to the 1,000 square foot maximum for Category Two ADUs that are detached in Oakland, both the City of Berkeley and the City of Emeryville permits a 1,200 square foot maximum for detached ADUs. Oakland does allow for a 1,200 square foot for Category Two ADU that is attached or a Category One ADU as well as for a Category Two ADU Oakland has a height limit of 20 feet, which is greater than the minimum 16-foot height limit that the State requires. Housing Action Plan policies 3.2.5

[14] Karen Chapple, David Garcia, Eric Valchuis, and Julian Tucker. "Reaching California's ADU Potential: Progress to Date and the Need for ADU Finance." *The Terner Center for Housing Innovation at University of California*, August 2020

reduce constraints to the development of ADUs, and 3.2.6 commits the City to monitoring affordability of permitted ADUs.

Table F-15: ADU Development Standards, 2022

Standards	*One-Family ADU Category One*	*One-Family ADU Category Two*
Maximum Size	Conversion of Attached Structures: 50% of floor area of primary residence or 850 sf., whichever is greater, but shall not exceed 1,200 sf. Interior Conversion: size is limited by the existing building envelope, but shall not exceed 1,200sf.	For detached: 850 sf. for studio or 1-bedroom. 1,000 sf. for 2-bedroom or more For attached: Whichever is greater: 850 sf. for studio or 1- bedroom, and 1,000 sf. For a 2-bedroom or more; or 50% of floor area of primary residence, but shall not exceed 1,200 sf.
Parking for ADU	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem
Side and Rear Setbacks	-	4 feet or the regularly required setback, whichever is less, but in no case shall the setback be less than 3 feet from the side or rear lot line;

Source: Oakland Planning Code, Section 17.103.080 Accessory Dwelling Units in conjunction with One-Family, Two-Family, and Multifamily Dwelling Residential Facilities, 2022

Live-Work Units

Live-work units are properties that combine residential and non-residential uses in either commercial or residentially zoned areas. There are numerous types of live-work units that are permitted in the city as outlined in Table F-16. The City makes a distinction between live/work and work/live units. They define live/work units as those that accommodate both residential and non-residential activities, while work/live units are primarily non-residential with an accessory residential area. These units are generally permitted within the commercial districts and must meet certain criteria. Live/work units are also permitted in

HBX and D-CE zoning districts, and work/live units are permitted, under limited circumstances, in industrial zones.

All live-work units are subject to Building Code requirements which may be costly to update and have a significant effect on the function and layout of these units, particularly in terms of Americans with Disabilities Act (ADA) access and bathroom configuration.

For comparison, the City of Berkeley permits live-work units by right in all commercial districts except C-SA and C-W, which require a use permit or an administrative use permit. Live-work units are not permitted in all residential districts. In the City of Emeryville, live-work units in residential zones are subject to on-premises sales and work is restricted to occupants. In a residential zone, no live-work building may be converted to wholly nonresidential uses; however, it may be converted to wholly residential uses. In a nonresidential zone, any live-work building may be converted to wholly nonresidential uses which are permitted in that zone. Action 3.2.2. updates development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan.

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
JLWQ	Joint Living and Working Quarters (JLWQs) are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities.	Zones that permit or conditionally permit residential dwelling units.
Residentially Oriented JLWQ	Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old.	Within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. Unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area.
HBX Work/Live and Live/Work Units	HBX work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Housing and Business Mix (HBX) Zones
D-CE Work/Live and Live/Work Units	D-CE work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Central Estuary District (D-CE) -3, -4, and -5 Zones

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
Industrial Work/Live Units	Work/live units established as part of a new building or the conversion of an existing building if the site is within 300 feet of a Residential Zone.	CIX, IO, and IG Zones. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization of existing units that house artists are conditionally permitted anywhere in the CIX, IG, and IO Zones.
Work/Live Units in Additions and New Buildings	Live/work and work/live units in a newly constructed building or expansion of an existing building.	CIX, IO, IG, HBX, D-CE Zones

Source: Oakland Planning Code, 2022

Manufactured Housing and Mobile Home Parks

Manufactured homes, also referred to as factory-built homes or modular homes, consist of a residential building or dwelling unit which is either wholly or partially constructed or assembled off-site. Manufactured housing is typically constructed off-site and installed on a foundation, which is significantly less costly than the construction of individual single-family homes on site.

Mobile home parks were previously permitted in the Mobile Home Combining (S-6) Zone. This zone was intended to create, preserve, and enhance areas containing attractive mobile home parks, and is typically appropriate to a variety of living environments with good access to major thoroughfares.

The Oakland Construction Innovation and Expanded Housing Options Ordinance (No. 13666), passed into law in November 2021, aimed to address the city's increasing cost of building housing, while increasing housing options and affordability to residents. The ordinance updated the City's zoning regulations to:

- Allow residential occupancy of recreational vehicles (RVs) and tiny homes on wheels ("Vehicular Residential Facilities") on private property subject to certain health and safety standards;
- Allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted;
- Establish density and open space regulations for efficiency dwelling units; and
- Establish height regulations for modular construction.
- In addition, the Ordinance amended the Oakland Building Code to allow light straw-clay construction.

Housing for Persons with Disabilities

California Government Code 65583 requires jurisdictions to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. Further, the Lanterman Developmental Disabilities Services Act and Community Care Facilities Act states that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones. In addition, both the Federal Fair Housing Act and the California Fair Employment and Housing Act place an affirmative duty on jurisdictions to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The following sections provide a summary of the relevant portions of Oakland's Zoning Code that address these requirements, as well as any potential constraints.

In Section 17.09.040 of the Oakland Planning Code, a family is defined as "one person, or a group of people living together as a single housekeeping unit, together with any incidental domestic servants and temporary nonpaying guests."

Reasonable Accommodation

While the City's Planning & Building Department implements the reasonable accommodation requirements in the California Building Code, Chapter 17.131 further outlines reasonable accommodations policy and procedures in the City's Planning Code. The intent of this chapter is to provide flexibility in the application of the Planning Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. The chapter facilitates compliance with federal and State fair housing laws and promotes housing opportunities for residents of Oakland.

The reasonable accommodation procedure is a ministerial process. The Planning Director, or his or her designee, shall have the authority to consider and act on requests for reasonable accommodation and shall make reasonable accommodations in rules, policies, practices, or services when those accommodations may be necessary to afford persons with disabilities equal opportunities to use and enjoy the dwelling. "Category A" Requests are requests for accommodation from development regulations not specified as a "Category B" request, including but not limited to, setbacks, building height limits and parking regulations in the Planning Code, or for any additions to Residential Facilities which meet the definition of a "Small Project," as defined in Section 17.136.030(B), shall be considered "Category A" requests. A proposal will qualify for "Category A" Request if it meets each of the provisions set forth below.

- The proposal is limited to one or more of the types of work listed as "Category A" request in 17.131.040(B)(1); and
- The accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling.

"Category B" Requests are requests for accommodation from residential density regulations in the Planning Code; distance separation requirements in the Planning Code; land use activities not permitted by the Planning Code; any additions to Residential Facilities which meet the definition of "Regular design review" as defined in Section 17.136.040(A); and any other accommodations request, under the discretion of the Planning Director, shall be considered "Category B" requests. A proposal will qualify for "Category B" Request if it meets each of the provisions set forth below.

- That the housing, which is the subject of the request for reasonable accommodation, will be used by people with disabilities protected under fair housing laws;
- That the accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling;
- That the requested accommodation will not require a fundamental alteration to zoning laws, rules, policies, practices and procedures; and
- That the requested accommodation will not impose an undue financial or administrative burden on the City.

Residential Care Facilities

Residential care facilities include facilities that require a State license or are State-licensed for seven or more residents which provide twenty-four hour primarily nonmedical care and supervision as defined in the City's Planning Code. Occupancy of living accommodations by six or fewer residents are excluded and are treated as single-family dwellings. Currently, residential care facilities are permitted in residential zones if located in single family dwellings, but require conditional use permits if located in any other residential facility type. Additionally, this also includes requirements that they be located no closer than 300 feet from any other facility, and require parking demand generation and noise not be substantially greater than normally generated by surrounding residential activities. Residential care facilities are permitted in non-residential zones if they are located in single family dwellings, but require conditional use permits if located in any other residential facility type and/or when located on the ground floor of a street fronting building., though Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. Currently, residential care facilities in CC zones are also required to comply with each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;
2. That the proposal will not impair a generally continuous wall of building facades;
3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

Residential care facilities require one parking space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than two spaces are required, additional spaces beyond two may be provided in tandem.

While the City has not denied permits for residential care facilities in the past few years, the City will amend the Zoning Code to allow residential care facilities by-right in all residential facility types; allow residential care facilities by-right in the ground floor in non-residential zones; add standard conditions of approval (in place of conditional use permits); and add an exemption to the overconcentration restriction that allows residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility to align with State licensing overconcentration requirements in California Health and Safety Code Section 1520. 5 (see Action 3.7.8).

Housing for Persons Experiencing Homelessness

Persons experiencing homelessness are identified as a special needs group and may require specialized forms of housing, including emergency shelters, transitional and supportive housing, low barrier navigation centers, and single room occupancy (SRO) units. The City also has 85 Project Homekey-funded sites. The following sections summarize City requirements for the various forms of housing that can meet the needs of the population experiencing homelessness.

Emergency Shelters

Emergency shelters include the provision of short-term housing, with or without a fee, to individuals and families who are homeless and who may require special services. According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds.

Emergency shelter for homeless individuals and families is permitted by right, without discretionary action, in eight areas throughout the City, subject to objective development and location standards, which are codified in the Oakland Planning Code Section 17.103. These areas are displayed in Figure F-2 below, and described in further detail below along with the HCD/TCAC Opportunity Area designation. Analysis of the currently designated areas for by right approval of emergency shelters shows that high-resource areas are underrepresented, and no higher resource areas overlap with the by right designated areas. To redress this, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to provide greater opportunities for emergency shelters, including by providing for by right approval throughout the city when located on properties with religious institutions and similar community assembly civic activities (see Action 4.3.6).

- Segment 1 – the portion of Martin Luther King Jr. Way between 51st Street and the City of Oakland City Limits (Moderate and High Resource). This includes approximately 20 acres of land with parcels sizes averaging approximately 0.3 acres but ranging between 2,000 square feet to 7 acres. These parcels predominantly have existing uses. Portions of Segment 1 have public transportation through the Ashby and MacArthur BART Stations, and the entirety of the corridor is served by AC Transit. Segment 1 is designated in the Oakland General Plan for Mixed Use Residential, Urban Residential, and Neighborhood Commercial uses.

- Segment 2- the portion of San Pablo Boulevard between 53rd Street and the City of Oakland City Limits (Moderate Resource). This includes approximately 42 acres of land with parcel sizes averaging approximately 0.2 acres. City records have identified at least 11 vacant lots within Segment 2. Segment 2 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 2 is designated in the Oakland General Plan for Community Commercial and Neighborhood Commercial uses.

- Segment 3 – the portion of the area surrounding Webster Street bounded by 29th Street to the south, the I-580 overpass to the north, Elm Street to the west, and Webster Street to the east (Low Resource). This includes approximately 36 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 3 vacant lots within Segment 3. Segment 3 is well served by public transportation on Telegraph Avenue and Broadway provided by AC Transit. Segment 3 is designated in the Oakland General Plan for Institutional Uses and is zoned S-1 (Medical Center).

- Segment 4 – the portion of San Pablo Boulevard lying between Grand Avenue and I-580 (Low Resource). This includes approximately 34 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 33 vacant lots within Segment 4. Segment 4 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 4 is designated in the Oakland General Plan for Urban Residential and Community Commercial uses.

- Segment 5 – the area surrounding Third Street bounded by Martin Luther King Jr. Way to the east, Fifth Street to the north, Embarcadero West to the south, and Union Street to the west (mid of Low, Moderate, and High Resource). This includes approximately 80 acres of land with parcel sizes averaging 0.6 acres. City records have identified at least 19 vacant lots within Segment 5. Portions of Segment 5 is served by public transportation through the West Oakland BART station. Segment 5 is predominantly designated under the General Plan for Business Mix uses.

- Segment 6 – the portion of E. 12th Street between 14th Avenue and 23rd Avenue (High Segregation & Poverty). This includes approximately 37 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 14 vacant lots within Segment 6. Segment 6 is well served by public transportation through the AC Transit Tempo Bus Rapid Transit line. Segment 6 is predominantly designated under the General Plan for Business Mix uses.

- Segment 7 – the portion of MacArthur Boulevard between Fruitvale Avenue and High Street (Low and Moderate Resource). This includes approximately 68 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 121 vacant lots within Segment 7. Segment 7 is well served by multiple AC Transit lines, including the 54 line providing connections to Fruitvale BART. Segment 7 is designated in the Oakland General Plan for Neighborhood Commercial and Urban Residential uses.

- Segment 8 – the area of Coliseum Way bounded by San Leandro Street to the north, I-880 to the south, 66th Avenue to the east, and High Street to the west (Low Resource). This includes approximately 227 acres of land with parcel sizes averaging 1.1 acres. City records have identified at least 34 vacant lots within Segment 8. Portions of Segment 8 have limited public transportation options, either by walking to AC Transit options along San Leandro Street or by walking to the Coliseum BART station. Segment 8 is designated in the Oakland General Plan for General Industry and Transportation and Business Mix uses.

The City of Oakland has declared a local shelter crisis. For the duration of that declared emergency, emergency shelters are permitted by right with no discretionary approvals, including design review, on all properties owned or leased by the City that are designated by the City Administrator for use as temporary emergency housing sites. See Oakland Planning Code Section 17.07.060 for further details on implementation.

Additionally, emergency shelters are conditionally permitted in high-density residential zones and several commercial zones. Conditionally permitting alternative housing in all high-density residential zones and most commercial zones further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the CUP process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide these services which constrains the housing from being built. But in order to limit the possibilities that the permitting process would act as a constraint, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to reduce this from a major conditional use permit requirement to a minor conditional use permit requirement, which means the permit would be issued at the staff level and appealable only to the Planning Commission.

Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle, consistent with requirements in AB 139.

Transitional, Supportive, and Semi-Transient Housing

The Oakland Planning Code defines transitional, supportive, and semi-transient housing as follows:

- **Transitional Housing:** includes housing configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. As noted in Tables F-4 through F-6, transitional housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan (Action 4.3.3).

- **Supportive Housing:** includes housing with (a) no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by a target population (as defined in subdivision (g) of Government Code Section 65582). As noted in Tables F-4 through F-6, supportive housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. Supportive housing is required under state law to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies the requirements listed in Government Code Section 65651. To date, the City of Oakland has received two development application utilizing this provision but anticipates receiving more in the future. At the time of publication of this document, one of the two applications—PLN22172—has been determined eligible for streamlining and now has an approved entitlement for 40 lower income supportive housing units; the other—PLN22168—is assigned and undergoing review. The Housing Action Plan will include an action to redefine Supportive Housing to clarify that projects that meet the requirements of Government Code Section 65651 will be permitted by right without discretionary review (Action 4.3.3).

- **Semi-Transient Housing:** include the occupancy of living accommodations partly on a 30 days or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-thirty-days basis; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons.

Low Barrier Navigation Centers

Recent State law, including AB 101, requires that low barrier navigation centers for persons experiencing homelessness be allowed by right and without any discretionary approval within the local jurisdiction. Currently, the City does not provide a definition for "low barrier navigation centers" nor does it provide specific regulations for the development of these facilities. The City will address this as part of the Housing Action Plan (see Action 4.3.5: Provide development standards for Low Barrier Navigation Centers).

Figure F-2: Approved Locations for Permitting Emergency Shelters By-Right, 2022

Source: City of Oakland, 2022

Single Room Occupancy (SRO)

Single-room occupancy units (SROs)—called Residential Hotels in the Oakland Planning Code—are defined in accordance with California Health and Safety Code Section 50519, and refer to any building built before 1960 containing six or more rooming units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, and where the entrances to the individual units are generally accessed via a shared lobby area.

SROs are an essential component of the city's supply of naturally occurring affordable housing, as they are a flexible and easily accessible form of housing that provides very-low-, and extremely-low-income residents the ability to remain in Oakland and avoid homelessness. To that end, on December 4, 2018, the Oakland City Council adopted new Planning Code Chapter 17.153, which regulates the conversion, demolition, rehabilitation, and sale of Residential Hotels to protect this important type of housing. The purpose of the chapter is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced very-low- and extremely-low-income, elderly, and disabled persons, which results from the loss of SRO units as a naturally occurring affordable housing option. The ordinance has established a process for identifying and preparing a registry of known existing Residential Hotel Units, and regulates the demolition, conversion and rehabilitation of Residential Hotel Units.

The City has been able to successfully implement the ordinance following adoption. The Planning Bureau has largely gone through the process of confirming the status of individual properties as residential hotels, and has flagged all properties in the Accela permitting system. If the Planning & Building Department receives an application for renovations or other projects pertaining to these properties, the application is routed to appropriate Planning staff. Staff can then review the residential hotel certificate of status for the property and compare it to the proposal to see if it proposes any amenity rehabilitation that is prohibited under the ordinance, or whether it would require a CUP meeting the requirements under Planning Code Chapter 17.153 to provide equivalent low-income housing. There have not been any CUPs issued or sought under Chapter 17.153, which means that residential hotels have been successfully preserved in their status quo. There have been some applications for amenity rehabilitation, often in buildings that have been vacant for 10 or more years.

Efficiency Dwelling Units and Rooming Units

Efficiency Dwelling Units are defined in the Oakland Planning Code as studio units, with kitchens, under 400 square feet. Rooming units are defined as units without kitchens, such as those commonly found in SROs. Both are a smaller unit formats, which typically cost less to build and are likely to be provided at a lower cost.

Efficiency dwelling units can be constructed in all zoning districts in which multifamily housing is permitted as either part of, or the entirety of, multifamily developments. Efficiency

units can be constructed at higher density, often at twice the density, than otherwise provided for larger format dwelling units.

As with efficiency dwelling units, rooming units are permitted to be constructed at densities significantly higher, often twice as dense, than the density provided for larger format dwelling units. However, rooming units are only permitted as part of rooming house facilities, a separate residential facility designation. Rooming units currently cannot be included in multifamily dwelling residential facilities. As shown in Table F-4, rooming house facilities are permitted and conditionally permitted in a wide variety of zoning districts similar to multifamily dwelling facilities. But in contrast to multifamily dwelling facilities, rooming houses are not permitted in RM, RU-1, S-15, D-WS, D-CO, D-OK zoning districts and are conditionally permitted rather than permitted in RU-2, RU-3, S-15W, zoning districts. The Housing Action Plan includes an action (Action 3.7.6) that would expand districts in which rooming house facilities may be constructed in order to reduce constraints on construction of rooming units, and additionally proposes actions to address an unaddressed need for "intentional community" housing types.

Farmworker and Employee Housing

Farmworkers, people whose primary income comes from permanent or seasonal agricultural labor, are considered to have special housing needs due to their limited income and unstable nature of employment. As discussed in Appendix B, farming is not a major industry in Oakland with only 0.5 percent of Oakland's labor force employed in the "agriculture, forestry, fishing and hunting" industry in 2019. The city is located in a highly urbanized area with no working farms within or adjacent to city limits. Oakland's stock of affordable housing is available to any farmworkers that may reside in the city. Since all affordable housing units are available to farmworkers in Oakland, it is not necessary for the City to establish a specific program or funding for farmworker housing.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. The Oakland Planning Code's definitions of "family" and "dwelling unit" in Section 17.09.040 do not restrict households to related members of a family or place a limitation on size of a household, but it does not explicitly state that this employee housing type would be treated the same as a single-family structure. The Housing Action Plan (Chapter 4) contains a program to amend the zoning code definitions to provide greater clarity that employee housing for six or fewer employees is treated the same as a single-family structure. The program will also include amendments to ensure the City of Oakland complies with Section 17021.6 of the Employee Housing Act, which require employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use.

PERMITS AND PROCESSING PROCEDURES

Residential Permit Processing

Housing development can be constrained by long permit processing timelines, which can create uncertainty, increase overall project costs, and ultimately make a project infeasible. A ministerial approval provides the shortest timeline, while a discretionary approval, particularly those with review in front of several adjudicatory bodies, can significantly add to the time required. The necessary approval process depends on several factors, including the applicable zoning district, the project type, size, and complexity, and the degree to which the project is seeking modifications to the applicable development standards such as through variances, conditional use permits, rezoning, or general plan amendments. This section explores the typical process for a development application in Oakland, including when discretionary approval is required.

The City of Oakland administers the permit process through the Planning and Building Department. Basic steps that are typically required in the approval process include the following:

- **Pre-Application Meeting.** Proposals that involve multiple permit approvals or complex design considerations is typically initiated through a voluntary pre-application review process. The Pre-Application meeting involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

- **Application for Development Review.** The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action.

- **Supplemental Planning Forms.** Most project applications require supplemental forms including findings for Conditional Use Permits (CUPs), design review, and variances.

- **Environmental Review.** Pursuant to the California Environmental Quality Act, projects are required to undergo environmental review to identify significant environmental impacts. Infill development consistent with the General Plan and zoning requirements may be exempt from such review. Depending on project size, environmental review typically takes between 6 and 9 months for projects consistent with the Oakland General Plan and between 12 and 36 months for more complex projects.

The time required to process an application depends primarily on the permit type, size, and complexity of the project and the number of approvals required. Typical timelines for common applications, as well as the relevant approval body, are provided below in Table F-17.

Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. Generally, the City streamlines processes for the issuance of zoning and building permits for affordable housing projects. The City prioritizes affordable housing development during the entitlement process, and actively works with affordable housing developments to ensure that projects can smoothly go through the entire approval process. However, there is limited staff capacity to review projects which can increase the time required for permit approval. Affordable housing developers have emphasized the need for permit streamlining, approving projects by right, reducing permitting costs, and facilitating development on smaller sites.

Table F-17: Application Processing Times, 2022

Application Type	*Approval Body*	*Typical Processing Time*[1]
Residential Design Review	Director of City Planning	9 months
Tentative Parcel Map	Director of City Planning	9-12 months
Parcel Map	City Engineer	5-9 months
Tentative Subdivision Map	Planning Commission	12 months
Major Conditional Use Permit	Planning Commission	9-12 months
Minor Conditional Use Permit	Director of City Planning	9 months
Planned Unit Development	Planning Commission	2 years
Development Agreement	Planning Commission & City Council	3 years
Variance—Major	Planning Commission	9-12 months
Variance—Minor	Director of City Planning	9 months
General Plan Amendment	Planning Commission & City Council	2-3 years
Rezone	Planning Commission & City Council	2-3 years

1. Does not include appeals.

Source: City of Oakland, 2022

Depending on project type and applicable zoning, a project application may be subject to discretionary review. As noted in Table F-4, single-family dwellings are permitted by right in almost every residential zoning district. Two-family dwellings require a CUP in the RD-2 and RM-1 districts, while multifamily dwellings require a CUP in the RM-2 and RM-3 districts. The most common forms of discretionary review and the general ministerial review process are described in further detail below.

Ministerial Review

Projects subject to ministerial review are permitted by right, meaning development approvals require little or no personal judgement by a public official and are granted through

reference to objective standards. Although there are a variety of zoning districts in Oakland that permit multifamily development without a conditional use permit, most residential developments are subject to design review – a discretionary process discussed further below. Projects that are currently subject to by-right review that is not subject to CEQA are limited to ADUs, affordable housing and supportive housing streamlining projects (SB 35 and AB 2162), and SB 9 lot splits. Efforts to expand by-right procedures, including for Low Barrier Navigation Centers and affordable developments, are provided in the Housing Action Plan.

Affordable housing developments under Government Code Section 65913.4, commonly referred to as an SB 35 project, are subject to streamlined, ministerial approval. The City processed its first SB 35 affordable housing application in 2018. The City maintains and regularly updates an SB 35 streamlining checklist on its website.[15] Prior to submitting an application for streamlined ministerial approval under SB 35, an applicant must first submit a notice of intent pre-application to the City, which commences the tribal scoping consultation process in accordance with AB 168. Only when the tribal scoping consultation is completed may an applicant submit an application for streamlined ministerial approval. Approvals must be completed within 90 days of submittal (for proposed projects involving 150 or fewer units) or 180 days of submittal (for proposed projects containing more than 150 housing units). As ministerial approvals, these projects are not subject to CEQA under CEQA Guidelines Section 15268.

Design Review

On December 19, 2006, the Oakland City Council adopted design review-related amendments to the Oakland Planning Code (Title 17). The design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. There are two types of residential design review processes – regular design review and small project design review (SPDR). Historic properties and landmarks may be subject to additional regulations. Applications for design review are processed concurrently with other planning permits.

Regular design review is required for the construction of all new dwelling units, except for accessory dwelling units (ADUs), projects streamlined under state law such as SB 35 and AB 2162, and those deemed exempt pursuant to Oakland Planning Code Section 17.136.025. Regular design review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. The decision on a regular design review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Regular design review applicants may submit for pre-application review, and may be requested to do so if the project is of a larger scale or involves a significant policy issue. As

[15] https://cao-94612.s3.amazonaws.com/documents/2021-New-Construction-NOFA-SB-35-Streamlining-Checklist-PDF.pdf

noted in Table F-17, residential design review is considered by the Director of City Planning. Residential design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

3. That the proposed design will be sensitive to the topography and landscape;

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; and

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Application of these design review criteria can impact project cost and timing, and lead to applicant uncertainty about the project review process. As a result, the design review criteria can act as a constraint on housing construction. When evaluating projects for compliance with these criteria, Planning staff utilizes published design guidelines that include both objective and subjective criteria. Applicants are also often required to include photographs of adjacent properties to document the neighborhood context. Relying on both the design guidelines and an analysis of neighborhood context, Planning staff may request design changes to the project to meet the design review criteria. Addressing these comments can extend the approval process by requiring additional rounds of review and revisions to the project to meet the design review criteria. Depending on the project's context and an applicant's resources to make requested revisions, the design review process can add anywhere from weeks, to several months, to a year to the review process. For more complex projects, review of a project's compliance with the design review criteria is provided both at the staff level and through input from members of the Oakland Planning Commission Design Review Committee and other applicable boards. This might result in several rounds of revision and review, resulting in additional impacts to project cost and timing. To address this constraint, the Housing Action Plan proposes Action 3.4.7, the creation and implementation of objective design standards available to all housing development projects. Projects utilizing objective design standards will not be required to independently make findings of compliance with the regular design review criteria.

SPDR applies to all additions citywide of more than 10 percent, but not more than 1,000 square feet or 100 percent of the total floor area or footprint on site, whichever is less. There are three tracks for SPDR approval – based on whether a proposal involves a local register property and the size of an upper-story addition. SPDR was designed to have a quicker turnaround time than other types of zoning permits, including regular design review. A final

decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For SPDR proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the SPDR decision, and approval shall be granted to applications that meet the following criteria:

1. That for Nonresidential Facilities and the nonresidential portions of Mixed-Use Development projects, the proposed design conforms with the adopted checklist criteria for nonresidential facilities, as may be amended;

2. That for Residential Facilities with one or two primary dwelling units and the residential portions of Mixed-Use Development projects with one or two primary dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with one to two primary dwelling units, as may be amended;

3. That for Residential Facilities with three or more living units and the residential portions of Mixed-Use Development projects with three or more dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with three or more living units, as may be amended; and

4. That for Local Register Properties, the proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Design review can increase the approval timeline of a project significantly, especially when approval criteria are subjective. In Oakland, case by case design review of single-family homes and single-family home additions can create a bottleneck in the permitting process and diverts resources from other planning efforts. Further, State law requires that jurisdictions review new multifamily and residential mixed-use developments ministerially against objective standards. The City has already started a process to develop new procedures, regulations, and objective design and development standards to streamline the approval of housing. These standards will have a particular focus on much-needed affordable housing projects in transit-rich areas. This effort is described further as part of the Housing Action Plan.

Historic Preservation

Oakland has a program for officially designating select landmarks and preservation districts, based on a set of a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance as established in the Historic Preservation Element. Landmarks and preservation districts—also referred to as S-7 and S-20 Zones—are nominated by owners, the City, or the public and are designated after public

hearings by the Landmarks Board, Planning Commission, and City Council. Since the program began in 1973, about 140 individual landmarks have been designated, out of nearly 100,000 buildings in Oakland. There are currently nine designated preservation districts containing about 1,500 buildings. They include Preservation Park, Old Oakland-Victorian Row, and the Bellevue-Staten Apartment District along Lake Merritt in Adams Point, and Sheffield Village. Also included are Oak Center Historic District and 7th Street Commercial District in West Oakland.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties. The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource (e.g., by following the Secretary of the Interior's Standards for Rehabilitation) will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

CEQA requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use federal funds and require Section 106/National Historical Preservation Act review to avoid adverse effects on historic resources.

Conditional Use Permits (CUPs)

The Planning Code allows two types of uses in each zoning district: permitted and conditional uses. CUPs help ensure the proper integration of uses and neighborhood compatibility and give the City flexibility if special conditions of approval are required. An application for a major CUP is considered by the Planning Commission at a noticed public hearing, while a minor CUP is subject to approval by the Director of City Planning. Minor CUP decisions can be appealed to the Planning Commission, while major CUP decisions can be appealed to the City Council. For a major CUP, the Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. In order to grant a use permit, pursuant to Planning Code Section 17.134.050, the Planning Commission must make the following findings:

- That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

- That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

- That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

- That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

- That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council; and

- For proposals involving a One- or Two-Family Residential Facility: If the CUP concerns a regulation governing maximum height, minimum yards, maximum lot coverage, or maximum FAR, the proposal also conforms with at least one of the following additional criteria:

  - The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
  - At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any CUP.

As noted previously, most residential projects do not require a CUP in residential zoning districts. The requirement of a CUP for multifamily dwellings in the RM-2 and RM-3 districts, both of which permit small multifamily developments, is an identified constraint. The criteria for approval of a CUP in these districts is relatively subjective, which may especially prove a hinderance to affordable housing projects. Further, a CUP in the RM-3 district may only be granted upon determination that the proposal conforms to additional criteria involving impacts on the adjoining property and surrounding neighborhood, which include privacy, safety, and residential amenity considerations. The current CUP requirements for density in the RD and RM residential zoning districts pose a constraints for new housing development, and will be eliminated as part of the proposed code amendments.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large

integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner.

PUDs require a development plan, which is considered for approval by the Planning Commission at a noticed public hearing. Commission findings are based on requirements set forth in Planning Code Section 17.140.080 and PUD regulations established in Planning Code Chapter 17.142. Applicants can appeal a Commission decision to the City Council within 10 calendar days. The PUD process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark sites.

Development Agreement

An application for a Development Agreement is heard by the City Planning Commission at a noticed public hearing. The Commission forwards its recommendations to the City Council. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed Development Agreement or approve it with changes and/or conditions. The decision of the Council is final.

Environmental Review

Discretionary review of development projects, including residential development projects, are subject to CEQA. In general, CEQA requires the City to consider the potential environmental impacts of a development before approving the project. The process is intended to inform decisionmakers and the public about potential environmental impacts of proposed activities, and to identify ways to avoid or reduce those impacts. Projects that are required to prepare a comprehensive environmental evaluation, known as an Environmental Impact Report (EIR), experience a prolonged approval time. Further, the potential for appeals of project under CEQA, and even CEQA lawsuits, create additional uncertainty for residential projects.

To the greatest extent possible, Oakland utilizes applicable categorical exemptions and streamlining provisions of CEQA for infill development projects that are consistent with existing land use general plan standards. Oakland has developed several specific plans, described above, and have prepared environmental impact reports for those plans that can be relied upon for residential projects that are proposed within the specific plan area. Categorical exemptions are available for the classes of projects generally considered not to have potential for impacts on the environment and are provided in CEQA Guidelines Sections 15300-15333. However, categorical exemptions are not available for projects when the project is located in a particularly sensitive environment, the cumulative impact of successive projects of the same time in the same place over time is significant, the project is located on a hazardous waste site, the project may cause a substantial adverse change in the significance of a historical resource, or where there is a reasonable possibility that the project will have significant effects on the environment due to other unusual circumstances.

Building Permits

The time between entitlement and applying for a building permit generally depends on the size of a project. Typically, this timeline is six months for a one- to four-unit project, nine

months for a five- to 99-unit project, and one year for a project over 100 units. A review of residential projects that received planning approvals between January 2018 and January 2022 shows that building permits for those projects were approved on average about 279 days after receiving the planning approval. Multifamily and single-family projects had similar timelines – 286 days and 260 days, respectively. Affordable projects had significantly longer timelines compared to market-rate projects (941 days and 251 days, respectively), which reflects both the length of time required to secure financing and the complexity associated with the generally higher-density nature of such projects in Oakland.

As discussed above, there are multiple steps involved in the building permit approval process, including Plan Check and Fire Prevention Bureau review. Review times vary depending on the complexity of the project. Developers can check their permit status on the City's Online Permit Center.[16] Average permit processing turnaround times are provided in Table F-18 below.

[16] https://aca-prod.accela.com/OAKLAND/Default.aspx

Table F-18: Average Permit Processing Turnaround Times, 2022

Permit/Review Type	*Typical Processing Time*
Planning and Zoning Counter Review[1]	2 weeks
Over the Counter (OTC) Permits[2]	2-3 weeks
Permits with assigned Plan Check	Up to 8 weeks
Windows, Kitchen/Bath Remodels[3]	Up to 5 days for review
Mechanical, Electrical, or Plumbing Permits (MEPs)	Up to 5 days for review
Solar Energy Systems	Up to 10 days for review
ADUs with assigned Plan Check	Up to 3 weeks for creation and submittal review
Final Plan Check[4]	5-7 weeks
Issuance of Permit[5]	Up to 5 days

1. Processing times apply to the creation and review for most application types (DRX, ZC, DET, DS).
2. OTC Permits that require Plan Check take up to 7 weeks.
3. No wall change, water heater replacement, and no Plan Check required (requires no appointments).
4. After Plan Check approval.
5. Once payment is received, final plan check is completed, signed declarations have been returned, and fire and construction and recycling is completed.

Source: City of Oakland, Planning and Building Department, January 7, 2022

Consistency with the Housing Accountability Act

The California Housing Accountability Act was enacted in 1982 with the goal of "meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The Act has been amended in recent years with the goal of clarifying its requirements, achieving broader compliance and imposing greater consequences for noncompliance. Among the new requirements is that the City review completed housing applications for consistency with applicable objective development standards within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. If the City does not provide an applicant with written documentation explaining how the project is inconsistent with objective standards, then the project is deemed consistent with that requirement. The City has incorporated this practice into its project review.

Consistency with the Housing Crisis Act

The Housing Crisis Act of 2019 amended existing State planning and zoning laws with the objectives of increasing housing production of housing, preserving existing units, and protecting current tenants. Oakland has taken a number of steps to implement SB 330. First, Oakland Planning has created a Vesting Preliminary Application form to implement the Vesting Preliminary Application process, a State-mandated application process available to all housing development projects intended to provide certainty to an applicant by locking in the development requirements, standards, and fees applicable to a project at the time a Vesting Preliminary Application is submitted. Second, Oakland Planning has updated its Basic

Application for Development Review to require that applicants include information regarding existing tenants and protected units at the site proposed for development and to include supporting documentation. Satisfaction of the replacement unit and obligations is implemented through City of Oakland Standard Conditions of Approval in a manner substantially similar to the condition imposed on density bonus projects. Finally, Planning has created a standard operating procedure bulletin providing staff with background on the additional requirements newly created under the Housing Crisis Act to ensure consistency in implementation.

Typical Residential Densities

Pursuant to State law, jurisdictions must assess requests to develop housing at lower than anticipated densities. Based on the survey of recently approved projects between 2018 and 2021 included in Appendix C, most projects in Oakland develop near or above the maximum permitted density. On average, projects that received a building permit during this period developed at 92.7 percent of permitted density by zone and building height area. Further, projects that received planning approvals but have not yet developed were approved to develop at 215.9 percent of permitted density by zone and building height area – largely due to the use of density bonus provisions.

PERMIT AND DEVELOPMENT FEES

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California Government Code Sec. 65943 (e)).

Typical Fees

On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. Fees for water and sewer services are charged by the East Bay Municipal Utility District (EBMUD). Although the City has no direct responsibility for the fees or services provided, Oakland does work with EBMUD on its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by EBMUD.

Three example developments are used in Table F-19 to illustrate the total cost of fees for planning, building and infrastructure. The market value for these developments is derived from the applicable Zillow Home Value Index (ZHVI) as discussed in Appendix B, and all units are assumed to be market rate. These example developments are defined as follows:

- Single-family: One 1,850 square-foot, three-bedroom, two-bath, and two-story home with one parking space and an assumed market value of $966,329.

- Small Multifamily: A five-unit, 4,250 square-foot, and two-story development with two parking spaces and an assumed total market value of $2,867,505; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

- Large Multifamily: A 40-unit, 34,000 square-foot, and five-story development with 22 parking spaces and an assumed total market value of $22,940,040; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

Table F-19 below summarizes the major local costs that a developer would have to bear in undertaking a new residential development in Oakland. It should be noted that this is not a comprehensive list of all fees, but rather a reflection of fees that are typically required.

Depending on the Impact Fee Zone, typical fees for a single-family project would be between $95,927 to $114,881 including utility service charges. Typical fees (including utilities) for a large multifamily project would be between $2,319,365 to $2,782,685, or $57,984 to $69,567 per unit. For a small multifamily project, these fees would be between $345,033 to $402,948, or $69,007 to $80,590 per unit.

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
Building Plan Check, Permit, and Inspection Fees			
Inspection Fee	$7,582	$19,406	$144,260
Plan Check Routed	$9,477	$24,257	$180,325
General Plan Update	$5,798	$17,205	$137,640
SMIP	$271	$803	$6,423
Process Coordination	$227	$582	$4,328
Zoning Conditions	$1,855	$6,890	$17,640
Zoning Inspections	$1,180	$3,251	$10,000
Site Plan Review; Parking Review; Site Monitoring	$1,645	$1,645	$1,915
Certificate of Occupancy	$762	$762	$762
Address Fee	$53	$53	$53
Bedroom Tax (OA -08721)	$300	$500	$4,000
Application Fee	$76	$76	$76
Field Check	$218	$218	$218
CBSC	$38	$114	$917
Plumbing Inspections	$1,137	$2,911	$21,639
Electrical Inspections	$1,137	$2,911	$21,639
Mechanical Inspections	$1,137	$2,911	$21,639
Infrastructure, Impact, and District Fees			
City Impact Fee—Records Management & Technology Enhancement 14.75%	$5,965	$15,021	$105,048
City Impact Fee—Affordable Housing[2]	$8,424 – $24,219	$63,180 – $115,830	$505,440 – $926,640
City Impact Fee—Capital Improvement[2]	$1,053 – $4,212	$1,315 – $6,580	$10,520 – $52,640
City Impact Fee—Transportation	$1,053	$3,950	$31,600
City Impact Fee—School Tax (School Tax 97% + School Tax City 3%)	$6,438	$17,340	$118,320
City Sewer Laterals—New Building Connection including tap inspection	$1,043	$1,043	$1,043

EBMUD—Installation Fee[3]	$14,898	$74,490	$595,920
EBMUD—System Capacity Charge[3]	$21,250	$73,900	$295,600
EBMUD—Wastewater Capacity Fee[3]	$2,850	$10,000	$80,000
EBMUD—Account Fee[3]	$60	$300	$2,400
Total Project Fees	**$95,927 – $114,881**	**$345,033 – $402,948**	**$2,319,365 – $2,782,685**
Total Fees per Unit	**$95,927 – $114,881**	**$69,007 – $80,690**	**$57,583 – $69,166**

1. Fees are rounded to the nearest dollar.

2. Total fees depend on which Impact Fee Zone the project is located in.

3. Assumes a paved 1-1/2" lateral, calculated for Principal Region 1. One meter per unit, and fees are per unit.

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, January 2022; EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021

Assessment of City Fees

See Table F-20 for a comparison of typical planning and impact fees between Oakland and other Bay Area cities, including Berkeley, Emeryville, Richmond, San Francisco, and San Jose.[17] The project types assessed are equivalent to those assumed for Table F-19 above. Utilities and environmental review costs are not considered in this comparison. It should be noted that the estimates provided in Table F-20 do not provide a comprehensive overview of all fees but rather a comparison of typical fees.

Table F-20: Bay Area Residential Fees, 2021

City	*Typical Single-Family*		*Typical Small Multifamily*		*Typical Large Multifamily*	
	Total Project	*Fees per Unit*	*Total Project*	*Fees per Unit*	*Total Project*	*Fees per Unit*
Oakland[1]	$64,782	$64,782	$210,453	$21,045	$1,570,564	$39,264
Berkeley[2]	$85,078	$85,078	$531,787	$53,179	$2,663,761	$66,594
Emeryville[3]	$38,766	$38,766	$459,138	$45,914	$2,191,520	$54,788
Richmond[4]	$79,474	$79,474	$246,449	$24,645	$1,702,559	$42,564
San Francisco[5]	$32,122	$32,122	$268,271	$26,827	$2,983,884	$74,597
San Jose[6]	$67,291	$67,291	$257,428	$25,743	$2,487,047	$62,176

1. Does not include utilities (i.e., EBMUD and sewer fees) and assumes the average fee across the three Impact Zones.
2. Includes the following fees: Permit Fee, Plan Check Fee, Fire Plan Check Fee, Title 24 Disabled Access Fee, Title 24 Energy Compliance Fee, Community Planning Fee, Sustainable Development Fee, Technology Enhancement Fee, Building Standards Fee, Strong Motion Instrumentation Fee, Filing Fee, Affordable Housing Mitigation Fee.
3. Includes the following fees: Building Permit, General Plan Maintenance, Technology Fee, Plan Check, Energy Conservation, Electrical/Plumbing/Mechanical Permits, SMIP, School Fees, CBSC Fees, Impact Fees (Affordable Housing, Park and Recreation Facility, and Transportation Facility).
4. Includes the following fees: Inclusionary Housing Fee (In-Lieu Fee), Park Land Dedication Fee, STMP Fee, CBSC Fee, SMIP Fee, Public Art Fee, Residential Rental Dwelling Unit Inspection and Maintenance Fee, Code Compliance Inspection Fee, Building Permit Fees – Filing, Building Permit Tech Fee, Building Permit, Comprehensive Planning Fee, Plan Check, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees.
5. Includes the following fees: Building Permit Planning Review, Preliminary Project Assessment, Pre-Application Meeting, Transportation Demand Management (TDM) Program, Inclusionary Affordable Housing Fee, Child Care Fee, School Impact Fee, Transportation Sustainability Fee (TSF).
6. Includes the following fees: Residential Site or Planned Development Permit or Amendment, Planning Permit Conformance, Zoning and Use Conformance, Plot Plan Review, Single-Family House Permits, Building Permit Fees, Electrical/Plumbing/Mechanical Permit Fees, Commercial/Residential/Mobile Home Park Construction Tax, Building

[17] Comparison fees are based on Oakland's July 2021 Master Fee Schedule—which differs from estimates provided in Table F-19—to provide a more accurate comparison across jurisdictions.

and Structure Construction Tax, Residential Construction Tax, Construction Tax, SMIPA, BSARF, Inclusionary Housing Ordinance (IHO).

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021; City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020; City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021; City of Richmond, Master Fee Schedule, July 2020; City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021; City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

Oakland fees are comparable to those of neighboring jurisdictions, and for typical small and large multifamily development, the lowest of the neighboring or larger regional cities, as shown Table F-20. In Oakland, ADUs and affordable housing projects are exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee, while ADUs are also exempt from the Transportation Impact Fee. The City provides financial assistance to affordable housing projects by paying fees from one or more housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds. Permit and other development fees are eligible costs that can be funded through these sources.

Cumulative Analysis

A number of the City's land use policies and regulations currently present barriers to developing housing units affordable to people with lower incomes. As described above, Oakland's residential land is currently zoned to maintain single-family development. Housing Action Plan action 3.2.1 encourage "missing middle" housing types and zoning standards for two, three, and four units on parcels in these single family zones. Action 3.4.1 revises development standards to allow for increased height and densities in transit-proximate and resource-rich areas, and Action 3.4.3 revises conditional use permit requirements to permit multi-unit buildings by-right in RD and RM zones. Other revised standards, such as parking (action 3.4.4), open space (action 3.4.5) further reduce constraints.

See Appendix J for more information on these zoning actions. It is expected that these changes will help address land use policy and regulation constraints that currently limit affordable housing production and promote more integrated neighborhoods.

TRANSPARENCY IN DEVELOPMENT REGULATIONS

Under State Government Code Section 65940.1, the City is obligated to provide transparency in publicizing land use controls and fees. The City's website provides a variety of resources to assist interested parties in navigating the development process. Planning and building permit fees, including the Master Fee Schedule, as well as project requirements are posted under the Planning and Building Department's webpage.[18] This page also provides access to other zoning and City plan requirements, design guidelines, forms and codes, and impact fee reports. Contact information, including a phone number and email address, is also provided at the bottom of the page.

[18] https://www.oaklandca.gov/topics/planning-and-building-permit-fees

The City actively solicits input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders. This has been very effective in the past, and the City will continue to engage in such outreach.

F.2 Non-Governmental Constraints

Fundamentally, the City is only one of many actors involved in the development of housing with limited control. While the City plans for sites and provides programs, the actual production, availability, and cost of housing in Oakland is significantly impacted by non-governmental factors, many of which are common to other similar cities in the Bay Area, including the high cost of construction and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland.

ENVIRONMENTAL CONSTRAINTS

The most noteworthy environmental constraints in Oakland include the following:

- **Geology/seismicity.** The Hayward Fault, located at the base of the hills on the eastern edge of the City, has a 31.0 percent chance of producing a major earthquake within the next 30 years and would cause significant damage.[19] The Fault Zone is along the hills and does not include significant development sites and is thus not a major constraint to housing. In the event of an earthquake, soil liquefaction is also a major concern in Oakland. The flat-land areas of Oakland are at the highest risk of liquefaction.

- **Sea-level rise.** Low-lying coastal residential areas, the Port of Oakland, the former Oakland Army Base, and a variety of low-lying areas near the Coliseum, Oakland International Airport, and Interstate 880 are most at risk of coastal flooding. According to the Bay Conservation and Development Commission, Oakland is expected to experience 12 to 24 inches of sea level rise by 2050 and 36 to 66 inches of sea level rise by the year 2100. Almost all areas that would be subject to sea level rise are zoned for industrial rather than residential use; thus sea level rise is not a significant constraint for housing.

- **Hydrology and flooding.** The combination of higher tides due to sea level rise and larger storms with Oakland's aging stormwater drainage systems may lead to significant increases in both coastal and urban flooding and flood damage. Low-lying areas, such as the Coliseum, West Oakland, and Jack London neighborhoods, are particularly vulnerable to coastal (Bay) and urban floods. However, the vast majority of land located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone does not permit residential uses; thus flooding is not a significant constraint for housing.

[19] *Resilient Oakland Playbook,* October 10, 2016. See report at https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf

- **Air and noise quality.** Through Community Air Risk Evaluation (CARE) Program, the Bay Area Air Quality Management District (BAAQMD) identified East and West Oakland as communities disproportionately impacted by air pollution in the Bay Area. Residential areas adjacent to industrial areas or major highways tend to experience worse air quality impacts. Title 24 and City regulations require air filtering and other methods to promote indoor air quality in new construction, and development adjacent to freeways would also require noise insulation to ensure indoor noise levels in compliance with the State Building Code. While these are not constraints to development, they do result in increased development costs. Poor air and noise quality also results in lower appeal to some potential buyers or renters. While not necessarily a development constraint, poor air and noise quality have significant severe health disparities in existing Environmental Justice (EJ) neighborhoods, which is explored further in the EJ Element and Safety Element.

- **Wildfire.** Wildfire hazards are particularly acute in the Oakland Hills, and the Oakland Hills Firestorm of 1991 was the most destructive fire in California history. Oakland is at extreme risk for future wildfires due to the increased frequency of droughts and higher heats caused by climate change. Virtually the entirety of the Oakland Hills has been designated as a Very High Fire Hazard Severity Zone (VHFSV). Due to the danger posed by wildfires, including blocked evacuation routes, the hills are generally not a suitable location for higher density housing.

- **Airport hazards.** Land adjacent to the Oakland International Airport is governed by the development restrictions laid out in the Oakland International Airport Land Use Compatibility Plan (ALUCP). Residential development criteria depends upon the applicable Safety Zone, and the maximum community noise equivalent level (CNEL) considered acceptable for new residential uses in the vicinity of the airport is anything less than 65 CNEL. Further, any proposed development taller than 200 feet is subject to review pursuant to the ALUCP. No sites included in the 2023-2031 Housing Sites Inventory are located within an Airport Safety Zone.

- **Hazardous materials.** As a dense urban center with long-established industrial areas in West and East Oakland, and extensive freeway and rail networks, Oakland faces the risk of a transportation-related or other hazardous materials incident, such as a fire, explosion, spill or accidental gas release. While hazardous material incidents can happen anywhere, certain areas of the City are particularly vulnerable to these hazards, particularly residents near industrial zones and along interstate highways. Sites, especially those where formerly industrial or other uses (such as gas stations) may have caused ground contamination, would require expensive mitigation efforts prior to development.

The City proactively addresses problems associated with environmental hazards, including providing assistance in financing and cleanup activities to interested developers. The City's 2021-2026 Local Hazard Mitigation Plan (LHMP) both assessed the risks to the City and people of Oakland from both natural and human-caused hazards, and provided an implementation plan to reduce those risks. The City's Safety Element is also being updated in

parallel with the Housing Element to ensure that environmental conditions are fully reflected in planning for housing, and ensuring public health and safety.

INFRASTRUCTURE CONSTRAINTS

Water and Sewer Services

EBMUD provides water services for Alameda and Contra Costa counties, and charges fees for water and sewer services. According to EBMUD's 2020 Water Shortage Contingency Plan (WSCP), under base condition assumptions, EBMUD can meet customer demand (including residential demand) out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands. Growth projections in EBMUD's future water demand reflects residential need projections provided by the Association of Bay Area Governments (ABAG), Plan Bay Area, and local land use agencies.

Oakland Public Work's Bureau of Design and Construction and Bureau of Maintenance and Internal Services owns and operates over 934 miles of sewer mains, 28,554 sewer structures, and 11 pump stations. Most of the system is more than 50 years old, and some parts are as old as 100 years. Oakland does not own or operate wastewater treatment facilities. Wastewater from homes and businesses is collected through the City's sewer collection system and flows into EBMUD's interceptor system, where it is conveyed to their treatment plant.

The development of the City's Sanitary Sewer Master Plan is currently underway, which seeks to repair aged sanitary sewer infrastructures (mainly pipes and maintenance holes) and to reduce stormwater intrusion and sanitary sewer overflows to protect public health. The master plan will provide technical guidance to both the sanitary sewer rehabilitation capital improvement program (CIP) and the sanitary sewer operation and maintenance program (O&M) in compliance with the 2014 Consent Decree for the next 17 years. The master plan project incorporates equity factors into the prioritization plan, applies risk-based analytical approach while mitigating inflow/infiltration issues effectively and efficiently, and updates the sewer hydraulic model from large to small diameter pipes.

The draft Housing Element was provided to EBMUD on May 12th, 2022 to solicit input and coordinate efforts prior to adoption per HCD guidance. In accordance with Section 65589.7 of the California Government Code, the adopted Housing Element will also be delivered to EBMUD. Per the 2020 Urban Water Management Plan (UWMP), EBMUD's Board of Directors approved Policy 3.07 which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections. Based on the requirement to provide priority to developments that include housing units affordable to lower-income households, Policy 3.07 assures that the portion of overall water demands for lower-income households can be met.

Under typical conditions, there is sufficient water and sewer capacity to meet Oakland's future housing needs.

Dry Utilities

Oakland, as well as the entire nine-county Bay Area, is served by the Pacific Gas and Electric Company (PG&E), an investor-owned utility company that provides electricity and natural gas supplies and services throughout a vast service area in Northern California. East Bay Community Energy (EBCE) is a community-governed, local power supplier that provides low-carbon electricity to Oakland residents and businesses under Alameda County's community choice energy (CCE) program at rates that are lower or comparable to PG&E's rates. EBCE's standard electricity product that has a higher renewable energy content than PG&E at rates marginally lower than PG&E's base offering. It also provides a 100 percent renewable product at a rate equivalent to PG&E's base offering. Further, internet connections in the city are provided by Comcast.

MARKET CONSTRAINTS

Land Costs

Market prices for land are high in the desirable, high-cost San Francisco Bay Area. As evidenced in Appendix B, housing costs have continued to dramatically increase since recovering from the 2008 financial crisis. The desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. Additionally, Oakland's urban character and comparatively lower costs have made the city an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the bay – Oakland has the second fastest population increase (behind Bakersfield) of the 12 most populous California cities between 2010 and 2021.[20] Finally, there are efforts by ABAG to encourage infill development in cities such as Oakland.

It is important to note that there are significant variations in the price of land within Oakland. The city has some of the highest residential land values in the Bay region (such as in older desirable neighborhoods such as Rockridge and the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Land acquisition cost estimates for the development of affordable housing in Oakland are available from recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-21. Overall, land acquisition costs for new construction are about $40 per square foot. This remains similar to estimates from the City's previous Housing Element, which estimated costs between $13 to $47 per square foot (2014 values). While new construction land costs have remained stable across the period, the per square foot costs for

[20] Based on California Department of Finance E-5 Population and Housing Estimates, 2010-2021.

acquisition and rehabilitation projects has continued to increase. During the period, land/acquisition costs accounted for about 27.5 percent of total project costs for all project types.

Table F-21: Land Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Land/Acquisition Cost*[1]		*Average Land/Acquisition Cost Per Sq. Ft.*	
	Acquisition & Rehab	*New Construction*	*Acquisition & Rehab*	*New Construction*
2017	$16,438,358	$928,967	$291	$20
2018	$31,136,874	$2,910,464	$343	$38
2019	$55,317,500	$2,654,171	$536	$71
2020	$32,895,737	$1,695,021	$577	$25
Total	**$31,870,897**	**$2,121,702**	**$415**	**$40**

1. Land/acquisition costs include project costs related to land costs or value, demolition, legal, land lease rent prepayment, existing improvements value, and off-site improvements.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020; Dyett & Bhatia, 2022

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on underutilized sites and locations with potential for mixed-use development, and housing on infill properties. Regardless, these measures will not lead to actual construction if the higher construction costs associated with more dense and taller development is not recoverable in the form of higher rents or sale prices.

Costs for Urban Infill

Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate its ABAG-assigned regional housing allocation. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. Some of these include:

- **Redevelopment Difficulty and Costs.** The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

- **Parcel Sizes and Achievable Densities.** Oakland has only a few moderate-sized commercial sites that could be repurposed to housing or mixed-use development. Notably, Oakland lacks any large suburban-size malls. The corridor with some of the largest commercial sites—the former "auto-row" along Broadway has been significantly redeveloped with housing over the past decade, with several developments achieving over 100 units per acre densities. Other corridors—such as San Pablo Avenue, International Boulevard, and Macarthur Boulevard—have

generally smaller parcels, and lot consolidation would be needed to achieve high densities.

Construction Costs

The costs of constructing housing in the Bay Area are high. Construction costs can be separated into "hard" and "soft" costs. Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

Construction costs for higher-rise concrete and steel-frame multifamily buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete- and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and the Broadway Valdez area, north of downtown). There are also a few examples of concrete- and steel-frame construction for more affordable, higher density senior housing. For all types of construction, structured or underground parking would result in still higher construction costs.

The Incentive Program Feasibility Study[21] prepared for the Downtown Oakland Specific Plan in July 2020 provides estimates of more recent market-rate construction costs. Building construction costs range from $290 to $400 per gross square foot, not including parking construction costs of about $60,000 per space. Table F-22 summarizes development cost assumptions as identified in the Study. For the Study, eight mixed-use development prototypes were selected and a "static" (i.e., stabilized year) pro forma financial feasibility model was prepared for each. A description of each prototype is as follows:

- Prototype 1: Base zoning office high-rise upzoned to a higher density office high-rise
- Prototype 2: Base zoning residential high-rise upzoned to higher density residential
- Prototype 3: Base zoning residential mid-rise upzoned to residential high-rise
- Prototype 4: Base zoning residential low-rise upzoned to residential high-rise
- Prototype 5: Base zoning residential mid-rise upzoned to higher density residential midrise

[21] *Downtown Oakland Specific Plan: Incentive Program Feasibility Study,* July 10, 2020. See report at https://www.oaklandca.gov/documents/zoning-incentive-feasibility-study

- Prototype 6: Base zoning low-rise office upzoned to residential high-rise
- Prototype 7: Base zoning low-rise office upzoned to residential high-rise
- Prototype 8: Base zoning low-rise office upzoned to residential high-rise

Table F-22: Downtown Oakland Specific Plan Development Cost Assumptions, 2020

Prototype No.	*Neighborhood*	*Assumed Construction Type[1,2]*	*Building Cost (per gross sq. ft.)[2]*
Prototype 1	Uptown Office	Type I	$370
Prototype 2	Uptown Residential	Type I	$400
Prototype 3	KONO Residential	Type III	$320
Prototype 4	Jack London Residential	Type V	$290
Prototype 5	KONO Residential	Type III	$350
Prototype 6	Jack London "Office" to Res.	Type III	$320
Prototype 7	Jack London "Office" to Res.	Type III	$320
Prototype 8	Victory Court "Office" to Res.	Type III	$320

1. Type I – Fire resistive (concrete and steel structure); Type III – Ordinary (Brick-and-joist structure); Type V – Wood-framed
2. Estimates derived from Base Zoning scenario.

Source: Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 2020

Estimated construction costs for affordable housing in Oakland are available from recent TCAC project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-23. Overall, construction costs for affordable projects are about $340 per square foot. On average, construction costs accounted for about 42.9 percent of total project costs during the period.

Table F-23: Construction Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Construction Cost[1]*	*Average Construction Cost Per Sq. Ft.*
2017	$14,804,026	$261
2018	$32,503,149	$362
2019	$20,405,105	$439
2020	$27,351,394	$295
Total	**$24,830,103**	**$340**

1. Includes new construction and rehab projects.

Source: California Tax Credit Allocation Committee, Project Staff Reports, 2017-2020

The construction costs and total costs of developing housing in Oakland, while not different from those in other Bay Area communities, present serious constraints to the availability of housing, particularly housing affordable to lower-income households. Even with the adoption of an Affordable Housing Impact Fee, it remains difficult to raise enough funding to build affordable housing, especially housing for extremely-low-income households. To address these constraints, there are several housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. See Appendix E for a discussion of available housing resources.

Labor Costs

As noted above, labor costs are a portion of the hard costs of construction. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." The City imposes additional Contract Compliance requirements beyond prevailing wages as well. For instance, construction contracts greater than $100,000 must achieve 50 percent participation in the Local and Small Local Business Enterprise Program (S/LBE), which increases project costs. Generally, the cost of labor in Oakland remains high and can often constitute a significant portion of total project costs. Rising labor costs may make certain housing developments—both market rate and affordable—not feasible in the city.

A shortage of labor can significantly increase construction costs, as it increases both labor costs and the time necessary to complete the development of a project. The 2015-2019 American Community Survey (ACS) estimates that there are 13,630 persons employed in the construction industry in Oakland, representing 6.0 percent of the labor force that year. This was higher than the county (5.3 percent) and wider Bay Area (5.6 percent). In Oakland, this also represents an increase from 5.6 percent in 2014, per the 2010-2014 ACS.

The California Employment Development Department (EDD) estimates that the annual average unemployment rate in 2020 for Oakland was 10.5 percent, while it was 8.8 percent for the large Oakland-Hayward-Berkeley Metropolitan Division (MD). These unusually high employment rates were caused by the COVID-19 health emergency and economic crisis. Table F-24 below shows that while these rates approach those seen in 2010 following the 2008 financial collapse, they have since returned to pre-COVID levels. As employment rates have largely recovered, this indicates that labor is generally available in the city and metropolitan region.

Table F-24: Unemployment Rates, 2010-2021

Jurisdiction	*2010*	*2015*	*2020*	*October 2021*
Oakland	13.6%	5.9%	10.5%	6.1%
Oakland-Hayward-Berkeley Metropolitan Division	11.2%	4.9%	8.8%	5.1%

Source: California Employment Development Department, Local Area Unemployment Statistics, Annual Average 2010-2020 and October 2021

Availability of Financing

The availability and cost of financing influence housing supply, including both financing for real estate development and financing for homeownership. This section discusses potential obstacles to financing real estate development and ownership in the city during the planning period. A discussion of inequities in lending practices is provided in Appendix D.

Financing for Real Estate Development

As discussed previously, Oakland has approved about 16,789 building permits during the 2015 to 2021 period. While this exceeded the 5th cycle RHNA of 14,765 units, this is due to the approval of above-moderate-income projects; lower- and moderate-income projects have not kept pace with regional need. The City still faces a remaining need of 5,126 units at the lower- and moderate-income levels. This illustrates that while the development feasibility of market-rate projects—including higher-density projects—remains high, it is limited for affordable housing projects.

The City's efforts in the last two decades to revitalize and invest in the central city, especially through specific plans, have spurred increased interest in residential investment by large-scale institutional lenders. As noted in the previous Housing Element, market factors and conditions—including dramatic demand for Bay Area housing and a lack of urban developable land options in proximity to San Francisco and Silicon Valley—have increased the acceptability of Oakland neighborhoods that have formerly been passed over for residential development. Oakland rents are showing dramatic increases and there is a high demand for housing as evidenced in Appendix B. This indicates a strong likelihood of future residential investment in the city especially given its strategic location near job centers and transit. However, rising interest rates adversely impact the economic feasibility of construction.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. With increased interest rates, the amount of public subsidy required to provide affordable homeownership opportunities to median-income households also increases.

At the national level, interest rates have remained relatively low since 2015 and experienced a significant decline during the COVID-19 pandemic. However, rates have started to increase over the course of 2021. See Chart F-2 for the change in 30-year fixed rate mortgages since 2015. As of January 2022, according to Freddie Mac, higher inflation, promising economic growth, and a tight labor market indicates that mortgage rates will continue to increase. The

impact of higher rates on purchase demand remains modest so far given the current first-time homebuyer growth.

Despite relatively low interest rates, financing costs are still significant and many households have difficulty purchasing a home. To address these costs, Oakland has several first-time homebuyer programs, though some are currently suspended due to a lack of funds. The City also hosts HUD-certified first-time homebuyer workshops. Additional discussion of resources and opportunities related to homeownership is provided in Appendix E.

Chart F-2: National 30-Year Fixed Rate Mortgages, 2015-2021



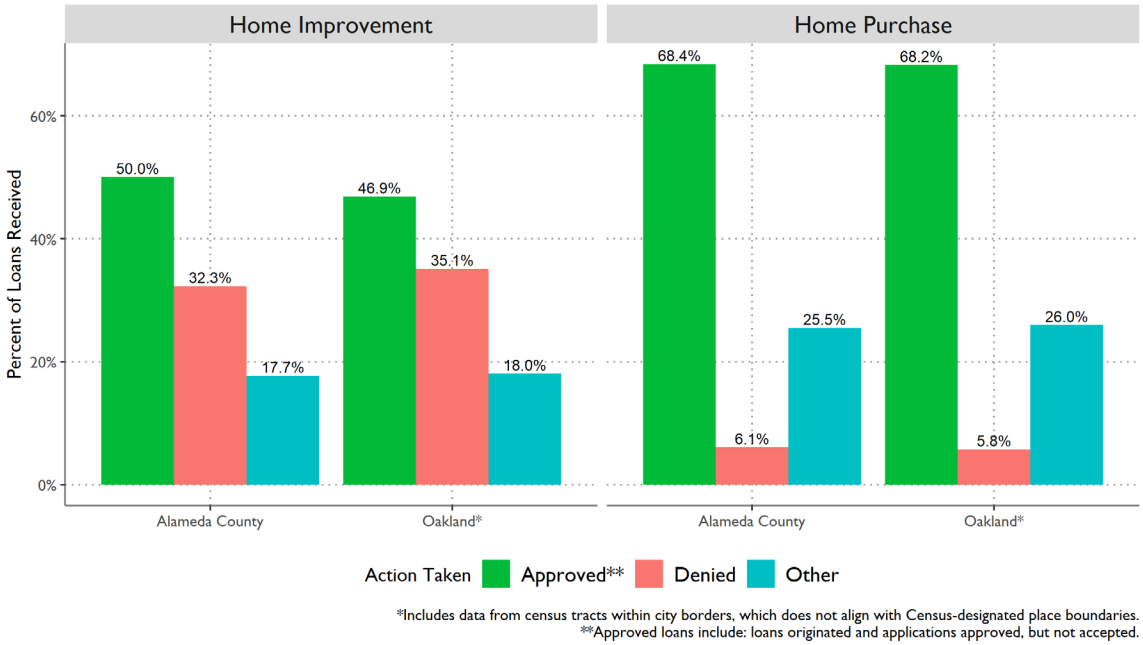
Source: Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. During 2020, a total of 6,822 home purchase loan applications were submitted in Oakland and 393 were denied, about 5.8 percent. This is slightly lower than the county, which experienced a 6.1 percent denial rate during the same year, see Chart F-3.

Home improvement loans have generally lower approval rates than home purchase loans within the city and the county. While denial rates for improvement loans are higher in Oakland than in the county, home purchase loan denial rates are slightly lower. This may indicate a gap between those households wanting to improve their homes and those who were able to obtain conventional financing to complete those improvements. This indicates a

need for the City to continue to offer financial assistance and rehabilitation programs to households that may not qualify for a conventional home improvement loan.

Chart F-3: Oakland and Alameda County Loan Applications, 2020



Source: HMDA, 2020

Other Economic Constraints

Oakland is part of the San Francisco Bay Area regional economy, which is prone to occasional recessions and contractions. Given large income disparities and the City's revenue structure, these economic crises have a tendency to impact the most vulnerable residents while simultaneously reducing City resources to serve those residents. The city and region are also vulnerable to shocks related to international trade, travel, tourism, logistics, and manufacturing. Following the 2008 financial crisis, the City's discretionary revenues were reduced by nearly 12.0 percent, while the demands for City services dramatically increased.

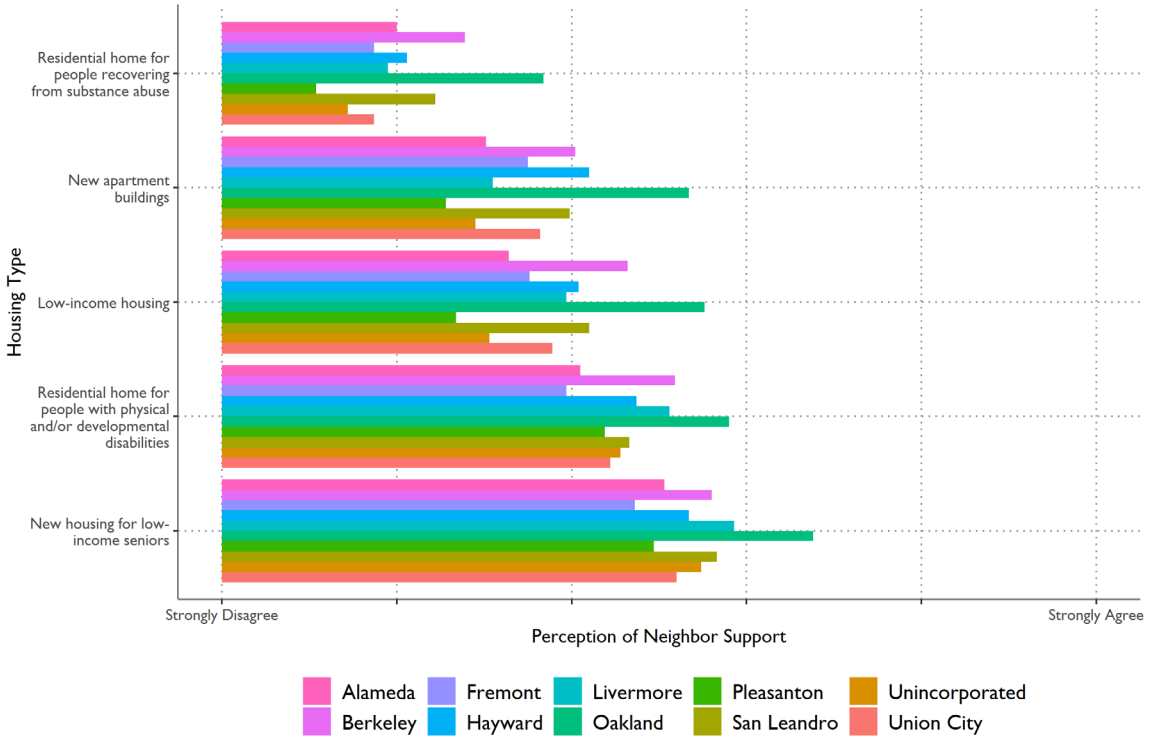
Similarly, the economic crisis caused by the COVID-19 pandemic is likely to have a lasting impact on available City resources and housing needs throughout Oakland. Among other things, future building patterns and preferences may be impacted, which could increase costs of development. While the City has little control over broader economic conditions, it does provide resources to Oakland residents to prevent and/or mitigate some of the worst impacts of the pandemic. Available resources are provided in Appendix E.

NEIGHBORHOOD SENTIMENT

While neighborhood concerns and opposition to higher-density developments and to affordable housing developments may hamper efforts to construct new housing, Oakland is one of the most pro-housing and pro-affordable housing communities in the Bay Area. In the community workshops conducted for the Housing Element update—where hundreds of

residents participated—participants were almost unanimously pro-housing. Further, according to the 2020-2024 Regional Analysis of Impediments to Fair Housing Choice (AI), Oakland has the highest perceived neighbor support for all affordable housing projects. See Chart F-4 below for the perceived neighbor support of different types of affordable housing, based on responses to the 2019 Alameda County Regional Housing Survey (3,296 total responses).[22] In Oakland and the county overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.

Chart F-4: Perceived Neighbor Support for Affordable Housing, 2020



Source: County of Alameda, Regional Analysis of Impediments to Fair Housing Choice, February 2020

The City actively works with developers and provides information on affordable housing for use at public meetings. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities

[22] The Regional Housing Survey prompted respondents to rank their agreement with five statements from strongly disagree (0) to strongly agree (5). The questions included the following: "My neighbors would be supportive of locating low-income housing in my neighborhood," "My neighbors would be supportive of locating new apartment buildings in my neighborhood," "My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood," "My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood," and "My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood."

throughout Oakland and the Bay Area. Public comments received as part of Specific Planning efforts have generally been supportive of more housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects, continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others. The update to the General Plan will continue to encourage higher-density affordable housing in areas with ample access to opportunity.

Appendix F: Housing Constraints

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State law requires an analysis of governmental and non-governmental constraints to Oakland meeting its housing needs. Governmental constraints can include zoning regulations, development standards, fees, and processing and permitting times, among others. Non-governmental constraints can include infrastructure, environmental, and market challenges. This appendix provides an assessment of these constraints as required by law and provides context on relevant local efforts to remove governmental constraints. The Housing Action Plan contained in Chapter 4 provides strategies the City will take to remove identified constraints.

Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity. Both market-rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, and the high cost of land, materials, and labor in Oakland.

F.1 Governmental Constraints

While government regulations are intended to guide development in a community and ensure quality housing, they may also contribute to delays or increased development costs with negative impacts on housing affordability and availability. The following section assesses constraints imposed by governmental regulation on residential development, including those imposed by the current General Plan, specific plans, and the Municipal Code. Feedback received during community outreach highlighted the following controversial issues as governmental constraints impacting the development of housing:

- A lack of local and State funding to support the development of affordable housing. During outreach, community members expressed frustration with a perceived lack of political appetite to spend local money on affordable housing;
- A lack of clarity on available permit streamlining processes as well as how affordable housing is prioritized;
- The lack of City staff capacity as a major cost driver for all housing developments, including affordable and market-rate projects; and
- An abundance of concessions for market-rate projects and community perception that these concessions have led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

Funding for Affordable Housing Development

Sources of funding for affordable housing development, including those at the local, State, and federal levels, are severely limited. Recent State efforts to increase the availability of funding, including the $1.75 billion California Housing Accelerator fund and expanded Homekey funding,

will provide only limited support for affordable housing development over the upcoming planning cycle. Moreover, popular funding mechanisms, such the California Tax Credit Allocation Committee's (TCAC) competitive tax credit applications, disadvantage cities like Oakland, where the majority of area is considered "low resource."

Funding at the local level is also very limited due to restrictions on the City's ability to raise tax revenues and budgeting decisions made by the City Council. According to a SPUR research brief, California's Proposition 13 has a major impact on Oakland's ability to collect revenue that could be used towards affordable housing development.[1] A key finding of the brief states that "Oakland misses out on $400 million in Prop. 13 residential taxes every year, equivalent to what it spends on four city departments combined" – including over $33 million for Housing and Community Development at minimum. According to SPUR, the uncollectible taxes are more than ten times the amount the City has currently budgeted for helping people experiencing homelessness, seven times more than it spends to protect tenants and create affordable housing, and more than five times the City's spending on programs and services for children in the City.

Local budget decisions also affect the availability of funding for affordable housing. Oakland has no major source of local revenue dedicated exclusively to affordable housing besides the Jobs Housing and Affordable Housing impact fees. This is different from other communities like San Jose, where 100% of the real estate transfer tax is dedicated to addressing housing and homelessness challenges. At present, the only ongoing local investment in the construction of affordable housing in Oakland comes from development impact fees and federal block grants.

During outreach, affordable housing developers noted that they are continually challenged by a lack of federal, State and local funding, as well as competition from market-rate developers to secure highly valuable land for development. In response to high land prices and increasing land values, the City approved Bond Measure KK in 2016 to fund affordable housing projects, including the 1-4 Unit Acquisition and Rehabilitation Program, which provides loans for acquisition-related and rehabilitation costs associated with developing, protecting and preserving long-term affordable housing throughout the city. Additional KK funds were allocated for site acquisition for multifamily affordable development. However, all KK funds will have been disbursed by 2023. Measure U, a bond measure approved by Oakland voters in November 2022 , will be able to assist in funding the same kind of affordable housing investments as Measure KK, but will be inadequate to meet Oakland's funding shortfall to meet RHNA goals. Additional funding and acquisition strategies are provided in the Housing Action Plan, actions 2.2.2, 3.1.1., 3.3.1, 3.3.4, 3.3.6, 3.3.10, 3.3.13, 3.3.14, and 3.3.18.

LAND USE POLICIES AND REGULATIONS

General Plan

The City of Oakland last performed a comprehensive update to its General Plan in 1998 and is in the process of updating it again to reflect emerging opportunities, challenges, and approaches. As

[1] Jacob Denney, Phil Levin, and Susannah Parsons. "Burdens and Benefits: Investigating Prop. 13's unequal impacts in Oakland." *SPUR*, February 2022. Available at https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

the General Plan Update is prepared in parallel with this Housing Element, its policy direction and shared goals will inform the assessment of constraints in this chapter.

The Land Use and Transportation Element (LUTE) of the General Plan sets forth the City's policies for guiding local land use and development. The LUTE outlines the vision for Oakland, establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. These policies, together with the zoning regulations, establish the amount and distribution of land allocated for different uses within the city. Table F-1 shows General Plan residential land use designations along with their descriptions from the City's Planning Code. These designations support a variety of housing types, ranging from large estate lot residential developments to multifamily high-rise apartments. Generally, the LUTE provides significant flexibility on zoning and density. However, the document was originally adopted in 1998 and will be revised during Phase II of the General Plan update (i.e., by July 2025) to address changing conditions in Oakland. Table F-2 below summarizes the extent to which different housing types are permitted in the city. While multifamily development is permitted on about 9.8 percent of Oakland's land, single-family and two-family developments are permitted on about 43.4 percent and 17.8 percent of the city's land, respectively. About half the city is available for residential development, while much of the remaining acreage is designated open space, rights-of-way, and environmentally constrained areas. See Figure F-1 for the distribution of residential zones in Oakland.

Table F-1: General Plan Residential Land Use Designations, 2022

General Plan Residential Zone	*Residential Zoning Designation*	*Description*
Hillside Residential	RH-1, RH-2, RH-3, RH-4	The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
Detached Unit Residential	RD-1, RD-2	The intent of the Detached Unit Residential (RD) Zones is to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures.
Mixed Housing Type	RM-1, RM-2, RM-3, RM-4	The intent of the Mixed Housing Type Residential (RM) Zones is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
Urban Residential	RU-1, RU-2, RU-3, RU-4, RU-5	The intent of the Urban Residential (RU) Zones is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.
High-Rise Apartment Residential	R-80	The intent of the High-Rise Apartment Residential (R-80) Zone is to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.

Source: City of Oakland, Planning Code, 2022; Dyett & Bhatia, 2022

Table F-2 Summary of Development Permitted, 2022

Project Type	*Base Zones*[1]	*Total Acreage*	*Percent of Total City Acreage*[2]
Multifamily Housing[3]	RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R/-P/-C/-X, S-2, S-15, S-15W, D-WS, D-OTN, D-BV-2, D-BV-3, D-BV-4, D-KP-1 to -3, D-CE-3 and -4, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	4,881.9	9.8%
Single-Family Housing[4]	RH-1 to -4, RD-1 to -2, RM-1 to -4, RU-1 to RU-3, R-80, HBX-1 to HBX-3, C-40, C-45, S-2, D-WS, D-OTN, D-KP-1 to -3, D-CE-3, D-OK-1 to -2	21,665.9	43.4%
Two-Family Housing[5]	RM-2 to RM-4, RU-1 to RU-5, R-80, HBX-1 to -3, CN-1 to -4, CC-1 to -2, C-40, C-45, CBD-R, S-2, D-WS, D-OTN, D-BV-4, D-KP-1 to -3, D-CE-3, D-LM-1 to -5, D-CO-1 to -2, D-OK-3	8,903.1	17.8%

1. The D-OK zoning district has not yet been implemented.
2. Zoning district acreage across project types is not mutually exclusive, and percentages should not be summed.
3. Multifamily housing requires a conditional use permit in RM-2, RM-3, D-BV-1, and D-CO-4 Zones.
4. Single-family housing requires a conditional use permit in S-15 and D-OK-3 Zones.
5. Two-family housing requires a conditional use permit in RD-2, RM-1, S-15, S-15W and D-CO-4 Zones.

Source: City of Oakland, 2022; Dyett and Bhatia, 2022

Figure F-1: Residential Zones

Source: City of Oakland, 2022

A sample of variance/zoning concessions identified in staff reports between 2019 and 2021 is provided in Table F-3 below. Requests for variances were generally minor, with about one-third of the sample pertaining to setbacks for single-family dwellings, another two for driveway and paving separation, and one variance for group open space for a multifamily (10-unit) building. The two parking variance requests were for a single-family dwelling and a four-unit building.

Table F-3: Sample of Variance/Zoning Concessions, 2019-2021

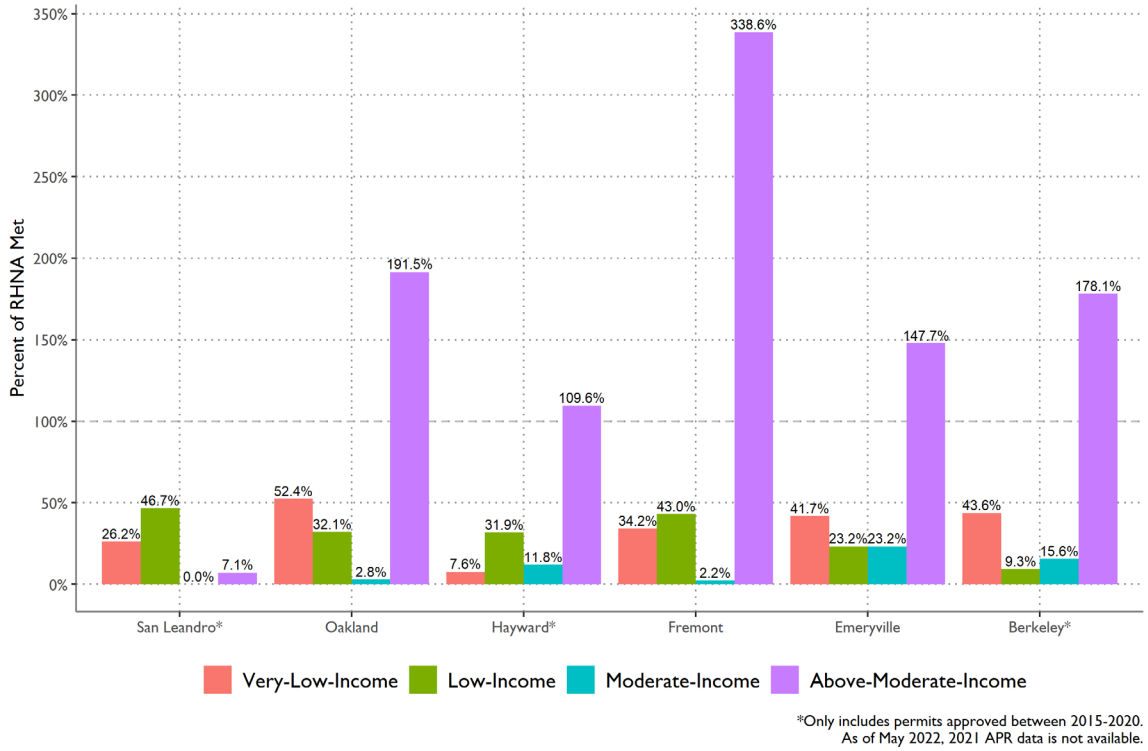
Year	*Case Number*	*Requested Variance*
2019	PLN19184	Minor Variance for live/work units for 12-unit building
	PLN19044	Minor Variance for group open space for 10-unit building
	PLN18280	Minor Variance for setbacks and group open space for eight-unit building
	PLN16302	Minor Variance for setbacks and parking in mixed-use building
	PLN15197-R02	Minor Variance for driveway separation in nine-unit building
	PLN18420	Minor Variance for group open space in three-lot mini-lot development
2020	PLN19289	Minor Variance for parking in four-unit building
2021	PLN20088	Minor Variance for setbacks in single-family dwelling
	PLN20117	Minor Variance for setbacks in single-family dwelling
	PLN20127	Minor Variance for setbacks in single-family dwelling
	PLN21005	Minor Variance for paving in setback of single-family dwelling
	PLN21174	Minor Variance for parking in mixed-use building
	PUD06101-PUDF012	Minor Variance for setbacks in single-family dwelling

Source: City of Oakland, Staff Reports, 2019-2021

Chart F-1 below provides an overview of building permit approval rates compared to the 2015-2023 Regional Housing Needs Allocation (RHNA) for jurisdictions within Alameda County.[2] This provides a proxy for the comparative impact of land use regulations in Oakland and neighboring jurisdictions. Oakland is permitting at about the same rate as peer cities – the City has exceeded its above-moderate-income goal but has fallen short on its moderate- and lower-income goals. Oakland has one of the highest very-low-income building permit approval rates and one of the lowest moderate-income building permit approval rates among peer cities, including the five largest cities in Alameda County and neighboring Emeryville. The lag in affordable housing production is due largely to a lack of local and State funding to meet Oakland's affordable housing needs, as well as the length and complexity of permit processing. During outreach, stakeholders also pointed to an abundance of concessions for market-rate projects, which stakeholders conclude has led to an overall reduction in regulatory incentives and tools to encourage affordable housing development.

[2] Note that permitting rates do not include building permits approved in 2021 in the cities of San Leandro, Hayward, and Berkeley. At the time of this draft (May 2022), these cities had not submitted their 2021 Annual Progress Reports (APRs) to State HCD.

Chart F-1: Building Permit Approval by Percentage of the RHNA, 2015-2021



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2015-2021

Planning Code

The type, location, density, and scale of residential development in Oakland is regulated through the City's Planning Code, which is Title 17 of the Oakland Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Zoning policies, which generally separate land into broad categories of use, such as residential, commercial, and industrial, thus have intense implications on social, environmental, and racial equity within a city. In the early 1900s, cities employed racial zoning, designating neighborhoods only for members of certain racial groups. The Supreme Court declared racialized zoning as unconstitutional in 1917, but jurisdictions found ways to use economic zoning to accomplish racial segregation, with the help of the federal government. In 1921, President Harding's Advisory Committee on Zoning created a manual describing why every municipality should have a zoning ordinance and published a model zoning ordinance.[3] While not explicitly stated, it was clear that "the creation of racially homogenous neighborhoods [w]as the reason why zoning should become such an important priority for cities."[4]

[3] Maantay, J, "Zoning, Equity, and Public Health," American Journal of Public Health, 91, no. 7 (2001).

[4] Rothstein, R, The Color of Law: a Forgotten History of how our Government Segregated America, 1 st ed. (New York: Liveright Publishing Corporation, 2017), 51.

Oakland's Planning Code includes five zoning districts that are focused on prioritizing residential uses over most other uses. Most of Oakland's residential land is currently zoned to maintain single-family development, which limits the capacity for residential development, especially affordable housing development. However, the City is undertaking significant efforts to amend its zoning code to expand the variety of housing types permitted in single-family zones, including duplexes, triplexes, and fourplexes. This effort is detailed in the Housing Action Plan and runs parallel with recent State efforts to increase permitted capacity in single-family zones through SB 9. While certain land use regulations are in need of reform—including parking standards and open space requirements, highlighted below—Oakland's land use regulations in general do not unduly constrain housing development, as evidenced by the minor concessions requested in Table F-3. However, additional actions are necessary to incentivize further development of moderate- and lower-income housing.

Permitted uses range from one-family dwellings with accessory dwelling units in the RH and RD zones to two-family dwellings, multifamily dwellings, and rooming house residential facilities in RM, RU, and R-80 zones. As shown in Table F-4, residential uses are permitted by-right and do not require a conditional use permit (CUP). Various types of special needs housing may be permitted by-right, require a CUP, or be subject to certain limitations as noted in Tables F-4 through F-6 and discussed further below. The Housing Action Plan, Chapter 4 of the Housing Element, includes several actions under Policy 4.3 that are intended to reduce constraints on the production of these various special needs housing types, including emergency shelters, permanent supportive housing, employee housing, and smaller units such as rooming units.

Except for those projects determined exempt from design review as set forth in Section 17.136.025 of the Planning Code, residential projects must be approved pursuant to the design review process. This is discussed further in the Permits and Processing Procedures section of this Appendix. Action 3.4.8 moves design review toward more ministerial approvals by implementing objective design standards.

There are also 16 zoning districts included in the Planning Code that allow various types of residential uses along with commercial, industrial, agricultural, public, or open space uses. Within these zoning districts, some forms of residential development are permitted by-right, without being developed in conjunction with a commercial use on the same property. Table F-5 and Table F-6 summarize permitted and conditionally permitted residential uses for these zoning districts.

Many zoning district boundaries cut through parcels instead of following property lines, especially along International Boulevard. This can make development challenging, as overlapping zones lead to conflicting permitted land uses and development standards for new construction. Action 3.4.6 corrects these divisions. Further, while not necessarily a constraint, it should be noted that the Planning Code separates permitted facility and activity types.

Table F-4: Permitted Residential Land Uses in Residential Zones, 2022

Type of Residential Use[1]	*RH-1*	*RH-2*	*RH-3*	*RH-4*	*RD-1*	*RD-2*	*RM-1*	*RM-2*	*RM-3*	*RM-4*	*RU-1*	*RU-2*	*RU-3*	*RU-4*	*RU-5*	*R-80*
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(L)	(L)	P
Two-Family Dwelling	-	-	-	-	-	C(L)	C(L)	P	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C(L)	C(L)	P(L)	P	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P
Vehicular	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	(L)
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C(L)	C(L)	P
Bed and Breakfast	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited

Source: City of Oakland, Planning Code, 2022

Table F-5: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*HBX-1*	*HBX-2*	*HBX-3*	*HBX-4*	*CN-1*	*CN-2*	*CN-3*	*CN-4*	*CC-1*	*CC-2*	*CC-3*
One-Family Dwelling	P(L)	P(L)	P(L)	C	(L)	(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Multifamily Dwelling	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Rooming House	P	P	P	C	P(L)	P(L)	P(L)	P	P(L)	P(L)	(L)
Vehicular	P	P	P	C	P	P	P	P	P	P	(L)
Residential Care	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Supportive Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Transitional Housing	P	P	P	P	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)	C(L)
Semi-Transient	C	C	C	C	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	C	C(L)	C(L)	C(L)	C(L)	C	C	C(L)

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. HBX = Housing and Business Mix Commercial; CN = Neighborhood Center Commercial; CC = Community Commercial

Source: City of Oakland, Planning Code, 2022

Table F-5 Continued: Permitted Residential Land Uses in Non-Residential Zones, 2022

Type of Residential Use[1,2]	*CR-1*	*C-40*	*C-45*	*CBD-R*	*CBD-P*	*CBD-C*	*CBD-X*	*S-2*	*S-6*	*S-15*	*S-15W*
One-Family Dwelling	(L)	P	P	(L)	(L)	(L)	(L)	P	-	C	(L)
Two-Family Dwelling	(L)	P	P	P	-	-	-	P	-	C	C
Multifamily Dwelling	(L)	P	P	P	P	P	P	P	-	P	P
Rooming House	(L)	P	P	P	P	P	P	P	-	-	C
Vehicular	(L)	P	P	P	P	P	P	P	P	P	P
Residential Care	-	P(L)	P(L)	P(L)	P(L)	P(L)	P	P(L)	-	P(L)	P(L)
Supportive Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Transitional Housing	-	P	P	P	P(L)	P(L)	P	P	-	P	P
Semi-Transient	C(L)	P	P	C	C(L)	C(L)	C	P	-	-	-
Bed and Breakfast	-	-	-	P	P	P	P	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. CR = Regional Commercial; C-40 = Community Thoroughfare Commercial; C-45 = Community Shopping Commercial; CBD = Central Business District; S-2 = Civic Center Commercial; S-6 = Mobile Home Combining; S-15 = Transit-Oriented Development Commercial

Source: City of Oakland, Planning Code, 2022

Table F-6: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-WS*[3,4]	*D-OTN*[3,4]	*D-BV-1*[4]	*D-BV-2*[4]	*D-BV-3*[4]	*D-BV-4*[4]	*D-KP-1*[4]	*D-KP-2*[4]	*D-KP-3*[4]
One-Family Dwelling	P	P	(L)	(L)	(L)	(L)	P	P	P
Two-Family Dwelling	P	P	(L)	(L)	(L)	P(L)	P	P	P
Multifamily Dwelling	P	P	C(L)	P(L)	P(L)	P	P	P	P
Rooming House	-	-	C(L)	P(L)	P(L)	P	P	P	P
Vehicular	-	-	C(L)	C(L)	C(L)	P	P	P	P
Residential Care	P(L)	P(L)	C(L)	P(L)	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	P	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Transitional Housing	-	P	C(L)	P(L)	P(L)	P(L)	P	P	P
Semi-Transient	-	C	-	-	-	-	C	C	C
Bed and Breakfast	-	-	-	C	C	C	C	C	C

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-WS and D-OTN Zones permit "permanent residential activity".
4. D-WS = Wood Street District; D-OTN = Oak to Ninth District; D-BV = Broadway Valdez District; D-KP = Kaiser Permanente Oakland Medical Center District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CE-1*	*D-CE-2*	*D-CE-3*	*D-CE-4*	*D-CE-5*	*D-CE-6*	*D-LM-1*	*D-LM-2*	*D-LM-3*	*D-LM-4*	*D-LM-5*
One-Family Dwelling	(L)	(L)	P	(L)	(L)	C(L)	(L)	(L)	(L)	(L)	(L)
Two-Family Dwelling	(L)	(L)	P	(L)	(L)	(L)	P	P(L)	P(L)	P(L)	P(L)
Multifamily Dwelling	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Rooming House	(L)	(L)	P	P	(L)	(L)	P	P	P	P	P
Vehicular	(L)	(L)	P	(L)	(L)	(L)	P	P	P	P	P
Residential Care	-	-	P(L)	P(L)	-	-	P(L)	P(L)	P(L)	P(L)	P(L)
Supportive Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Transitional Housing	-	-	P	P	-	-	P(L)	P(L)	P(L)	P(L)	P
Semi-Transient	-	-	C	C	-	-	C(L)	C(L)	C(L)	C(L)	C
Bed and Breakfast	-	-	P	-	-	-	P	P	P	P	P

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CE = Central Estuary District; D-LM = Lake Merritt Station Area District

Source: City of Oakland, Planning Code, 2022

Table F-6 Continued: Permitted Residential Land Uses in District Zones, 2022

Type of Residential Use[1,2]	*D-CO-1*	*D-CO-2*	*D-CO-3*	*D-CO-4*	*D-CO-5*	*D-CO-6*	*D-OK-1*	*D-OK-2*	*D-OK-3*
One-Family Dwelling	-	-	-	-	-	-	P	P	C
Two-Family Dwelling	P	P	-	C	-	-	-	-	P
Multifamily Dwelling	P	P	-	C	-	-	-	-	P
Rooming House	-	-	-	-	-	-	-	-	-
Vehicular	P	P	-	C	-	-	P	P	C
Residential Care	P(L)	P(L)	-	C(L)	-	-	P(L)	P(L)	P(L)
Supportive Housing	P	P	-	C(L)	-	-	P	P	P
Transitional Housing	P	P	-	C(L)	-	-	P	P	P
Semi-Transient	-	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-

1. P = Permitted; C = Conditionally Permitted; P(L) = Permitted with Limitations; (C)L = Conditionally Permitted with Limitations; (L) = Permitted or Conditionally Permitted with Limitations; - = Prohibited
2. 'P' indicates that the type of residential use is permitted as a standalone use. Residential uses subject to certain limitations may not be permitted as a standalone use.
3. D-CO = Coliseum Area District; D-OK = Oak Knoll District

Source: City of Oakland, Planning Code, 2022

Development Standards

Oakland regulates the location, density, and scale of residential development primarily through development standards contained in the Planning Code. The Planning Code regulates the size of residential structures through requirements for minimum lot size, setbacks, and height limits. A development application must comply with all uniformly applied development standards, typically imposed as Standard Conditions of Approval, including those development applications "deemed approved" under the State Permit Streamlining Act. Most residential projects are also subject to design review, which is discussed further in the Permits and Processing Procedures section below. A summary of the structural residential development standards for the residential and non-residential zoning districts is provided in Table F-7 and Table F-8 below. An analysis of the impact of individual key development standards and their cumulative effect is provided in the subsections below.

Development standards will be impacted by recent State law, including SB9 – which went into effect on January 1, 2022. Some of the key changes in SB9 include permitting landowners to build two residential units on one lot in a single-family zone ministerially, requiring that the minimum size of residential units must be 800 feet, and permitting an urban lot split ministerially.[5] Notably, while the bill establishes minimum housing unit sizes, it does not impose maximums. No setback can be required for a structure constructed in the same location and to the same dimensions as an existing structure. For all other new construction, the minimum side and rear setbacks are four feet. As part of its missing middle housing strategy (Action 3.2.1), the City intends to eliminate single-family zoning except in the Very High Fire Hazard Severity Zones. As part of the zoning code amendments that would be made, reduction of minimum lot size and reduced setbacks will also be included.

[5] The City hosts more information on the SB 9 permitting process at https://www.oaklandca.gov/resources/sb-9-two-unit-residential-duplexes-lot-subdivision.

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
Hillside Residential										
RH-1	1 primary unit per lot	N/A	25	30	15	25	35	6/15%	6	43,560
RH-2			25	30	15	25	35	6/15%	6	25,000
RH-3			25	30	15	20	25	6/10%	6	12,000
RH-4			25	30	15	20	20	5/10%	5	6,500 or 8,000
Detached Unit Residential										
RD-1	1 primary unit per lot	N/A	25	30	15	20	20	5	5	5,000
RD-2		2 units on lots 6,000 sf or greater	25	30	15	20	15	5	5	5,000
Mixed Housing Type										
RM-1	1 primary unit per lot	2 units on lots ≥ 4,000 sf	25	30	15	20	15	5	5	5,000
RM-2	1 primary unit on lots < 4,000 sf; 2 units on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25	30	15	20	15	5	5	5,000
RM-3		Lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30	30	15	15	15	4	4	4,000
RM-4	1 primary unit on lots < 4,000 sf; for 1-4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	Lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35	35	15	15	15	4	4	4,000
Urban Residential										

Table F-7: Residential Development Standards in Residential Zoning Districts, 2022

Zone	*Maximum Density*		*Maximum Height (ft)*[1]			*Minimum Setback (ft)*[2]				*Minimum Lot Size (sq. ft)*
	Permitted Density	*Conditionally Permitted Density*	*Wall Primary Building*	*Pitched Roof Primary*	*Accessory Structures*	*Front*	*Rear*	*Interior Side*	*Street Side*	
RU-1	1 unit per 1,100 sf	N/A	40	40	15	15	15	4	4	4,000
RU-2	1 regular unit or rooming unit per 800 sf		50	50	15	10	15	4	4	4,000
RU-3	1 regular unit or rooming unit per 450 sf		60	60	15	10	15	0	4	4,000
RU-4	1 regular unit or rooming unit per 225-550 sf		35 – 120			5	0/10/15	0	0	4,000
RU-5						0	0/10/15	0	0	4,000
High-Rise Apartment Residential										
R-80	1 regular unit per 300 sf or 1 rooming unit per 150 sf	The number of permitted units may be increased by but not to exceed 50 percent	None prescribed			None prescribed				4,000

1. Maximum height for footprint slope of ≤ 20%.

2. Minimum setback for a lot with a street-to-setback gradient of ≤ 20%.

Source: City of Oakland, Planning Code, 2022

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
Neighborhood Center Commercial							
CN-1, CN-2, CN-3, CN-4	1 unit per 550 sf	35 - 90	0	10/15	0	0	4,000
Community Commercial							
CC-1, CC-2, CC-3	1 unit per 225 – 550 sf	35 – 160	0	10/15	0	0	4,000 or 7,500
Community Thoroughfare Commercial							
C-40	1 unit per 450 sf	None prescribed	10	0/10/15	0	0	4,000
Community Shopping Commercial							
C-45	1 unit per 300 sf	None prescribed			N/A		4,000
Central Business District							
CBD-R, CBD-P, CBD-C, CBD-X	1 unit per 90 – 300 sf	55 – No limit	0	0/10	0	0	4,000 or 7,500
Housing and Business Mix Commercial							
HBX-1, HBX-2, HBX-3, HBX-4	1 unit per 800 – 1,000 sf	35 - 55			N/A		4,000
Civic Center Commercial							
S-2	1 unit per 300 sf	None prescribed			N/A		4,000
Transit-Oriented Development Commercial							

Table F-8: Residential Development Standards in Non-Residential Zoning Districts, 2022

Zone	*Maximum Permitted Density*	*Maximum Height (ft)*	*Minimum Setback (ft)*				*Minimum Lot Size (sq. ft)*
			Front	*Rear*	*Interior Side*	*Street Side*	
S-15, S-15W	1 unit per 225 – 550 sf	35 - 160	0	10	0	0	4,000
Wood Street District							
D-WS-1 – D-WS-9	1 unit per 332 – 1,535 sf	50 - 90	N/A	N/A	0/5/10	0/10	1,000 or 2,000
Broadway Valdez District Commercial							
D-BV-1, D-BV-2, D-BV-3, D-BV-4	1 unit per 90 – 450 sf	45 – 250	0	10/15	0	0	4,000, 7,500, or 10,000
Central Estuary District Zones							
D-CE-1 – D-CE-6	1 unit per 700 sf	45 - 85	0/5/10	10	0/4	0/4/5	4,000 or 10,000
Lake Merritt Station Area District							
D-LM-1 – D-LM-5	1 unit per 110 – 450 sf	45 - 275	0	0/10	0	0	4,000 or 7,500
Coliseum Area District							
D-CO-1 – D-CO-6	1 unit per 130 – 260 sf	85 - 159	0/10	10	0	0/10	4,000, 5,000, or 10,000
Oak Knoll District							
D-OK-1 – D-OK-7	1 primary unit per lot	20 - 46	0/5/8/15/20	0/5/12/15/20	0/3/4/5/20	0/5/ 20	2,000, 3,750, 4,000 or 5,000

Source: City of Oakland, October 2022

Residential Density

Seven residential zoning districts—RU-1, RU-2, RU-3, RU-4, RU-5, and R-80, as well as RM-4 on parcels larger than 4,000 square feet—permit residential densities that exceed 30 dwelling units per acre (du/ac), as do a number of commercial, combining, and district zones. Permitted density within a zone also depends on the height area, discussed below. As noted in Table F-8 above, this include zones within the following districts: Neighborhood Commercial, Community Commercial, Community Thoroughfare Commercial, Community Shopping Commercial, Central Business District, Housing and Business Mix Commercial, Civic Center Commercial, Transit-Oriented Development Commercial, Wood Street District (D-WS-2, -3, -4, -7, and -8), Broadway Valdez District Commercial, Central Estuary District (D-CE-3 and -4), Lake Merritt Station Area District and the Coliseum Area District (D-CO-1 and -2). Most of these zones also permit multifamily development by right—excluding HBX-4, CR-1, D-BV-1, and D-CO-4—as noted in Tables F-4 through F-6 above.

The City permits significant residential densities throughout Oakland, although higher resource areas tend to be lower density. In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes. The intent of the resolution, which passed unanimously, is to end a historic pattern of exclusionary zoning. Actions the City will take to increase permitted densities are included in the Housing Action Plan. While the City does not currently have minimum densities, this has not historically affected realistic capacity—according to a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[6]

Floor Area Ratio (FAR)

FAR only applies to non-residential buildings, with a few exceptions. According to the City's Planning Code, the maximum FAR is 0.25 to 0.55 for one- and two-family dwellings in the RH Zone, depending on lot size. The RD and RM Zones include similar maximum FAR requirements, but those requirements only apply to lots that have a footprint slope of greater than twenty percent. Lots with less than 5,000 square feet in area may have dwellings with at least 2,000 square feet, regardless of FAR listed. The RU Urban Residential Zones do not have FAR regulations for residential development. However, nonresidential maximum FAR is 2.0 to 4.0 for the RU-4 and RU-5 Zones, depending on height area. For mixed use projects in the D-LM Lake Merritt Station Area District, D-BV Broadway Valdez District, and CBD Central Business District Zones, the total lot area shall be used as a basis for computing both the maximum non-residential FAR and the maximum residential density.

For the CN Neighborhood Center, CC Community Commercial, and S-15 Transit-Oriented Development Commercial Zones, no portion of lot area used to meet the residential density requirements shall be used for computing the maximum non-residential FAR unless the total non-

[6] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

residential FAR on the lot is less than 3,000 square feet. In the proposed Zoning Code Amendments, the City will be looking at allowing double counting of the FAR and density in all Residential and Commercial Zones.

The R-80 High-Rise Apartment Residential Zone regulations permit a maximum FAR of 3.5 for both residential and non-residential facilities, with additional increases allowed upon the granting of a conditional use permit. These ratio ranges are relatively similar to Oakland's peer jurisdictions. The City of Berkeley does not have maximum FARs prescribed to residential districts but does have maximum FAR standards in its commercial zones. Berkeley has a FAR of up to 3.0 in its Neighborhood Commercial (C-N) District and up to 6.0 in its Downtown District. The City of Emeryville has maximum FAR values ranging from 0.5 to 3.0. However, some areas may reach a maximum of up to 6.0 with a density bonus. The City of Richmond prescribes maximum FARs between 0.5 to 5.0 in commercial mixed-use zones. Generally, Oakland's FAR requirements are comparable to these other jurisdictions and have not posed a significant constraint to residential development.

Building Height

Permitted building heights depend on the zoning district and the City's height area maps. Height areas are intended to promote cohesive development patterns in high density neighborhoods, including in downtown, near the Lake Merritt BART station, and in the Broadway Valdez Specific Plan District. Allowable building heights and densities along corridors in Oakland need to better align with Building Code construction types to ensure development feasibility by increasing heights to allow for the maximum height under wood frame construction (as an example, there are some areas where current height limits may be shy of 5 feet to allow a full top story under Type 3/Type 5 construction, therefore limiting the development potential). This misalignment can create uncertainty in the development process and poses a constraint. The City will revise permitted building heights as part of the Housing Action Plan (Action 3.4.1).

Setbacks

In zones primarily intended for single-family development, the minimum front setback ranges from 20 to 25 feet, the minimum side setback ranges from four to six feet (up to 20 feet in the D-OK districts), and the minimum rear setback ranges from 15 to 35 feet. In mixed-use and multifamily zoning districts front and rear setbacks range from zero to 15 feet, and side setbacks range from zero to 10 feet (in some districts, like R-80, no setbacks are required). These requirements are fairly similar to other jurisdictions, although some minimum rear setbacks are greater than in peer cities. However, setback requirements were not identified as a constraint to development during public outreach. For comparison, a summary of required setbacks in neighboring cities is provided in Table F-9 below.

As Oakland seeks to encourage more missing middle development within traditionally single-family zones, setback requirements that have not historically been a constraint could impede higher density development. For example, in the RD zones, adherence to existing front, side, and rear setbacks could reduce the buildable area on a smaller, 4,000-square-foot lot with 40 feet of frontage to 1,800 square feet. Similarly, adherence to existing front, side, and rear setbacks on a 4,000-square-foot parcel with 40 feet of frontage in the RM zones would result in a buildable area of 2,240 square

feet. A fourplex in a traditional two-unit ground floor, two-unit second floor layout would ordinarily require 1,600 square feet of buildable area, so these setback requirements alone would not act as a constraint. Nonetheless, because the site may have additional constraints, and because the City seeks to encourage increases in density that would not necessary require demolition of existing structures, the City is including in its Housing Action Plan proposals to reduce setback requirements, with particular focus on reducing existing rear setback requirements (Action 3.4.1 and 3.4.7).

Table F-9: Summary of Minimum Setbacks by Jurisdiction

	Single-Family Setbacks (ft.)			*Multifamily Setbacks (ft.)*		
Jurisdiction	*Front*	*Side*	*Rear*	*Front*	*Side*	*Rear*
Oakland	20-25	4-6[1]	15-35	0-15	0-10	0-15
Richmond	20-25	5-10	20-25	10	5-10	20
Berkeley	20	4-15	20	15-20	4-15	15-21
Emeryville[2]	-	-	-	5-10	3	15

1. Up to 20 feet in D-OK zones
2. Setbacks are only required in the RH, RMH, and RM zoning districts.

Source: City of Oakland, Planning Code, 2022; City of Richmond, Municipal Code, 2022; City of Berkeley, Municipal Code, 2022; City of Emeryville, Municipal Code, 2022

Minimum Lot Size

Minimum lot sizes for residential districts range from 4,000 square feet for multifamily development to between 4,000 and 43,560 square feet for single-family development. In commercial and other zoning districts, minimum lot sizes are typically 4,000 square feet, but can reach as high as 10,000 square feet in some districts. For comparison, the City of Berkeley requires a minimum lot size of between 5,000 to 25,000 square feet in single-family zones, 5,000 square feet in multifamily and other zones, and no minimums in limited commercial districts. Similarly, the City of Richmond requires a minimum of between 3,750 and 11,000 square feet for single-family zones, 5,000 square feet for multifamily zones, and between 5,000 and 10,000 square feet in other zones (up to 20 acres in open space development). The City of Emeryville does not require minimum lot areas except in the RM Medium Density Residential zone, which requires 2,500 square feet. Generally, Oakland's minimum lot size standards are comparable to these jurisdictions and have not historically posed a significant constraint to development but could impede the development of missing middle housing that the City is currently seeking to encourage. Action 3.4.1 and 3.4.7 reduce minimum lot sizes to facilitate subdivision of existing lots.

Ground Floor Commercial

A number of zoning districts either require or allow active commercial uses on the ground floor. In the case where ground floor commercial is required, this can limit residential capacity in a given project. A summary of ground floor commercial regulations by zoning district is provided below:

- **Urban Residential.** Completely residential projects are permitted in all zones. In the RU-4 and RU-5 Zones, commercial uses are also permitted, but may only be located either on

the ground floor of a corner parcel or in an existing non-residential facility built prior to 2011, and are typically permitted up to 5,000 square feet.

- **Neighborhood Center Commercial.** The CN-1 and CN-2 Zones do not permit new ground floor residential facilities (except for incidental pedestrian entrances), while CN-3 permits ground floor only on interior lots with a CUP and not on corner lots.

- **Community Commercial.** The CC-1 and CC-2 Zones require a CUP for residential uses on the ground floor, although buildings not located within 20 feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from the CUP requirement. Further, in CC-1, multifamily ground floor development is only permitted if a majority of floor area is devoted to commercial activities.

- **Central Business District.** In the CBD-P and CBD-C Zones, residential activities may not be located within 30 feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building. There are no restrictions on ground floor residential in the CBD-R and CBD-X Zones.

- **Broadway Valdez District Commercial**. In the D-BV-2 Zone, residential uses are not permitted if located on the ground floor of a building and within 50 feet of any street-abutting property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction. In the D-BV-3 Zone, residential uses located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway, 27th Street, or Piedmont Avenue are only permitted with a CUP; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this requirement. In the D-BV-4 Zone, residential uses are prohibited if located on the ground floor of a building and within 60 feet from any street-abutting property line facing Broadway; incidental pedestrian entrances that lead to one of these activities in stories above the ground floor are exempt from this restriction.

- **Central Estuary District.** Completely residential projects are permitted in all zones. Some ground-floor commercial uses are permitted in the D-CE-3 through D-CE-6 Zones.

- **Lake Merritt Station Area District.** In D-LM-1 through D-LM-4 Zones, residential uses may not be located within 30 feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within 30 feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

While these requirements are intended to foster thriving commercial centers and corridors to increase access to amenities and opportunity, they do restrict the capacity of residential development projects. Further, especially as the transition of retail and commercial businesses away from brick-and-mortar storefronts has been accelerated by the COVID-19 pandemic, increasing

numbers of ground floor storefronts remain vacant in Oakland. To address prolonged ground floor vacancies, the City will increase the allowance for residential development on the ground floor in these buildings as part of the Housing Action Plan (see Action 3.8.2).

Open Space

Oakland's open space requirements—especially for group or common open space—are higher than in other cities of similar density and size. Minimum usable open space requirements differ by zoning district in Oakland. For example, Housing and Business Mix Commercial (HBX) zones require a minimum of 100 to 200 square feet of usable open space per dwelling unit. The Lake Merritt Station Area District (D-LM) zones require 75 square feet per unit. Primarily residential areas, like the Urban Residential (RU) zones, require 100 to 150 square feet of group useable open space per unit. However, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted. These open space requirements do not apply to Downtown. In comparison, the City of Berkeley's C-DMU Downtown Mixed-Use District requires a minimum of 40 square feet of usable open space per dwelling unit. San Diego requires 36 to 48 square feet per unit. Oakland also limits the amount of the common space that can be on rooftops, while many other jurisdictions do not have such limitation. So as to not hinder construction, these standards could be adjusted to be more in line with the standards of peer jurisdictions. Actions the City will take to address these constraints are provided in the Housing Action Plan (see Action 3.4.1 and 3.4.4).

Courtyard Requirements

Per Section 17.108.120 of the Planning Code, courtyards are required for lots that contain residential facilities with two or more dwelling units, except for a single-family home with an ADU. Courtyard requirements were not identified as a significant constraint to development during outreach. Courtyards must meet minimum depths between exterior walls, listed below:

- Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to 16 feet, plus four feet for each story above the level of the aforementioned court, but shall nor be required to exceed 40 feet.

- Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of 10 feet.

Parking Requirements

In California, the cost of providing structured parking can add between $36,000 to $38,000 per housing unit to the overall costs of a multifamily housing development project (or about 8.0 percent

of per unit costs).[7] Parking-related requirements and costs can significantly impact and constrain multifamily housing development, particularly those providing affordable units. Market demand or financial lenders often mandates the provision of parking in multifamily housing development. Further, for built-out cities like Oakland, the reliance on infill development and underground parking may lead to higher costs than in cities with more open land.

Recent State law has reduced minimum parking requirements for projects near transit. For instance, AB 2923 allows BART to enable transit-oriented development (TOD) through land-use zoning on BART-owned property in collaboration with local jurisdictions. Baseline zoning standards from the bill include no minimum number of vehicle parking spaces is enforced in these TOD areas. For properties undergoing the SB9 process, local agencies may not impose parking requirements when a parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Changes in accessory dwelling unit (ADU) regulations, Density Bonus parking waivers, and SB 35 streamlined approvals have led to further parking reductions in Oakland.

The City's parking requirements for residential uses—provided in Section 17.116.060 of the Planning Code—vary by residential facility type. Lower density zones require as much as two spaces per unit, while higher density zones require one space or less per unit. Chapter 17.94 of the Planning Code details Residential Parking Combining (S-12) Zone regulations. This combining zone is intended to ensure that adequate off-street parking is provided for high density residential neighborhoods and adjacent commercial areas. Oakland parking requirements are provided in Tables F-10 and F-11 below.

[7] Carolina Reid, Adrian Napolitano, and Beatriz Stambuck-Torres, "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program" *The Terner Center for Housing Innovation at University of California*, March 2020.

Table F-10: Residential Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Total Required Parking*
One-Family Dwelling	RH Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
One-Family Dwelling with Secondary Unit	CBD, S-2, and D-LM Zones, except when combined with the S-11 or S-12 Zone.	No additional space required for the Secondary Unit.
	Any other zone, except when combined with the S-11 or S-12 Zone.	One space for the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-11 Zone.	One space for each bedroom in the Secondary Unit, up to a maximum requirement of two spaces per Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
	Any zone combined with the S-12 Zone.	One space for each bedroom in the Secondary Unit, except that no parking shall be required if located as specified in Section 17.103.080.
Two-Family Dwelling.	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.

Multifamily Dwelling	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters space for each dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One space for each dwelling unit.
	Any zone combined with the S-12 Zone.	Basic requirement – one off-street parking space shall be provided for each three habitable rooms in a residential facility. See Section 17.94.040 for additional details.
Rooming House	CBD, S-2, D-LM, D-BV-1, and D-BV-2 Zones.	No spaces required for Rooming Units.
	All other zones	One space for each two Rooming Units.
Micro-Living Quarters	D-BV-1 and D-BV-2 Zones. (Micro-Living Quarters are not permitted in any other zone.)	No spaces required.
Mobile Home	CBD, S-2, and D-LM Zones	No spaces required.
	All other zones.	One space for each dwelling unit plus one additional space for each four dwelling units.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Table F-11: Residential Maximum Off-Street Parking Requirements, 2022

Residential Facility Type	*Zone*	*Maximum Number of Parking Spaces*
One-Family Dwelling. One-Family Dwelling with Secondary Unit. Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per dwelling unit.
	All other zones	No maximum parking requirement.
Rooming House	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.

Source: City of Oakland, Planning Code Section 17.116.060, 2022

Parking regulations in the city are higher relative to some adjacent cities. For example, the City of Emeryville has no parking minimums for any use (including residential). Emeryville also has *maximum* parking regulations, which caps parking provided to be no more than 10 percent of the estimated demand – which is provided in the City's Municipal Code. The City of Berkeley recently approved an ordinance that eliminates parking requirements for residential properties citywide, with the exception of hillside properties, and placed a maximum of the number of off-street parking units allowed for new projects in transit-rich areas. Although Oakland undertook efforts to reduce its parking standards for residential and commercial buildings in 2016—with no required parking and a cap on maximum parking in areas close to major transit hubs such as downtown or near BART stations—additional efforts are needed to reduce parking requirements citywide. The City of Oakland will reduce its parking requirements to remove a constraint to development following adoption of the Housing Element, as further discussed in the Housing Action Plan (See Action 3.4.4).

Combining Zone Standards

Combining zones are overlay districts which may be appended to existing base zones. Combining zones are typically used when local conditions, including environmental or other conditions, generate a need for more specific regulations. The standards of the combining zone are supplementary to that of the base zone when applied. The impact of combining zones on residential use is summarized in Table F-12 below.

Cumulative Effect of Development Standards

As described above, a 2021 study of housing built on designated 5th cycle RHNA inventory sites, permitted projects in Oakland exceeded "realistic" capacity estimates by 300 percent.[8] As shown in Appendix C: Sites Inventory, tables C-4 and C-5, pipeline projects with planning and building permits have average densities of 115 percent and 150 percent of allowable density, respectively. Many of these projects utilize the State and City density bonus to achieve these higher densities. Thus, Oakland's development standards do not present a constraint to achieving maximum densities when considered cumulatively. Combined with actions to revise zoning standards, building heights, setbacks, lot coverage, open space requirements, parking requirements, and other individual constraints as listed above, Oakland's future development standards should reduce any potential constraints even further.

[8] Siddharth Kapur, et al. UCLA Lewis Center for Regional Policy Studies. What Gets Built on Sites that Cities "Make Available" for Housing? Evidence and Implications for California's Housing Element Law. August 2021. Accessed at https://escholarship.org/content/qt6786z5j9/qt6786z5j9_noSplash_e70697e42e10371d566b599594a50e06.pdf?t=qyg5hv on June 28, 2022.

Table F-12: Summary of Combining Zone Standards, 2022

Combining Zone	*Applicable Base Zones*	*Impact on Residential Use*
S-4 Design Review	Any other zone	Requires design review process for all new construction or alteration, unless exempt.
S-7 Preservation	Any other zone	Requires additional design review criteria to structures with special character, mostly applicable to older neighborhoods.
S-9 Fire Safety	Any other zone	Protects uses in Very High Fire Hazard Severity Zones, and prohibits accessory dwelling units not entirely within an existing structure.
S-10 Scenic Route	Any other zone	Enhances areas along scenic routes, and includes additional design review criteria, subdivision restrictions, height restrictions on downslope lots, and conditional use permit restrictions.
S-11 Site Development and Design Review	Any other zone	Applicable to areas subject to the North Oakland Hill Area Specific Plan, and includes additional residential siting requirements, design review criteria, and limitations on residential density.
S-12 Residential Parking	Any zone in which Residential Facilities are permitted or conditionally permitted	Ensures adequate off-street parking in high-density residential neighborhoods, including additional off- and on-street parking requirements.
S-15 Transit-Oriented Development Commercial Zone Regulations	Provided in Table F-5	Provided in Table F-8.
S-17 Downtown Residential Open Space	Any zone within the General Plan-designated Central Business District	Provides open space and landscaping standards for downtown residential development.
S-19 Health and Safety Protection	HBX, D-CE-3, D-CE-4, CIX-1, CIX-1A, CIX-1B, CIX-1C, CIX-1D, CIX-2	Related to the storage and use of hazardous materials.
S-20 Historic Preservation District	Any other zone	Provisions are similar to S-7, but applies to larger areas (i.e., historic districts). S-20 includes additional design review standards, and provides more expeditious review procedures than S-7.

Source: City of Oakland, Planning Code, 2022

Specific Plans

Oakland has embarked on a series of area plans for creating sustainable and vibrant neighborhoods. Through the use of specific plans, the City can guide development at a neighborhood scale and meet local community needs. This section summarizes recent specific plans with potential for residential development. Permitted residential densities are described in Table F-7 and Table F-8 above. The success of specific plan areas in meeting their residential development goals is provided in Appendix A.

Central Estuary Area Plan (2013)

The City adopted the Central Estuary Area Plan (CEAP) in April 2013 to guide future development of the Central Estuary area, which is encompassed by 19th Avenue to the north, 54th Avenue to the south, I-880 to the east, and the Oakland Estuary to the west. Certain portions of the Plan Area have been designated to accommodate multifamily and mixed-use residential development. As of adoption, the CEAP anticipated an additional development potential of 391 residential units and 31 live/work units. Projects completed within the Plan Area include the 41-unit Phoenix Commons senior housing project in 2016 and the 41-unit market-rate 3030 Chapman apartment building in 2018. More recent entitled and permitted projects include warehouse and industrial conversions to residential uses, a six-unit condominium project, and accessory dwelling units.

The CEAP is implemented in the Planning Code through the D-CE Central Estuary District Zones, provided in Chapter 17.101E of the Oakland Planning Code. The D-CE District Zones include the following:

- **D-CE-1 (Embarcadero Cove).** The D-CE-1 zone is intended to create, maintain, and enhance the marine, office and other commercial uses in the Central Estuary area.
- **D-CE-2 (High Street Retail).** The D-CE-2 zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
- **D-CE-3 (Jingletown/Elmwood).** The D-CE3 zone is intended to provide development standards for areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.
- **D-CE-4 (Mixed Use Triangle).** The D-CE-4 zone is intended to create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.
- **D-CE-5 (Food Industry Cluster, High Street Warehouse Wedge, Tidewater South).** The D-CE-5 zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.

- **D-CE-6 (Con Agra, Owens Brockway, Tidewater North).** The D-CE-6 zone is intended to create, preserve and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/ glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Lake Merritt Station Area Plan (2014)

The Lake Merritt Station Area Plan (LMSAP) was adopted by the City as a specific plan in December 2014. The approximately 315-acre Planning Area covers the area around the Lake Merritt BART station in Downtown Oakland. The LMSAP projects that there is capacity for 4,900 additional housing units through 2035. All of the opportunity sites identified in the LMSAP have access to necessary infrastructure to support development. Therefore, the opportunity sites could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. Further, the LMSAP provides a target that 15 percent of new units built in the Planning Area be affordable for low- and moderate-income households.

The LMSAP is implemented in the Planning Code through the D-LM Lake Merritt Station Area District Zones, provided in Chapter 17.101G. The D-LM Zones include the following:

- **D-LM-1 Lake Merritt Station Area District Mixed - 1 Residential Zone.** The intent of the D-LM-1 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for high-density residential development with compatible Commercial Activities.

- **D-LM-2 Lake Merritt Station Area District Pedestrian - 2 Commercial Zone.** The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities.

- **D-LM-3 Lake Merritt Station Area District General - 3 Commercial Zone.** The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities.

- **D-LM-4 Lake Merritt Station Area District Mixed - 4 Commercial Zone.** The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

- **D-LM-5 Lake Merritt Station Area District - 5 Institutional Zone.** The intent of the D-LM-5 Zone is to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses.

Broadway Valdez District Specific Plan (2014)

The City adopted the Broadway Valdez District Specific Plan (BVDSP) in June 2014. The BVDSP provides a framework for development in the approximately 95-acre area along Oakland's Broadway corridor between Grand Avenue and I-580. Amendments to the Planning Code include the development of new zoning regulations for the Broadway Valdez District (D-BV) that are tailored to address specific conditions in the district and achieve the vision set forth in the BVDSP. D-BV zones establish retail and mixed-use commercial zones in the Plan Area and emphasize transit-oriented development. In addition, proposed height areas allow for greater densities, particularly at retail and mixed-use boulevard zones.

The BVDSP projected 1,800 new housing units through 2035. Sites were identified for mixed-use or purely residential uses to accommodate over 30 units per acre; with maximum residential density ranging from 90 to 450 square feet of lot area required per dwelling unit. The Environmental Impact Report (EIR) for the BVDSP allowed for flexibility and a mix and match of uses as long as the total car trip allocation was not exceeded. As of spring of 2022, the plan area has a total of approximately 4,100 residential units that have applied for planning permits, approved for planning permits, applied for building permits, have had a building permit issued, or completed construction. Of those 4,100 residential units, approximately 2,200 units have been completed so far. That still leaves approximately 1,900 units in the pipeline of approval and construction. All of the sites have access to necessary infrastructure to support development. A good portion of the opportunity sites identified in the BVDSP have been developed, but there are additional sites in the pipeline as well as sites without submitted plans that could accommodate a range of income levels depending on availability of adequate financial subsidies to make possible the development of units for very-low- and low-income households. The BVDSP aims to encourage 15 percent of all new housing units in the Plan Area to be affordable including both units in mixed-income developments and units in 100 percent affordable housing developments. A few of the newer projects have included some affordable units as part of their project while others have paid Affordable Housing Impact Fees to go into the Affordable Housing Trust Fund to help fund affordable housing development. Affordable Housing Impact Fees were adopted after the adoption of the BVDSP project, so a number of projects were underway before the Affordable Housing Impact Fees went into effect in September 2016.

Coliseum Area Specific Plan (2015)

The City adopted the Coliseum Area Specific Plan (CASP) in April 2015. The CASP, consisting of approximately 800 acres along I-880 and Hegenberger Road, seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-class sports, entertainment, and science and technology district that boasts a dynamic and active urban setting with retail, entertainment, arts, culture, and live and work uses. The CASP amended the maximum residential density and non-residential FAR in the "Community Commercial" and "Regional Commercial" LUTE designations. The CASP allows for development of up to 5,750 housing units by 2035.

The CASP implemented new zoning districts, which include the following:

- **Coliseum District-1 (D-CO-1).** This zone replaces the Transit Oriented Development zone (S-15) mapped around the Coliseum BART station. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities. The new D-CO-1 zone limits the building height in this area to 159 feet unless Federal Aviation Administration (FAA) review and CUP review allows taller building heights. The new D-CO-1 zone applies to all properties east of the Union Pacific Railroad (UPRR) railroad tracks that are within the Coliseum Specific Plan Area.

- **Coliseum District-2 (D-CO-2).** This zone replaces the Regional Commercial-1 (CR-1) zone that applied to the majority of the Coliseum District. The new D-CO-2 zone specifically permits and encourages development of regional-drawing centers of activity, such as new sports and entertainment venues, residential, retail, restaurants, and other activity-generating uses, as well as a broad spectrum of employment activities. The new D-CO-2 zone clarifies that any building height over 159 feet will require FAA review and City CUP approval.

West Oakland Specific Plan (2014)

The West Oakland Specific Plan (WOSP) was adopted by the City in 2014, and comprises approximately 1,900 acres. The WOSP focuses on clarifying the industrial/residential interface, emphasizing commercial use along important corridors, and clarifying housing and business mix boundaries and urban open space uses. Such zoning changes include the adoption of the Commercial Industrial Mix (CIX-1A) business enhancement zone, Commercial Industrial Mix (CIX-1B) low intensity business zone, Commercial Industrial Mix (CIX-1C) high intensity business zone, Commercial Industrial Mix (CIX-1D) retail commercial mix zone, and Housing and Business Mix (HBX-4) zone, as well as mapping of commercial overlay zones near the West Oakland BART station along the 5th Street and Chester Street frontage area, and adopting zoning and height area maps.

Buildout of the West Oakland Opportunity Areas is expected to result in 4,286 to 5,267 new housing units by 2035. Areas with residential potential include along the 7th Street and San Pablo Avenue corridors (more than 1,400 housing units), the envisioned 24-acre mixed-use Transit Oriented Development at the West Oakland BART station (between 1,325 to 2,308 housing units), and approximately 1,520 housing units elsewhere within residential and housing and business mix areas.

The Downtown Oakland Specific Plan (Public Review Draft Plan, 2019)

In August 2019, the City published a public review draft of the Downtown Oakland Specific Plan (DOSP), which envisions new zoning regulations that can be introduced to more closely align with

community goals and feasible development potential. The Plan Area encompasses approximately 930 acres, with a potential for 29,100 new housing units by 2040, of which 4,365 to 7,275 will be affordable units. Key issues related to housing that the zoning update will address include:

- **Establish development hierarchy based on land use character and intensity maps.** The Land Use Character Map and Intensity Map establishes a clear development hierarchy for downtown, depicting nodes and corridors of activity and intensity, as well as transitions to areas of preservation and less intensity. New development downtown should be consistent with the overall community vision established by this Plan.

- **Unlock bonus development potential in exchange for needed community benefits.** The Plan will ensure that downtown's continued growth and revitalization provides community benefits to local residents and the broader community. As part of the planning effort, the City is studying how "upzoning" areas of downtown would affect land value and, to what extent and through what approaches, this value creation may provide funding for pre-defined community benefits based on Plan goals. A zoning incentive program can apply to development projects of any size, with clearly identified benefits to be provided in exchange for increases in building intensity. The increased intensity allowed can be in the form of increased height, FAR, and/or density (to encourage micro-units and other affordable-by-design residential unit types).

- **Study intensity in General Plan.** The updated zoning regulations for downtown may also include an increase in the FAR and density permitted under the General Plan, particularly for portions of the plan area where an increase in intensity is desired, to be consistent with the proposed new bonus provisions. Increasing the maximum FAR and density in select downtown locations will not only capture value and contribute to community benefits, but it can also add intensity to the downtown without requiring lot aggregation, which often results in overly large building footprints and bulky podiums.

- **Include update to Jack London area zoning.** The zoning for the Jack London area dates to the 1960s and is inconsistent with the General Plan. The area was not included in recent 2009 and 2011 citywide zoning updates. Implementation of the Downtown Plan will make the zoning for the Jack London district consistent with the community vision to create an iconic waterfront that is a regional and local amenity with dining, living, entertainment, and civic uses.

- **Streamline approvals, create predictable outcomes.** A goal for the downtown zoning amendments should be to streamline the project approvals process and offer predictability for developers and the community. This can be done by clearly defining the desired urban form and maximum intensity of future development, including identified community benefits that should be provided in exchange for any bonus intensity.

- **Designate office opportunity sites.** Estimates of Downtown Oakland's potential capture of additional office space demand over the next 20 years vary from 10 million to 20 million square feet of space, and significantly more over additional time. Office Priority Sites are identified near BART stations within the Mixed-use Downtown Core Character area. Zoning updates for these identified Office Priority Sites can require new mixed-use

development that has a designated percentage of gross floor area to be dedicated to commercial office space.

Density Bonus

The State Density Bonus Law requires local governments to provide a density increase over the otherwise maximum allowable residential density, along with other incentives for the production of below market-rate housing units, when builders agree to construct housing developments with units affordable to lower- or moderate-income households. Historically, developers infrequently sought density bonuses in Oakland due to the fairly high residential densities permitted in the City. However, the City has seen an uptick in recent years as a means of builders receiving not only a bonus in allowable density, but also relaxation of various development standards that may otherwise preclude construction or increase costs.

Density bonus standards in Oakland are contained in Chapter 17.107 of the Planning Code. The Density Bonus Ordinance was updated in April 2014, and amended again in April 2022, to remain consistent with State law. Prior to this most recent revision, Oakland implemented its local density bonus program in the manner required to ensure consistency with State law. Oakland anticipates that the State Density Bonus Law will continue to be revised by the State legislature in future years. As a result, Chapter 17.107 provides that any provision of the State Density Bonus Law, California Government Code Sections 65915 through 65918, but not included in Chapter 17.107 shall nonetheless be considered valid and applicable to density bonus projects in the City of Oakland. Oakland's density bonus ordinance provides for density bonuses to both for-sale and rental housing development projects that include deed-restricted moderate income units, while state law applies to moderate-income units only in for-sale housing developments.

Recent changes to State Density Bonus Law have significantly expanded incentives for 100 percent affordable, special needs and mixed-income projects located near transit. For example, Assembly Bills 2345 (2020) and 1763 (2019) aim to greatly facilitate affordable housing production, especially 100 percent affordable housing development production. The City of Oakland has implemented the provisions of these amendments at the time that they went into effect and have incorporated those amendments into the latest revision to Chapter 17.107.

In addition to implementing the California Density Bonus law, Oakland has available additional local density bonuses, including a Senior Housing Density Bonus and a Planned Unit Development (PUD) bonus.[9] The City of Oakland Senior Housing Density Bonus, Oakland Planning Code Section 17.106.060, provides for an increase of 75 percent more senior housing units than otherwise permitted by zoning if a conditional use permit is approved. An applicant may choose whether to seek the Oakland Senior Housing Density Bonus or to utilize the State Density Bonus for senior citizen housing developments, but cannot combine the two. In addition, the City of Oakland's

[9] A PUD is a large, integrated development adhering to a comprehensive plan and located on land equaling 60,000 or more square feet in size. Certain uses may be permitted in addition to those otherwise allowed in the underlying zone, certain of the other regulations applying in said zone may be waived or modified, and the normally required design review process may also be waived for developments at the time of initial granting of a PUD permit. The PUD density bonus permits an increase of density by up to 33 percent (except in the RH and RD-1 zones) if the development contains detached buildings each containing only one living unit; townhouse or similar single-family semi-detached or attached buildings each containing only one living unit; buildings each containing two living units and; buildings each containing more than two living units.

flexible Planned Unit Development procedures offer varying special bonuses for worthwhile projects, some of which include increases in overall density. When a project seeks both a Planned Unit Development and State Density Bonus, the Planned Unit Development bonus is calculated first, up to the General Plan maximum density, and then the State Density bonus is calculated from this new allowed number of units.

According to Annual Progress Reports (APRs) submitted to HCD, 10 projects were permitted between 2018 and 2021 that used density bonus provisions to provide affordable housing. The total capacity of these projects is 1,526 units, including 176 very low-income units, 105 low-income units and 64 moderate-income units. In addition, over the same period, eight density bonus projects were completed with 245 very low-income units, 19 low-income units and 315 market-rate units. For comparison, there were about 169 market-rate projects (excluding single-family homes and ADUs) during this period – meaning 5.9 percent of these projects utilized a density bonus. About 1,526 units were provided in these 169 projects, of which 345 units are provided for lower- and moderate-income households (22.6 percent). Waivers and concessions requested by density bonus projects include reductions in parking requirements, increases in allowable building heights, reductions in usable open space requirements, and eliminating a required loading berth.

On- and Off-Site Improvements

The Oakland Municipal Code requires several on- and off-site improvements for new development, depending on the zone. Site improvements may include those related to streets, sidewalks, water and sewage, landscaping, recreation amenities, and any other public improvements found necessary to mitigate the impacts of new development. Additional site improvements may be required in the City's specific plan areas. Since Oakland is mostly built out, housing in the city is largely located on already subdivided lots. Depending on the potential transportation impacts and the location of redevelopment, off-site infrastructure improvements may be required to satisfy California Environmental Quality Act (CEQA) requirements. Off-site improvements may include transit boarding islands, transit shelters, curb extensions, bike facilities, or pedestrian lighting. Table F-13 summarizes the City's current complete street design standards.

Table F-13: Complete Streets Design Standards, 2022

Street	*Width of Right-of-Way (ft.)*	*Visibility Measured Along the Centerline (ft.)*	*Minimum Radii of Curvature on Centerline of Streets (ft.)*	*Tangent length between all reversed curves (ft.)*
Arterial	80	300	500	150
Collector	60	200	300	150
Local	40	100	100	50
Blind	50	-	-	-
Alley	26	-	-	-

Source: Oakland Municipal Code, Chapter 16.16 Design Standards, 2022

Per the City's Standard Conditions of Approval, all land use projects that generate more than 50 net new a.m. or p.m. peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan as early as feasible in the planning process. Mandatory strategies that must be incorporated into a TDM plan based on a project location or other characteristics are provided in Table F-14 below.[10]

[10] City of Oakland Transportation Impact Review Guidelines (TIRG) are available on the City's website: https://cao-94612.s3.amazonaws.com/documents/oak063581.pdf

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
Bus boarding bulbs or islands	• A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb
Bus shelter	• A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day
Concrete bus pad	• A bus stop is located along the project frontage and a concrete bus pad does not already exist
Curb extensions or bulb-outs	• Identified as an improvement within site analysis
Implementation of a corridor-level bikeway improvement	• A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips
Implementation of a corridor-level transit capital improvement	• A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	• Always required
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	• When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection
In-street bicycle corral	• A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages.
Intersection improvements[2]	• Identified as an improvement within site analysis

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	• Always required
No monthly permits and establish minimum price floor for public parking[3]	• If proposed parking ratio exceeds 1:1000 sf (commercial)
Parking garage is designed with retrofit capability	• Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf (commercial)
Parking space reserved for car share	• A project is located within downtown. One car share space preserved for buildings between 50 – 200 units, then one car share space per 200 units.
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	• Typically required
Pedestrian crossing improvements, pedestrian-supportive signal changes[4]	• Identified as an improvement within site analysis • Identified as an improvement within operations analysis
Real-time transit information system	• A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Relocating bus stops to far side	• A project is located within 0.10 mile of any active bus stop that is currently near-side
Signal upgrades[5]	• Project size exceeds 100 residential units, 80,000 sf of retail, or 100,000 sf of commercial; and • Project frontage abuts an intersection with signal infrastructure older than 15 years
Transit queue jumps	• Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better
Trenching and placement of conduit for providing traffic signal interconnect	• Project size exceeds 100 units, 80,000 sf of retail, or 100,000 sf of commercial; and

Table F-14: Required/Mandatory TDM Strategies[1]

Improvement	*Required by Code or When…*
	• Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and • A major transit improvement is identified within operations analysis requiring traffic signal interconnect
Unbundled parking	• If proposed parking ratio exceeds 1:1.25 (residential)

1. AC Transit must be consulted for any transit related elements.

2. Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

3. May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

4. Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a “scramble” signal phase where appropriate.

5. Including typical traffic lights, pedestrian signals, bike actuated signals, transit only signals.

Source: City of Oakland, Transportation Impact Review Guidelines, 2017

While on- and off-site improvements increase the costs of development, they are required to mitigate the impact of new development on the City's infrastructure and are largely unavoidable. However, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies. Further, Oakland's requirements were not identified as a significant constraint during outreach with affordable housing developers.

Building Codes and Enforcement

Oakland adopts the California Model Building Codes (CMBC) established by the California Building Standards Commission (CBSC) through Title 24 of the California Code of Regulations, which was last updated in 2022. The CMBC establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations. Local jurisdictions are required to enforce the CMBC but may also enact more stringent amendments to the CMBC based on climatic, geological, or topographical conditions. Oakland's modifications to the CMBC are generally for the purpose of protecting health and safety in areas subject to natural hazards. Local amendments that may increase development costs are largely related to fire risks, habitability issues, topography, and seismic risks. These amendments do not substantially differ from those of other cities within Alameda County and thus are not considered to act as a constraint on the development of housing.[11] While requirements may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Oakland.

The City's Planning & Building Department reviews all new construction and improvements to existing structures in Oakland. Building services performed include field inspections, plan reviews, and permit issuance in person or electronically. Planning & Building allows users to apply for selected permits, check on the status of permits, research property records, and print permits or inspection cards via the Online Permit Center. The Green Building Code, or CALGreen, applies to most new residential construction (including affordable housing construction). Both single-family and multifamily units must meet CALGreen mandatory measures for residential new construction, as do Category 2 ADUs. Depending on the project, Oakland's green building requirements may also apply.[12]

When applying for building permits, applicants may be required to undergo the Plan Check process. During Plan Check, City engineers review development plans for compliance with applicable codes and regulations. This can include compliance with applicable local, State and federal laws to ensure access for disabled persons. Plans may need to be submitted to the Fire

[11] The latest local amendments, including standard findings, are available at the following link: https://oakland.legistar.com/LegislationDetail.aspx?ID=4212920&GUID=C9824F8B-AF8B-44CE-B43A-BC83BFC2FD34

[12] https://www.oaklandca.gov/topics/green-building

Prevention Bureau for initial review, or may be routed for concurrent review during the Building Plan Check process.

Upon issuance of a building permit, the following inspections are typically required – pre-construction, pre-pour/foundation stage, framing stage, rough-in/frame stage, insulation, drywall/lath/gas test, and final. A final inspection is called in when all related permits have an approved rough-in inspection. To increase predictability during the construction process, the City provides resources on its website of what is typically required.[13]

Code Enforcement Services carries out the City's enforcement program to address violations of the Oakland Municipal Codes, City ordinances, and land use regulations. Code Enforcement Services uses progressive enforcement to follow up on complaints – property owners are notified through the U.S. Postal Services. When a violation is verified by a Building Inspector a Notice of Violation is issued that includes a list of violations and corrections that must be made. The property owner has 30 days to correct the violation. Residents are able to file a complaint via the Accela Citizen Access Portal. Code enforcement efforts are also linked to housing rehabilitation efforts – if an inspection results in an Order to Abate – Habitability or a if a property is a Substandard Public Nuisance a Compliance Plan may be required. Compliance Plans are agreements with the property owner/agent/buyer to rehabilitate the property, correct housing violations, and pay fee assessments in an agreed timeline. The Investor-Owned Residential Property Registration, Inspection & Rehabilitation Program also ensures the regular inspection and maintenance of properties with a default or foreclosure history that have non-owner occupant buyers.

Efforts to comply with State Health and Safety Code Section 17980, related to the abatement of substandard buildings, are contained in Section 15.08.110 of the Oakland Municipal Code and require notice to residential tenants of buildings deemed substandard. Further, under the Code Compliance Relocation Program, residential tenants who are displaced due to actions taken to address violations of City of Oakland building codes may be eligible for relocation benefits from the property owner, pursuant to Oakland Municipal Code Section 15.60.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population, including those populations with special needs. This section summarizes the extent to which various housing types are permitted in the city, as well as any constraints that may be contained in City regulations.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs)—formerly known as secondary or granny units—are attached or detached units that provide complete independent living facilities for one or more persons and are located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as a

[13] See Building Bureau resources at the following links: https://cao-94612.s3.amazonaws.com/documents/What-to-expect-during-your-City-of-Oakland-Building-Inspection-4.2021.pdf and https://cao-94612.s3.amazonaws.com/documents/Overview-of-Planning-and-Building-Inspection-Types.pdf

single-family or multifamily structure. By their nature, ADUs tend to cost less to construct because they do not involve the purchase of land. The California legislature has found that ADUs often provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. As noted by the Terner Center for Housing Innovation and the Center for Community Innovation, in higher-wealth areas, ADU construction is providing new housing supply with access to existing resources, and in lower-income areas, new ADUs are helping to reduce overcrowding, provide new rental income, and build home equity.[14] Several pieces of recent State legislation modified regulations for ADUs with the intent and effect of encouraging their construction. Some of the key changes included prohibiting standards related to lot coverage standards, lot size, FARs, or open space that may impede the development of ADUs, reducing review time for permit applications, and reducing regulations related to parking, height, setbacks, and unit size.

In Oakland, ADUs are regulated by Section 17.103.080 of the Planning Code. New regulations for ADUs were adopted by the City Council in January 2022 to meet the State law requirements. The Planning Code differentiates between a Category One and Category Two ADU. Category One units are those that are located entirely within a One-Family Residential Facility or detached accessory structure and involve no expansion of the existing building envelope. Category Two units are those that a) are not entirely within the building envelope of a One-Family Residential Facility or detached accessory structure; and b) involve either construction of a new structure, or an exterior addition to an existing structure. In addition, Multifamily Category One ADUs are conversions of existing non-habitable space within an existing multifamily building; Multifamily Category Two ADUs are newly constructed detached ADUs or conversions of an existing detached accessory structure; and Multifamily Category Three ADUs are interior or attached to the primary structure. All ADUs are subject to ministerial approval and regulations related to occupancy, sale of unit, parking configuration, fire sprinklers, and compliance with building and fire codes. The relevant standards for ADUs are shown in Table F-15.

The City's Planning Code also lays out requirements for junior accessory dwelling units (JADU) and meets the State law for them. According to State law, JADUs involve the conversion of space within the building envelope of an existing or proposed single-family dwelling, resulting in a living unit of not more than 500 square feet, requiring owner-occupancy in the JADU or primary dwelling unit. In comparison to the 1,000 square foot maximum for Category Two ADUs that are detached in Oakland, both the City of Berkeley and the City of Emeryville permits a 1,200 square foot maximum for detached ADUs. Oakland does allow for a 1,200 square foot for Category Two ADU that is attached or a Category One ADU as well as for a Category Two ADU Oakland has a height limit of 20 feet, which is greater than the minimum 16-foot height limit that the State requires. Housing Action Plan policies 3.2.5 reduce constraints to the development of ADUs, and 3.2.6 commits the City to monitoring affordability of permitted ADUs.

[14] Karen Chapple, David Garcia, Eric Valchuis, and Julian Tucker. "Reaching California's ADU Potential: Progress to Date and the Need for ADU Finance." *The Terner Center for Housing Innovation at University of California*, August 2020

Table F-15: ADU Development Standards, 2022

Standards	*One-Family ADU Category One*	*One-Family ADU Category Two*
Maximum Size	Conversion of Attached Structures: 50% of floor area of primary residence or 850 sf., whichever is greater, but shall not exceed 1,200 sf. Interior Conversion: size is limited by the existing building envelope, but shall not exceed 1,200sf.	For detached: 850 sf. for studio or 1-bedroom. 1,000 sf. for 2-bedroom or more For attached: Whichever is greater: 850 sf. for studio or 1- bedroom, and 1,000 sf. For a 2-bedroom or more; or 50% of floor area of primary residence, but shall not exceed 1,200 sf.
Parking for ADU	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem	None required if located: a) within ½-mile walking distance of public transit; b) on any lot within a City of Oakland Area of Primary Importance (API) or Secondary Importance (ASI), as defined in the General Plan's Historic Preservation Element; c) in areas where parking permits are required but not offered to occupants of ADUs; or d) where there is a carshare vehicle within one block of the ADU. Otherwise: One (1) space per ADU, which can be tandem
Side and Rear Setbacks	-	4 feet or the regularly required setback, whichever is less, but in no case shall the setback be less than 3 feet from the side or rear lot line;

Source: Oakland Planning Code, Section 17.103.080 Accessory Dwelling Units in conjunction with One-Family, Two-Family, and Multifamily Dwelling Residential Facilities, 2022

Live-Work Units

Live-work units are properties that combine residential and non-residential uses in either commercial or residentially zoned areas. There are numerous types of live-work units that are permitted in the city as outlined in Table F-16. The City makes a distinction between live/work and work/live units. They define live/work units as those that accommodate both residential and non-residential activities, while work/live units are primarily non-residential with an accessory residential area. These units are generally permitted within the commercial districts and must meet certain criteria. Live/work units are also permitted in HBX and D-CE zoning districts, and work/live units are permitted, under limited circumstances, in industrial zones.

All live-work units are subject to Building Code requirements which may be costly to update and have a significant effect on the function and layout of these units, particularly in terms of Americans with Disabilities Act (ADA) access and bathroom configuration.

For comparison, the City of Berkeley permits live-work units by right in all commercial districts except C-SA and C-W, which require a use permit or an administrative use permit. Live-work units are not permitted in all residential districts. In the City of Emeryville, live-work units in residential zones are subject to on-premises sales and work is restricted to occupants. In a residential zone, no live-work building may be converted to wholly nonresidential uses; however, it may be converted to wholly residential uses. In a nonresidential zone, any live-work building may be converted to wholly nonresidential uses which are permitted in that zone. Action 3.2.2. updates development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan.

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
JLWQ	Joint Living and Working Quarters (JLWQs) are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities.	Zones that permit or conditionally permit residential dwelling units.
Residentially Oriented JLWQ	Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old.	Within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. Unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area.
HBX Work/Live and Live/Work Units	HBX work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Housing and Business Mix (HBX) Zones
D-CE Work/Live and Live/Work Units	D-CE work/live and live/work units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building.	Central Estuary District (D-CE) -3, -4, and -5 Zones
Industrial Work/Live Units	Work/live units established as part of a new building or the conversion of an existing building if the site is within 300 feet of a Residential Zone.	CIX, IO, and IG Zones. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization of existing units that house artists are conditionally permitted anywhere in the CIX, IG, and IO Zones.
Work/Live Units in Additions and	Live/work and work/live units in a newly constructed building or expansion of an	CIX, IO, IG, HBX, D-CE Zones

Table F-16: Live-Work Units, 2022

Type	*Description*	*Permitted Zones*
New Buildings	existing building.	

Source: Oakland Planning Code, 2022

Manufactured Housing and Mobile Home Parks

Manufactured homes, also referred to as factory-built homes or modular homes, consist of a residential building or dwelling unit which is either wholly or partially constructed or assembled off-site. Manufactured housing is typically constructed off-site and installed on a foundation, which is significantly less costly than the construction of individual single-family homes on site.

Mobile home parks were previously permitted in the Mobile Home Combining (S-6) Zone. This zone was intended to create, preserve, and enhance areas containing attractive mobile home parks, and is typically appropriate to a variety of living environments with good access to major thoroughfares.

The Oakland Construction Innovation and Expanded Housing Options Ordinance (No. 13666), passed into law in November 2021, aimed to address the city's increasing cost of building housing, while increasing housing options and affordability to residents. The ordinance updated the City's zoning regulations to:

- Allow residential occupancy of recreational vehicles (RVs) and tiny homes on wheels ("Vehicular Residential Facilities") on private property subject to certain health and safety standards;
- Allow mobile homes and manufactured homes in all zoning districts where residential uses are permitted;
- Establish density and open space regulations for efficiency dwelling units; and
- Establish height regulations for modular construction.
- In addition, the Ordinance amended the Oakland Building Code to allow light straw-clay construction.

Housing for Persons with Disabilities

California Government Code 65583 requires jurisdictions to analyze potential and actual constraints that could affect the development, maintenance, and improvement of housing for persons with disabilities. Further, the Lanterman Developmental Disabilities Services Act and Community Care Facilities Act states that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones. In addition, both the Federal Fair Housing Act and the California Fair Employment and Housing Act place an affirmative duty on jurisdictions to make reasonable

accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The following sections provide a summary of the relevant portions of Oakland's Zoning Code that address these requirements, as well as any potential constraints.

In Section 17.09.040 of the Oakland Planning Code, a family is defined as "one person, or a group of people living together as a single housekeeping unit, together with any incidental domestic servants and temporary nonpaying guests."

Reasonable Accommodation

While the City's Planning & Building Department implements the reasonable accommodation requirements in the California Building Code, Chapter 17.131 further outlines reasonable accommodations policy and procedures in the City's Planning Code. The intent of this chapter is to provide flexibility in the application of the Planning Code for individuals with a disability when flexibility is necessary to eliminate barriers to housing opportunities. The chapter facilitates compliance with federal and State fair housing laws and promotes housing opportunities for residents of Oakland.

The reasonable accommodation procedure is a ministerial process. The Planning Director, or his or her designee, shall have the authority to consider and act on requests for reasonable accommodation and shall make reasonable accommodations in rules, policies, practices, or services when those accommodations may be necessary to afford persons with disabilities equal opportunities to use and enjoy the dwelling. "Category A" Requests are requests for accommodation from development regulations not specified as a "Category B" request, including but not limited to, setbacks, building height limits and parking regulations in the Planning Code, or for any additions to Residential Facilities which meet the definition of a "Small Project," as defined in Section 17.136.030(B), shall be considered "Category A" requests. A proposal will qualify for "Category A" Request if it meets each of the provisions set forth below.

- The proposal is limited to one or more of the types of work listed as "Category A" request in 17.131.040(B)(1); and

- The accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling.

"Category B" Requests are requests for accommodation from residential density regulations in the Planning Code; distance separation requirements in the Planning Code; land use activities not permitted by the Planning Code; any additions to Residential Facilities which meet the definition of "Regular design review" as defined in Section 17.136.040(A); and any other accommodations request, under the discretion of the Planning Director, shall be considered "Category B" requests. A proposal will qualify for "Category B" Request if it meets each of the provisions set forth below.

- That the housing, which is the subject of the request for reasonable accommodation, will be used by people with disabilities protected under fair housing laws;

- That the accommodation is necessary to afford people with disabilities an equal opportunity to use and enjoy the dwelling;

- That the requested accommodation will not require a fundamental alteration to zoning laws, rules, policies, practices and procedures; and

- That the requested accommodation will not impose an undue financial or administrative burden on the City.

Residential Care Facilities

Residential care facilities include facilities that require a State license or are State-licensed for seven or more residents which provide twenty-four hour primarily nonmedical care and supervision as defined in the City's Planning Code. Occupancy of living accommodations by six or fewer residents are excluded and are treated as single-family dwellings. Currently, residential care facilities are permitted in residential zones if located in single family dwellings, but require conditional use permits if located in any other residential facility type. Additionally, this also includes requirements that they be located no closer than 300 feet from any other facility, and require parking demand generation and noise not be substantially greater than normally generated by surrounding residential activities. Residential care facilities are permitted in non-residential zones if they are located in single family dwellings, but require conditional use permits if located in any other residential facility type and/or when located on the ground floor of a street fronting building., though Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. Currently, residential care facilities in CC zones are also required to comply with each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;

2. That the proposal will not impair a generally continuous wall of building facades;

3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

Residential care facilities require one parking space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than two spaces are required, additional spaces beyond two may be provided in tandem.

While the City has not denied permits for residential care facilities in the past few years, the City will amend the Zoning Code to allow residential care facilities by-right in all residential facility types; allow residential care facilities by-right in the ground floor in non-residential zones; add standard conditions of approval (in place of conditional use permits); and add an exemption to the

overconcentration restriction that allows residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility to align with State licensing overconcentration requirements in California Health and Safety Code Section 1520. 5 (see Action 3.7.8).

Housing for Persons Experiencing Homelessness

Persons experiencing homelessness are identified as a special needs group and may require specialized forms of housing, including emergency shelters, transitional and supportive housing, low barrier navigation centers, and single room occupancy (SRO) units. The City also has 85 Project Homekey-funded sites. The following sections summarize City requirements for the various forms of housing that can meet the needs of the population experiencing homelessness.

Emergency Shelters

Emergency shelters include the provision of short-term housing, with or without a fee, to individuals and families who are homeless and who may require special services. According to 2020 Homeless Management Information System (HMIS) data, the Oakland, Berkeley/Alameda County Continuum of Care contains 2,032 total year-round beds, including 1,383 emergency shelter beds.

Emergency shelter for homeless individuals and families is permitted by right, without discretionary action, in eight areas throughout the City, subject to objective development and location standards, which are codified in the Oakland Planning Code Section 17.103. These areas are displayed in Figure F-2 below, and described in further detail below along with the HCD/TCAC Opportunity Area designation. Analysis of the currently designated areas for by right approval of emergency shelters shows that high-resource areas are underrepresented, and no higher resource areas overlap with the by right designated areas. To redress this, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to provide greater opportunities for emergency shelters, including by providing for by right approval throughout the city when located on properties with religious institutions and similar community assembly civic activities (see Action 4.3.6).

- Segment 1 – the portion of Martin Luther King Jr. Way between 51st Street and the City of Oakland City Limits (Moderate and High Resource). This includes approximately 20 acres of land with parcels sizes averaging approximately 0.3 acres but ranging between 2,000 square feet to 7 acres. These parcels predominantly have existing uses. Portions of Segment 1 have public transportation through the Ashby and MacArthur BART Stations, and the entirety of the corridor is served by AC Transit. Segment 1 is designated in the Oakland General Plan for Mixed Use Residential, Urban Residential, and Neighborhood Commercial uses.

- Segment 2- the portion of San Pablo Boulevard between 53rd Street and the City of Oakland City Limits (Moderate Resource). This includes approximately 42 acres of land with parcel sizes averaging approximately 0.2 acres. City records have identified at least 11 vacant lots within Segment 2. Segment 2 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 2 is designated in the Oakland General Plan for Community Commercial and Neighborhood Commercial uses.

- Segment 3 – the portion of the area surrounding Webster Street bounded by 29th Street to the south, the I-580 overpass to the north, Elm Street to the west, and Webster Street to the east (Low Resource). This includes approximately 36 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 3 vacant lots within Segment 3. Segment 3 is well served by public transportation on Telegraph Avenue and Broadway provided by AC Transit. Segment 3 is designated in the Oakland General Plan for Institutional Uses and is zoned S-1 (Medical Center).

- Segment 4 – the portion of San Pablo Boulevard lying between Grand Avenue and I-580 (Low Resource). This includes approximately 34 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 33 vacant lots within Segment 4. Segment 4 is well served by public transportation through AC Transit lines 72, 72M, and 72R. Segment 4 is designated in the Oakland General Plan for Urban Residential and Community Commercial uses.

- Segment 5 – the area surrounding Third Street bounded by Martin Luther King Jr. Way to the east, Fifth Street to the north, Embarcadero West to the south, and Union Street to the west (mid of Low, Moderate, and High Resource). This includes approximately 80 acres of land with parcel sizes averaging 0.6 acres. City records have identified at least 19 vacant lots within Segment 5. Portions of Segment 5 is served by public transportation through the West Oakland BART station. Segment 5 is predominantly designated under the General Plan for Business Mix uses.

- Segment 6 – the portion of E. 12th Street between 14th Avenue and 23rd Avenue (High Segregation & Poverty). This includes approximately 37 acres of land with parcel sizes averaging 0.4 acres. City records have identified at least 14 vacant lots within Segment 6. Segment 6 is well served by public transportation through the AC Transit Tempo Bus Rapid Transit line. Segment 6 is predominantly designated under the General Plan for Business Mix uses.

- Segment 7 – the portion of MacArthur Boulevard between Fruitvale Avenue and High Street (Low and Moderate Resource). This includes approximately 68 acres of land with parcel sizes averaging 0.2 acres. City records have identified at least 121 vacant lots within Segment 7. Segment 7 is well served by multiple AC Transit lines, including the 54 line providing connections to Fruitvale BART. Segment 7 is designated in the Oakland General Plan for Neighborhood Commercial and Urban Residential uses.

- Segment 8 – the area of Coliseum Way bounded by San Leandro Street to the north, I-880 to the south, 66th Avenue to the east, and High Street to the west (Low Resource). This includes approximately 227 acres of land with parcel sizes averaging 1.1 acres. City records have identified at least 34 vacant lots within Segment 8. Portions of Segment 8 have limited public transportation options, either by walking to AC Transit options along San Leandro Street or by walking to the Coliseum BART station. Segment 8 is designated in the Oakland General Plan for General Industry and Transportation and Business Mix uses.

The City of Oakland has declared a local shelter crisis. For the duration of that declared emergency, emergency shelters are permitted by right with no discretionary approvals, including design review,

on all properties owned or leased by the City that are designated by the City Administrator for use as temporary emergency housing sites. See Oakland Planning Code Section 17.07.060 for further details on implementation.

Additionally, emergency shelters are conditionally permitted in high-density residential zones and several commercial zones. Conditionally permitting alternative housing in all high-density residential zones and most commercial zones further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the CUP process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide these services which constrains the housing from being built. But in order to limit the possibilities that the permitting process would act as a constraint, the Housing Action Plan (Chapter 4) includes actions under Policy 4.3 to reduce this from a major conditional use permit requirement to a minor conditional use permit requirement, which means the permit would be issued at the staff level and appealable only to the Planning Commission.

Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle, consistent with requirements in AB 139.

Transitional, Supportive, and Semi-Transient Housing

The Oakland Planning Code defines transitional, supportive, and semi-transient housing as follows:

- **Transitional Housing:** includes housing configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from beginning of assistance. As noted in Tables F-4 through F-6, transitional housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan (Action 4.3.3).

- **Supportive Housing:** includes housing with (a) no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by a target population (as defined in subdivision (g) of Government Code Section 65582). As noted in Tables F-4 through F-6, supportive housing is permitted as a use distinct from other permanent residential types and is permitted differently than other residential uses in some zoning districts. This will be corrected as part of the Housing Action Plan. Supportive housing is required under state law to be a use by right in zones where multifamily and mixed uses

are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies the requirements listed in Government Code Section 65651. To date, the City of Oakland has received two development application utilizing this provision but anticipates receiving more in the future. At the time of publication of this document, one of the two applications—PLN22172—has been determined eligible for streamlining and now has an approved entitlement for 40 lower income supportive housing units; the other—PLN22168—is assigned and undergoing review. The Housing Action Plan will include an action to redefine Supportive Housing to clarify that projects that meet the requirements of Government Code Section 65651 will be permitted by right without discretionary review (Action 4.3.3).

- **Semi-Transient Housing:** include the occupancy of living accommodations partly on a 30 days or longer basis and partly for a shorter time period, but with less than 30 percent of the living units under the same ownership or management on the same lot being occupied on a less-than-thirty-days basis; but exclude institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylums, and prisons.

Low Barrier Navigation Centers

Recent State law, including AB 101, requires that low barrier navigation centers for persons experiencing homelessness be allowed by right and without any discretionary approval within the local jurisdiction. Currently, the City does not provide a definition for "low barrier navigation centers" nor does it provide specific regulations for the development of these facilities. The City will address this as part of the Housing Action Plan (see Action 4.3.5: Provide development standards for Low Barrier Navigation Centers).

Figure F-2: Approved Locations for Permitting Emergency Shelters By-Right, 2022

Source: City of Oakland, 2022

Single Room Occupancy (SRO)

Single-room occupancy units (SROs)—called Residential Hotels in the Oakland Planning Code—are defined in accordance with California Health and Safety Code Section 50519, and refer to any building built before 1960 containing six or more rooming units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, and where the entrances to the individual units are generally accessed via a shared lobby area.

SROs are an essential component of the city's supply of naturally occurring affordable housing, as they are a flexible and easily accessible form of housing that provides very-low-, and extremely-low-income residents the ability to remain in Oakland and avoid homelessness. To that end, on December 4, 2018, the Oakland City Council adopted new Planning Code Chapter 17.153, which regulates the conversion, demolition, rehabilitation, and sale of Residential Hotels to protect this important type of housing. The purpose of the chapter is to benefit the general public by minimizing the adverse impact on the housing supply and on displaced very-low- and extremely-low-income, elderly, and disabled persons, which results from the loss of SRO units as a naturally occurring affordable housing option. The ordinance has established a process for identifying and preparing a registry of known existing Residential Hotel Units, and regulates the demolition, conversion and rehabilitation of Residential Hotel Units.

The City has been able to successfully implement the ordinance following adoption. The Planning Bureau has largely gone through the process of confirming the status of individual properties as residential hotels, and has flagged all properties in the Accela permitting system. If the Planning & Building Department receives an application for renovations or other projects pertaining to these properties, the application is routed to appropriate Planning staff. Staff can then review the residential hotel certificate of status for the property and compare it to the proposal to see if it proposes any amenity rehabilitation that is prohibited under the ordinance, or whether it would require a CUP meeting the requirements under Planning Code Chapter 17.153 to provide equivalent low-income housing. There have not been any CUPs issued or sought under Chapter 17.153, which means that residential hotels have been successfully preserved in their status quo. There have been some applications for amenity rehabilitation, often in buildings that have been vacant for 10 or more years.

Efficiency Dwelling Units and Rooming Units

Efficiency Dwelling Units are defined in the Oakland Planning Code as studio units, with kitchens, under 400 square feet. Rooming units are defined as units without kitchens, such as those commonly found in SROs. Both are a smaller unit formats, which typically cost less to build and are likely to be provided at a lower cost.

Efficiency dwelling units can be constructed in all zoning districts in which multifamily housing is permitted as either part of, or the entirety of, multifamily developments. Efficiency units can be constructed at higher density, often at twice the density, than otherwise provided for larger format dwelling units.

As with efficiency dwelling units, rooming units are permitted to be constructed at densities significantly higher, often twice as dense, than the density provided for larger format dwelling units. However, rooming units are only permitted as part of rooming house facilities, a separate residential facility designation. Rooming units currently cannot be included in multifamily dwelling residential facilities. As shown in Table F-4, rooming house facilities are permitted and conditionally permitted in a wide variety of zoning districts similar to multifamily dwelling facilities. But in contrast to multifamily dwelling facilities, rooming houses are not permitted in RM, RU-1, S-15, D-WS, D-CO, D-OK zoning districts and are conditionally permitted rather than permitted in RU-2, RU-3, S-15W, zoning districts. The Housing Action Plan includes an action (Action 3.7.6) that would expand districts in which rooming house facilities may be constructed in order to reduce constraints on construction of rooming units, and additionally proposes actions to address an unaddressed need for "intentional community" housing types.

Farmworker and Employee Housing

Farmworkers, people whose primary income comes from permanent or seasonal agricultural labor, are considered to have special housing needs due to their limited income and unstable nature of employment. As discussed in Appendix B, farming is not a major industry in Oakland with only 0.5 percent of Oakland's labor force employed in the "agriculture, forestry, fishing and hunting" industry in 2019. The city is located in a highly urbanized area with no working farms within or adjacent to city limits. Oakland's stock of affordable housing is available to any farmworkers that may reside in the city. Since all affordable housing units are available to farmworkers in Oakland, it is not necessary for the City to establish a specific program or funding for farmworker housing.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. The Oakland Planning Code's definitions of "family" and "dwelling unit" in Section 17.09.040 do not restrict households to related members of a family or place a limitation on size of a household, but it does not explicitly state that this employee housing type would be treated the same as a single-family structure. The Housing Action Plan (Chapter 4) contains a program to amend the zoning code definitions to provide greater clarity that employee housing for six or fewer employees is treated the same as a single-family structure. The program will also include amendments to ensure the City of Oakland complies with Section 17021.6 of the Employee Housing Act, which require employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use.

PERMITS AND PROCESSING PROCEDURES

Residential Permit Processing

Housing development can be constrained by long permit processing timelines, which can create uncertainty, increase overall project costs, and ultimately make a project infeasible. A ministerial approval provides the shortest timeline, while a discretionary approval, particularly those with review in front of several adjudicatory bodies, can significantly add to the time required. The

necessary approval process depends on several factors, including the applicable zoning district, the project type, size, and complexity, and the degree to which the project is seeking modifications to the applicable development standards such as through variances, conditional use permits, rezoning, or general plan amendments. This section explores the typical process for a development application in Oakland, including when discretionary approval is required.

The City of Oakland administers the permit process through the Planning and Building Department. Basic steps that are typically required in the approval process include the following:

- **Pre-Application Meeting.** Proposals that involve multiple permit approvals or complex design considerations is typically initiated through a voluntary pre-application review process. The Pre-Application meeting involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

- **Application for Development Review.** The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action.

- **Supplemental Planning Forms.** Most project applications require supplemental forms including findings for Conditional Use Permits (CUPs), design review, and variances.

- **Environmental Review.** Pursuant to the California Environmental Quality Act, projects are required to undergo environmental review to identify significant environmental impacts. Infill development consistent with the General Plan and zoning requirements may be exempt from such review. Depending on project size, environmental review typically takes between 6 and 9 months for projects consistent with the Oakland General Plan and between 12 and 36 months for more complex projects.

The time required to process an application depends primarily on the permit type, size, and complexity of the project and the number of approvals required. Typical timelines for common applications, as well as the relevant approval body, are provided below in Table F-17.

Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. Generally, the City streamlines processes for the issuance of zoning and building permits for affordable housing projects. The City prioritizes affordable housing development during the entitlement process, and actively works with affordable housing developments to ensure that projects can smoothly go through the entire approval process. However, there is limited staff capacity to review projects which can increase the time required for permit approval. Affordable housing developers have emphasized the need for permit streamlining, approving projects by right, reducing permitting costs, and facilitating development on smaller sites.

Table F-17: Application Processing Times, 2022

Application Type	*Approval Body*	*Typical Processing Time[1]*
Residential Design Review	Director of City Planning	9 months
Tentative Parcel Map	Director of City Planning	9-12 months
Parcel Map	City Engineer	5-9 months
Tentative Subdivision Map	Planning Commission	12 months
Major Conditional Use Permit	Planning Commission	9-12 months
Minor Conditional Use Permit	Director of City Planning	9 months
Planned Unit Development	Planning Commission	2 years
Development Agreement	Planning Commission & City Council	3 years
Variance—Major	Planning Commission	9-12 months
Variance—Minor	Director of City Planning	9 months
General Plan Amendment	Planning Commission & City Council	2-3 years
Rezone	Planning Commission & City Council	2-3 years

1. Does not include appeals.

Source: City of Oakland, 2022

Depending on project type and applicable zoning, a project application may be subject to discretionary review. As noted in Table F-4, single-family dwellings are permitted by right in almost every residential zoning district. Two-family dwellings require a CUP in the RD-2 and RM-1 districts, while multifamily dwellings require a CUP in the RM-2 and RM-3 districts. The most common forms of discretionary review and the general ministerial review process are described in further detail below.

Ministerial Review

Projects subject to ministerial review are permitted by right, meaning development approvals require little or no personal judgement by a public official and are granted through reference to objective standards. Although there are a variety of zoning districts in Oakland that permit multifamily development without a conditional use permit, most residential developments are subject to design review – a discretionary process discussed further below. Projects that are currently subject to by-right review that is not subject to CEQA are limited to ADUs, affordable housing and supportive housing streamlining projects (SB 35 and AB 2162), and SB 9 lot splits. Efforts to expand by-right procedures, including for Low Barrier Navigation Centers and affordable developments, are provided in the Housing Action Plan.

Affordable housing developments under Government Code Section 65913.4, commonly referred to as an SB 35 project, are subject to streamlined, ministerial approval. The City processed its first SB 35 affordable housing application in 2018. The City maintains and regularly updates an SB 35

streamlining checklist on its website.[15] Prior to submitting an application for streamlined ministerial approval under SB 35, an applicant must first submit a notice of intent pre-application to the City, which commences the tribal scoping consultation process in accordance with AB 168. Only when the tribal scoping consultation is completed may an applicant submit an application for streamlined ministerial approval. Approvals must be completed within 90 days of submittal (for proposed projects involving 150 or fewer units) or 180 days of submittal (for proposed projects containing more than 150 housing units). As ministerial approvals, these projects are not subject to CEQA under CEQA Guidelines Section 15268.

Design Review

On December 19, 2006, the Oakland City Council adopted design review-related amendments to the Oakland Planning Code (Title 17). The design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Design review is intended to address the compatibility of new construction and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. There are two types of residential design review processes – regular design review and small project design review (SPDR). Historic properties and landmarks may be subject to additional regulations. Applications for design review are processed concurrently with other planning permits.

Regular design review is required for the construction of all new dwelling units, except for accessory dwelling units (ADUs), projects streamlined under state law such as SB 35 and AB 2162, and those deemed exempt pursuant to Oakland Planning Code Section 17.136.025. Regular design review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. The decision on a regular design review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

Regular design review applicants may submit for pre-application review, and may be requested to do so if the project is of a larger scale or involves a significant policy issue. As noted in Table F-17, residential design review is considered by the Director of City Planning. Residential design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

3. That the proposed design will be sensitive to the topography and landscape;

[15] https://cao-94612.s3.amazonaws.com/documents/2021-New-Construction-NOFA-SB-35-Streamlining-Checklist-PDF.pdf

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; and

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Application of these design review criteria can impact project cost and timing, and lead to applicant uncertainty about the project review process. As a result, the design review criteria can act as a constraint on housing construction. When evaluating projects for compliance with these criteria, Planning staff utilizes published design guidelines that include both objective and subjective criteria. Applicants are also often required to include photographs of adjacent properties to document the neighborhood context. Relying on both the design guidelines and an analysis of neighborhood context, Planning staff may request design changes to the project to meet the design review criteria. Addressing these comments can extend the approval process by requiring additional rounds of review and revisions to the project to meet the design review criteria. Depending on the project's context and an applicant's resources to make requested revisions, the design review process can add anywhere from weeks, to several months, to a year to the review process. For more complex projects, review of a project's compliance with the design review criteria is provided both at the staff level and through input from members of the Oakland Planning Commission Design Review Committee and other applicable boards. This might result in several rounds of revision and review, resulting in additional impacts to project cost and timing. To address this constraint, the Housing Action Plan proposes Action 3.4.7, the creation and implementation of objective design standards available to all housing development projects. Projects utilizing objective design standards will not be required to independently make findings of compliance with the regular design review criteria.

SPDR applies to all additions citywide of more than 10 percent, but not more than 1,000 square feet or 100 percent of the total floor area or footprint on site, whichever is less. There are three tracks for SPDR approval – based on whether a proposal involves a local register property and the size of an upper-story addition. SPDR was designed to have a quicker turnaround time than other types of zoning permits, including regular design review. A final decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For SPDR proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the SPDR decision, and approval shall be granted to applications that meet the following criteria:

1. That for Nonresidential Facilities and the nonresidential portions of Mixed-Use Development projects, the proposed design conforms with the adopted checklist criteria for nonresidential facilities, as may be amended;

2. That for Residential Facilities with one or two primary dwelling units and the residential portions of Mixed-Use Development projects with one or two primary dwelling units, the

proposed design conforms with the adopted checklist criteria for facilities with one to two primary dwelling units, as may be amended;

3. That for Residential Facilities with three or more living units and the residential portions of Mixed-Use Development projects with three or more dwelling units, the proposed design conforms with the adopted checklist criteria for facilities with three or more living units, as may be amended; and

4. That for Local Register Properties, the proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Design review can increase the approval timeline of a project significantly, especially when approval criteria are subjective. In Oakland, case by case design review of single-family homes and single-family home additions can create a bottleneck in the permitting process and diverts resources from other planning efforts. Further, State law requires that jurisdictions review new multifamily and residential mixed-use developments ministerially against objective standards. The City has already started a process to develop new procedures, regulations, and objective design and development standards to streamline the approval of housing. These standards will have a particular focus on much-needed affordable housing projects in transit-rich areas. This effort is described further as part of the Housing Action Plan.

Historic Preservation

Oakland has a program for officially designating select landmarks and preservation districts, based on a set of a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance as established in the Historic Preservation Element. Landmarks and preservation districts—also referred to as S-7 and S-20 Zones—are nominated by owners, the City, or the public and are designated after public hearings by the Landmarks Board, Planning Commission, and City Council. Since the program began in 1973, about 140 individual landmarks have been designated, out of nearly 100,000 buildings in Oakland. There are currently nine designated preservation districts containing about 1,500 buildings. They include Preservation Park, Old Oakland-Victorian Row, and the Bellevue-Staten Apartment District along Lake Merritt in Adams Point, and Sheffield Village. Also included are Oak Center Historic District and 7th Street Commercial District in West Oakland.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties. The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource (e.g., by following the Secretary of the Interior's Standards for Rehabilitation) will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

CEQA requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use federal funds and require Section 106/National Historical Preservation Act review to avoid adverse effects on historic resources.

Conditional Use Permits (CUPs)

The Planning Code allows two types of uses in each zoning district: permitted and conditional uses. CUPs help ensure the proper integration of uses and neighborhood compatibility and give the City flexibility if special conditions of approval are required. An application for a major CUP is considered by the Planning Commission at a noticed public hearing, while a minor CUP is subject to approval by the Director of City Planning. Minor CUP decisions can be appealed to the Planning Commission, while major CUP decisions can be appealed to the City Council. For a major CUP, the Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. In order to grant a use permit, pursuant to Planning Code Section 17.134.050, the Planning Commission must make the following findings:

- That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

- That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

- That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

- That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

- That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council; and

- For proposals involving a One- or Two-Family Residential Facility: If the CUP concerns a regulation governing maximum height, minimum yards, maximum lot coverage, or maximum FAR, the proposal also conforms with at least one of the following additional criteria:

  – The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage

and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

– At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for CUPs that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any CUP.

As noted previously, most residential projects do not require a CUP in residential zoning districts. The requirement of a CUP for multifamily dwellings in the RM-2 and RM-3 districts, both of which permit small multifamily developments, is an identified constraint. The criteria for approval of a CUP in these districts is relatively subjective, which may especially prove a hinderance to affordable housing projects. Further, a CUP in the RM-3 district may only be granted upon determination that the proposal conforms to additional criteria involving impacts on the adjoining property and surrounding neighborhood, which include privacy, safety, and residential amenity considerations. The current CUP requirements for density in the RD and RM residential zoning districts pose a constraints for new housing development, and will be eliminated as part of the proposed code amendments.

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner.

PUDs require a development plan, which is considered for approval by the Planning Commission at a noticed public hearing. Commission findings are based on requirements set forth in Planning Code Section 17.140.080 and PUD regulations established in Planning Code Chapter 17.142. Applicants can appeal a Commission decision to the City Council within 10 calendar days. The PUD process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark sites.

Development Agreement

An application for a Development Agreement is heard by the City Planning Commission at a noticed public hearing. The Commission forwards its recommendations to the City Council. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed Development Agreement or approve it with changes and/or conditions. The decision of the Council is final.

Environmental Review

Discretionary review of development projects, including residential development projects, are subject to CEQA. In general, CEQA requires the City to consider the potential environmental impacts of a development before approving the project. The process is intended to inform decisionmakers and the public about potential environmental impacts of proposed activities, and to identify ways to avoid or reduce those impacts. Projects that are required to prepare a comprehensive environmental evaluation, known as an Environmental Impact Report (EIR), experience a prolonged approval time. Further, the potential for appeals of project under CEQA, and even CEQA lawsuits, create additional uncertainty for residential projects.

To the greatest extent possible, Oakland utilizes applicable categorical exemptions and streamlining provisions of CEQA for infill development projects that are consistent with existing land use general plan standards. Oakland has developed several specific plans, described above, and have prepared environmental impact reports for those plans that can be relied upon for residential projects that are proposed within the specific plan area. Categorical exemptions are available for the classes of projects generally considered not to have potential for impacts on the environment and are provided in CEQA Guidelines Sections 15300-15333. However, categorical exemptions are not available for projects when the project is located in a particularly sensitive environment, the cumulative impact of successive projects of the same time in the same place over time is significant, the project is located on a hazardous waste site, the project may cause a substantial adverse change in the significance of a historical resource, or where there is a reasonable possibility that the project will have significant effects on the environment due to other unusual circumstances.

Building Permits

The time between entitlement and applying for a building permit generally depends on the size of a project. Typically, this timeline is six months for a one- to four-unit project, nine months for a five- to 99-unit project, and one year for a project over 100 units. A review of residential projects that received planning approvals between January 2018 and January 2022 shows that building permits for those projects were approved on average about 279 days after receiving the planning approval. Multifamily and single-family projects had similar timelines – 286 days and 260 days, respectively. Affordable projects had significantly longer timelines compared to market-rate projects (941 days and 251 days, respectively), which reflects both the length of time required to secure financing and the complexity associated with the generally higher-density nature of such projects in Oakland.

As discussed above, there are multiple steps involved in the building permit approval process, including Plan Check and Fire Prevention Bureau review. Review times vary depending on the complexity of the project. Developers can check their permit status on the City's Online Permit Center.[16] Average permit processing turnaround times are provided in Table F-18 below.

[16] https://aca-prod.accela.com/OAKLAND/Default.aspx

Table F-18: Average Permit Processing Turnaround Times, 2022

Permit/Review Type	*Typical Processing Time*
Planning and Zoning Counter Review[1]	2 weeks
Over the Counter (OTC) Permits[2]	2-3 weeks
Permits with assigned Plan Check	Up to 8 weeks
Windows, Kitchen/Bath Remodels[3]	Up to 5 days for review
Mechanical, Electrical, or Plumbing Permits (MEPs)	Up to 5 days for review
Solar Energy Systems	Up to 10 days for review
ADUs with assigned Plan Check	Up to 3 weeks for creation and submittal review
Final Plan Check[4]	5-7 weeks
Issuance of Permit[5]	Up to 5 days

1. Processing times apply to the creation and review for most application types (DRX, ZC, DET, DS).
2. OTC Permits that require Plan Check take up to 7 weeks.
3. No wall change, water heater replacement, and no Plan Check required (requires no appointments).
4. After Plan Check approval.
5. Once payment is received, final plan check is completed, signed declarations have been returned, and fire and construction and recycling is completed.

Source: City of Oakland, Planning and Building Department, January 7, 2022

Consistency with the Housing Accountability Act

The California Housing Accountability Act was enacted in 1982 with the goal of "meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The Act has been amended in recent years with the goal of clarifying its requirements, achieving broader compliance and imposing greater consequences for noncompliance. Among the new requirements is that the City review completed housing applications for consistency with applicable objective development standards within 30 days after an application for a discretionary action has been deemed complete if the proposed project has less than 150 units, or within 60 days if the project has more than 150 units. If the City does not provide an applicant with written documentation explaining how the project is inconsistent with objective standards, then the project is deemed consistent with that requirement. The City has incorporated this practice into its project review.

Consistency with the Housing Crisis Act

The Housing Crisis Act of 2019 amended existing State planning and zoning laws with the objectives of increasing housing production of housing, preserving existing units, and protecting current tenants. Oakland has taken a number of steps to implement SB 330. First, Oakland Planning has created a Vesting Preliminary Application form to implement the Vesting Preliminary Application process, a State-mandated application process available to all housing development projects intended to provide certainty to an applicant by locking in the development requirements, standards, and fees applicable to a project at the time a Vesting Preliminary Application is submitted. Second, Oakland Planning has updated its Basic Application for Development Review to require that applicants include information regarding existing tenants and protected units at the

site proposed for development and to include supporting documentation. Satisfaction of the replacement unit and obligations is implemented through City of Oakland Standard Conditions of Approval in a manner substantially similar to the condition imposed on density bonus projects. Finally, Planning has created a standard operating procedure bulletin providing staff with background on the additional requirements newly created under the Housing Crisis Act to ensure consistency in implementation.

Typical Residential Densities

Pursuant to State law, jurisdictions must assess requests to develop housing at lower than anticipated densities. Based on the survey of recently approved projects between 2018 and 2021 included in Appendix C, most projects in Oakland develop near or above the maximum permitted density. On average, projects that received a building permit during this period developed at 92.7 percent of permitted density by zone and building height area. Further, projects that received planning approvals but have not yet developed were approved to develop at 215.9 percent of permitted density by zone and building height area – largely due to the use of density bonus provisions.

PERMIT AND DEVELOPMENT FEES

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by State law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California Government Code Sec. 65943 (e)).

Typical Fees

On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. Fees for water and sewer services are charged by the East Bay Municipal Utility District (EBMUD). Although the City has no direct responsibility for the fees or services provided, Oakland does work with EBMUD on its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by EBMUD.

Three example developments are used in Table F-19 to illustrate the total cost of fees for planning, building and infrastructure. The market value for these developments is derived from the applicable Zillow Home Value Index (ZHVI) as discussed in Appendix B, and all units are assumed to be market rate. These example developments are defined as follows:

- Single-family: One 1,850 square-foot, three-bedroom, two-bath, and two-story home with one parking space and an assumed market value of $966,329.

- Small Multifamily: A five-unit, 4,250 square-foot, and two-story development with two parking spaces and an assumed total market value of $2,867,505; each unit is assumed to

be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

- Large Multifamily: A 40-unit, 34,000 square-foot, and five-story development with 22 parking spaces and an assumed total market value of $22,940,040; each unit is assumed to be an 850 square-foot, one-bedroom, and one-bath dwelling unit with an assumed market value of $573,501.

Table F-19 below summarizes the major local costs that a developer would have to bear in undertaking a new residential development in Oakland. It should be noted that this is not a comprehensive list of all fees, but rather a reflection of fees that are typically required.

Depending on the Impact Fee Zone, typical fees for a single-family project would be between $95,927 to $114,881 including utility service charges. Typical fees (including utilities) for a large multifamily project would be between $2,319,365 to $2,782,685, or $57,984 to $69,567 per unit. For a small multifamily project, these fees would be between $345,033 to $402,948, or $69,007 to $80,590 per unit.

Table F-19: Typical Permit and Development Fees, 2022

Fee Type	*Single-Family*[1]	*Small Multifamily*[1]	*Large Multifamily*[1]
Building Plan Check, Permit, and Inspection Fees			
Inspection Fee	$7,582	$19,406	$144,260
Plan Check Routed	$9,477	$24,257	$180,325
General Plan Update	$5,798	$17,205	$137,640
SMIP	$271	$803	$6,423
Process Coordination	$227	$582	$4,328
Zoning Conditions	$1,855	$6,890	$17,640
Zoning Inspections	$1,180	$3,251	$10,000
Site Plan Review; Parking Review; Site Monitoring	$1,645	$1,645	$1,915
Certificate of Occupancy	$762	$762	$762
Address Fee	$53	$53	$53
Bedroom Tax (OA -08721)	$300	$500	$4,000
Application Fee	$76	$76	$76
Field Check	$218	$218	$218
CBSC	$38	$114	$917
Plumbing Inspections	$1,137	$2,911	$21,639
Electrical Inspections	$1,137	$2,911	$21,639
Mechanical Inspections	$1,137	$2,911	$21,639
Infrastructure, Impact, and District Fees			
City Impact Fee—Records Management & Technology Enhancement 14.75%	$5,965	$15,021	$105,048
City Impact Fee—Affordable Housing[2]	$8,424 – $24,219	$63,180 – $115,830	$505,440 – $926,640
City Impact Fee—Capital Improvement[2]	$1,053 – $4,212	$1,315 – $6,580	$10,520 – $52,640
City Impact Fee—Transportation	$1,053	$3,950	$31,600
City Impact Fee—School Tax (School Tax 97% + School Tax City 3%)	$6,438	$17,340	$118,320
City Sewer Laterals—New Building Connection including tap inspection	$1,043	$1,043	$1,043

EBMUD—Installation Fee[3]	$14,898	$74,490	$595,920
EBMUD—System Capacity Charge[3]	$21,250	$73,900	$295,600
EBMUD—Wastewater Capacity Fee[3]	$2,850	$10,000	$80,000
EBMUD—Account Fee[3]	$60	$300	$2,400
Total Project Fees	**$95,927 – $114,881**	**$345,033 – $402,948**	**$2,319,365 – $2,782,685**
Total Fees per Unit	**$95,927 – $114,881**	**$69,007 – $80,690**	**$57,583 – $69,166**

1. Fees are rounded to the nearest dollar.

2. Total fees depend on which Impact Fee Zone the project is located in.

3. Assumes a paved 1-1/2" lateral, calculated for Principal Region 1. One meter per unit, and fees are per unit.

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, January 2022; EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021

Assessment of City Fees

See Table F-20 for a comparison of typical planning and impact fees between Oakland and other Bay Area cities, including Berkeley, Emeryville, Richmond, San Francisco, and San Jose.[17] The project types assessed are equivalent to those assumed for Table F-19 above. Utilities and environmental review costs are not considered in this comparison. It should be noted that the estimates provided in Table F-20 do not provide a comprehensive overview of all fees but rather a comparison of typical fees.

Table F-20: Bay Area Residential Fees, 2021

City	*Typical Single-Family*		*Typical Small Multifamily*		*Typical Large Multifamily*	
	Total Project	*Fees per Unit*	*Total Project*	*Fees per Unit*	*Total Project*	*Fees per Unit*
Oakland[1]	$64,782	$64,782	$210,453	$21,045	$1,570,564	$39,264
Berkeley[2]	$85,078	$85,078	$531,787	$53,179	$2,663,761	$66,594
Emeryville[3]	$38,766	$38,766	$459,138	$45,914	$2,191,520	$54,788
Richmond[4]	$79,474	$79,474	$246,449	$24,645	$1,702,559	$42,564
San Francisco[5]	$32,122	$32,122	$268,271	$26,827	$2,983,884	$74,597
San Jose[6]	$67,291	$67,291	$257,428	$25,743	$2,487,047	$62,176

1. Does not include utilities (i.e., EBMUD and sewer fees) and assumes the average fee across the three Impact Zones.
2. Includes the following fees: Permit Fee, Plan Check Fee, Fire Plan Check Fee, Title 24 Disabled Access Fee, Title 24 Energy Compliance Fee, Community Planning Fee, Sustainable Development Fee, Technology Enhancement Fee, Building Standards Fee, Strong Motion Instrumentation Fee, Filing Fee, Affordable Housing Mitigation Fee.
3. Includes the following fees: Building Permit, General Plan Maintenance, Technology Fee, Plan Check, Energy Conservation, Electrical/Plumbing/Mechanical Permits, SMIP, School Fees, CBSC Fees, Impact Fees (Affordable Housing, Park and Recreation Facility, and Transportation Facility).
4. Includes the following fees: Inclusionary Housing Fee (In-Lieu Fee), Park Land Dedication Fee, STMP Fee, CBSC Fee, SMIP Fee, Public Art Fee, Residential Rental Dwelling Unit Inspection and Maintenance Fee, Code Compliance Inspection Fee, Building Permit Fees – Filing, Building Permit Tech Fee, Building Permit, Comprehensive Planning Fee, Plan Check, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees.
5. Includes the following fees: Building Permit Planning Review, Preliminary Project Assessment, Pre-Application Meeting, Transportation Demand Management (TDM) Program, Inclusionary Affordable Housing Fee, Child Care Fee, School Impact Fee, Transportation Sustainability Fee (TSF).
6. Includes the following fees: Residential Site or Planned Development Permit or Amendment, Planning Permit Conformance, Zoning and Use Conformance, Plot Plan Review, Single-Family House Permits, Building Permit Fees, Electrical/Plumbing/Mechanical Permit Fees, Commercial/Residential/Mobile Home Park Construction Tax, Building

[17] Comparison fees are based on Oakland's July 2021 Master Fee Schedule—which differs from estimates provided in Table F-19—to provide a more accurate comparison across jurisdictions.

and Structure Construction Tax, Residential Construction Tax, Construction Tax, SMIPA, BSARF, Inclusionary Housing Ordinance (IHO).

Source: City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021; City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020; City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021; City of Richmond, Master Fee Schedule, July 2020; City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021; City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

Oakland fees are comparable to those of neighboring jurisdictions, and for typical small and large multifamily development, the lowest of the neighboring or larger regional cities, as shown Table F-20. In Oakland, ADUs and affordable housing projects are exempt from Affordable Housing Impact Fees and the Capital Improvements Impact Fee, while ADUs are also exempt from the Transportation Impact Fee. The City provides financial assistance to affordable housing projects by paying fees from one or more housing fund sources, such as Community Development Block Grant (CDBG) funds or HOME program funds. Permit and other development fees are eligible costs that can be funded through these sources.

Cumulative Analysis

A number of the City's land use policies and regulations currently present barriers to developing housing units affordable to people with lower incomes. As described above, Oakland's residential land is currently zoned to maintain single-family development. Housing Action Plan action 3.2.1 encourage "missing middle" housing types and zoning standards for two, three, and four units on parcels in these single family zones. Action 3.4.1 revises development standards to allow for increased height and densities in transit-proximate and resource-rich areas, and Action 3.4.3 revises conditional use permit requirements to permit multi-unit buildings by-right in RD and RM zones. Other revised standards, such as parking (action 3.4.4), open space (action 3.4.5) further reduce constraints.

See Appendix J for more information on these zoning actions. It is expected that these changes will help address land use policy and regulation constraints that currently limit affordable housing production and promote more integrated neighborhoods.

TRANSPARENCY IN DEVELOPMENT REGULATIONS

Under State Government Code Section 65940.1, the City is obligated to provide transparency in publicizing land use controls and fees. The City's website provides a variety of resources to assist interested parties in navigating the development process. Planning and building permit fees, including the Master Fee Schedule, as well as project requirements are posted under the Planning and Building Department's webpage.[18] This page also provides access to other zoning and City plan requirements, design guidelines, forms and codes, and impact fee reports. Contact information, including a phone number and email address, is also provided at the bottom of the page.

The City actively solicits input and feedback on ways to improve planning, land use and zoning practices from practitioners and stakeholders. This has been very effective in the past, and the City will continue to engage in such outreach.

[18] https://www.oaklandca.gov/topics/planning-and-building-permit-fees

F.2 Non-Governmental Constraints

Fundamentally, the City is only one of many actors involved in the development of housing with limited control. While the City plans for sites and provides programs, the actual production, availability, and cost of housing in Oakland is significantly impacted by non-governmental factors, many of which are common to other similar cities in the Bay Area, including the high cost of construction and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland.

ENVIRONMENTAL CONSTRAINTS

The most noteworthy environmental constraints in Oakland include the following:

- **Geology/seismicity.** The Hayward Fault, located at the base of the hills on the eastern edge of the City, has a 31.0 percent chance of producing a major earthquake within the next 30 years and would cause significant damage.[19] The Fault Zone is along the hills and does not include significant development sites and is thus not a major constraint to housing. In the event of an earthquake, soil liquefaction is also a major concern in Oakland. The flat-land areas of Oakland are at the highest risk of liquefaction.

- **Sea-level rise.** Low-lying coastal residential areas, the Port of Oakland, the former Oakland Army Base, and a variety of low-lying areas near the Coliseum, Oakland International Airport, and Interstate 880 are most at risk of coastal flooding. According to the Bay Conservation and Development Commission, Oakland is expected to experience 12 to 24 inches of sea level rise by 2050 and 36 to 66 inches of sea level rise by the year 2100. Almost all areas that would be subject to sea level rise are zoned for industrial rather than residential use; thus sea level rise is not a significant constraint for housing.

- **Hydrology and flooding.** The combination of higher tides due to sea level rise and larger storms with Oakland's aging stormwater drainage systems may lead to significant increases in both coastal and urban flooding and flood damage. Low-lying areas, such as the Coliseum, West Oakland, and Jack London neighborhoods, are particularly vulnerable to coastal (Bay) and urban floods. However, the vast majority of land located within the Federal Emergency Management Agency's (FEMA) 100-year flood zone does not permit residential uses; thus flooding is not a significant constraint for housing.

- **Air and noise quality.** Through Community Air Risk Evaluation (CARE) Program, the Bay Area Air Quality Management District (BAAQMD) identified East and West Oakland as communities disproportionately impacted by air pollution in the Bay Area. Residential areas adjacent to industrial areas or major highways tend to experience worse air quality impacts. Title 24 and City regulations require air filtering and other methods to promote indoor air quality in new construction, and development adjacent to freeways would also require noise insulation to ensure indoor noise levels in compliance with the State Building

[19] *Resilient Oakland Playbook,* October 10, 2016. See report at https://cao-94612.s3.amazonaws.com/documents/OAK061006.pdf

Code. While these are not constraints to development, they do result in increased development costs. Poor air and noise quality also results in lower appeal to some potential buyers or renters. While not necessarily a development constraint, poor air and noise quality have significant severe health disparities in existing Environmental Justice (EJ) neighborhoods, which is explored further in the EJ Element and Safety Element.

- **Wildfire.** Wildfire hazards are particularly acute in the Oakland Hills, and the Oakland Hills Firestorm of 1991 was the most destructive fire in California history. Oakland is at extreme risk for future wildfires due to the increased frequency of droughts and higher heats caused by climate change. Virtually the entirety of the Oakland Hills has been designated as a Very High Fire Hazard Severity Zone (VHFSV). Due to the danger posed by wildfires, including blocked evacuation routes, the hills are generally not a suitable location for higher density housing.

- **Airport hazards.** Land adjacent to the Oakland International Airport is governed by the development restrictions laid out in the Oakland International Airport Land Use Compatibility Plan (ALUCP). Residential development criteria depends upon the applicable Safety Zone, and the maximum community noise equivalent level (CNEL) considered acceptable for new residential uses in the vicinity of the airport is anything less than 65 CNEL. Further, any proposed development taller than 200 feet is subject to review pursuant to the ALUCP. No sites included in the 2023-2031 Housing Sites Inventory are located within an Airport Safety Zone.

- **Hazardous materials.** As a dense urban center with long-established industrial areas in West and East Oakland, and extensive freeway and rail networks, Oakland faces the risk of a transportation-related or other hazardous materials incident, such as a fire, explosion, spill or accidental gas release. While hazardous material incidents can happen anywhere, certain areas of the City are particularly vulnerable to these hazards, particularly residents near industrial zones and along interstate highways. Sites, especially those where formerly industrial or other uses (such as gas stations) may have caused ground contamination, would require expensive mitigation efforts prior to development.

The City proactively addresses problems associated with environmental hazards, including providing assistance in financing and cleanup activities to interested developers. The City's 2021-2026 Local Hazard Mitigation Plan (LHMP) both assessed the risks to the City and people of Oakland from both natural and human-caused hazards, and provided an implementation plan to reduce those risks. The City's Safety Element is also being updated in parallel with the Housing Element to ensure that environmental conditions are fully reflected in planning for housing, and ensuring public health and safety.

INFRASTRUCTURE CONSTRAINTS

Water and Sewer Services

EBMUD provides water services for Alameda and Contra Costa counties, and charges fees for water and sewer services. According to EBMUD's 2020 Water Shortage Contingency Plan (WSCP), under base condition assumptions, EBMUD can meet customer demand (including residential demand)

out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands. Growth projections in EBMUD's future water demand reflects residential need projections provided by the Association of Bay Area Governments (ABAG), Plan Bay Area, and local land use agencies.

Oakland Public Work's Bureau of Design and Construction and Bureau of Maintenance and Internal Services owns and operates over 934 miles of sewer mains, 28,554 sewer structures, and 11 pump stations. Most of the system is more than 50 years old, and some parts are as old as 100 years. Oakland does not own or operate wastewater treatment facilities. Wastewater from homes and businesses is collected through the City's sewer collection system and flows into EBMUD's interceptor system, where it is conveyed to their treatment plant.

The development of the City's Sanitary Sewer Master Plan is currently underway, which seeks to repair aged sanitary sewer infrastructures (mainly pipes and maintenance holes) and to reduce stormwater intrusion and sanitary sewer overflows to protect public health. The master plan will provide technical guidance to both the sanitary sewer rehabilitation capital improvement program (CIP) and the sanitary sewer operation and maintenance program (O&M) in compliance with the 2014 Consent Decree for the next 17 years. The master plan project incorporates equity factors into the prioritization plan, applies risk-based analytical approach while mitigating inflow/infiltration issues effectively and efficiently, and updates the sewer hydraulic model from large to small diameter pipes.

The draft Housing Element was provided to EBMUD on May 12th, 2022 to solicit input and coordinate efforts prior to adoption per HCD guidance. In accordance with Section 65589.7 of the California Government Code, the adopted Housing Element will also be delivered to EBMUD. Per the 2020 Urban Water Management Plan (UWMP), EBMUD's Board of Directors approved Policy 3.07 which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower-income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections. Based on the requirement to provide priority to developments that include housing units affordable to lower-income households, Policy 3.07 assures that the portion of overall water demands for lower-income households can be met.

Under typical conditions, there is sufficient water and sewer capacity to meet Oakland's future housing needs.

Dry Utilities

Oakland, as well as the entire nine-county Bay Area, is served by the Pacific Gas and Electric Company (PG&E), an investor-owned utility company that provides electricity and natural gas supplies and services throughout a vast service area in Northern California. East Bay Community Energy (EBCE) is a community-governed, local power supplier that provides low-carbon electricity

to Oakland residents and businesses under Alameda County's community choice energy (CCE) program at rates that are lower or comparable to PG&E's rates. EBCE's standard electricity product that has a higher renewable energy content than PG&E at rates marginally lower than PG&E's base offering. It also provides a 100 percent renewable product at a rate equivalent to PG&E's base offering. Further, internet connections in the city are provided by Comcast.

MARKET CONSTRAINTS

Land Costs

Market prices for land are high in the desirable, high-cost San Francisco Bay Area. As evidenced in Appendix B, housing costs have continued to dramatically increase since recovering from the 2008 financial crisis. The desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. Additionally, Oakland's urban character and comparatively lower costs have made the city an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the bay – Oakland has the second fastest population increase (behind Bakersfield) of the 12 most populous California cities between 2010 and 2021.[20] Finally, there are efforts by ABAG to encourage infill development in cities such as Oakland.

It is important to note that there are significant variations in the price of land within Oakland. The city has some of the highest residential land values in the Bay region (such as in older desirable neighborhoods such as Rockridge and the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Land acquisition cost estimates for the development of affordable housing in Oakland are available from recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-21. Overall, land acquisition costs for new construction are about $40 per square foot. This remains similar to estimates from the City's previous Housing Element, which estimated costs between $13 to $47 per square foot (2014 values). While new construction land costs have remained stable across the period, the per square foot costs for acquisition and rehabilitation projects has continued to increase. During the period, land/acquisition costs accounted for about 27.5 percent of total project costs for all project types.

[20] Based on California Department of Finance E-5 Population and Housing Estimates, 2010-2021.

Table F-21: Land Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Land/Acquisition Cost*[1]		*Average Land/Acquisition Cost Per Sq. Ft.*	
	Acquisition & Rehab	*New Construction*	*Acquisition & Rehab*	*New Construction*
2017	$16,438,358	$928,967	$291	$20
2018	$31,136,874	$2,910,464	$343	$38
2019	$55,317,500	$2,654,171	$536	$71
2020	$32,895,737	$1,695,021	$577	$25
Total	**$31,870,897**	**$2,121,702**	**$415**	**$40**

1. Land/acquisition costs include project costs related to land costs or value, demolition, legal, land lease rent prepayment, existing improvements value, and off-site improvements.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020; Dyett & Bhatia, 2022

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on underutilized sites and locations with potential for mixed-use development, and housing on infill properties. Regardless, these measures will not lead to actual construction if the higher construction costs associated with more dense and taller development is not recoverable in the form of higher rents or sale prices.

Costs for Urban Infill

Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate its ABAG-assigned regional housing allocation. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. Some of these include:

- **Redevelopment Difficulty and Costs.** The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

- **Parcel Sizes and Achievable Densities.** Oakland has only a few moderate-sized commercial sites that could be repurposed to housing or mixed-use development. Notably, Oakland lacks any large suburban-size malls. The corridor with some of the largest commercial sites—the former "auto-row" along Broadway has been significantly redeveloped with housing over the past decade, with several developments achieving over 100 units per acre densities. Other corridors—such as San Pablo Avenue, International Boulevard, and Macarthur Boulevard—have generally smaller parcels, and lot consolidation would be needed to achieve high densities.

Construction Costs

The costs of constructing housing in the Bay Area are high. Construction costs can be separated into "hard" and "soft" costs. Hard costs include construction line items such as labor, demolition, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

Construction costs for higher-rise concrete and steel-frame multifamily buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete- and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and the Broadway Valdez area, north of downtown). There are also a few examples of concrete- and steel-frame construction for more affordable, higher density senior housing. For all types of construction, structured or underground parking would result in still higher construction costs.

The Incentive Program Feasibility Study[21] prepared for the Downtown Oakland Specific Plan in July 2020 provides estimates of more recent market-rate construction costs. Building construction costs range from $290 to $400 per gross square foot, not including parking construction costs of about $60,000 per space. Table F-22 summarizes development cost assumptions as identified in the Study. For the Study, eight mixed-use development prototypes were selected and a "static" (i.e., stabilized year) pro forma financial feasibility model was prepared for each. A description of each prototype is as follows:

- Prototype 1: Base zoning office high-rise upzoned to a higher density office high-rise
- Prototype 2: Base zoning residential high-rise upzoned to higher density residential
- Prototype 3: Base zoning residential mid-rise upzoned to residential high-rise
- Prototype 4: Base zoning residential low-rise upzoned to residential high-rise
- Prototype 5: Base zoning residential mid-rise upzoned to higher density residential midrise
- Prototype 6: Base zoning low-rise office upzoned to residential high-rise
- Prototype 7: Base zoning low-rise office upzoned to residential high-rise
- Prototype 8: Base zoning low-rise office upzoned to residential high-rise

[21] *Downtown Oakland Specific Plan: Incentive Program Feasibility Study,* July 10, 2020. See report at https://www.oaklandca.gov/documents/zoning-incentive-feasibility-study

Table F-22: Downtown Oakland Specific Plan Development Cost Assumptions, 2020

Prototype No.	*Neighborhood*	*Assumed Construction Type[1,2]*	*Building Cost (per gross sq. ft.)[2]*
Prototype 1	Uptown Office	Type I	$370
Prototype 2	Uptown Residential	Type I	$400
Prototype 3	KONO Residential	Type III	$320
Prototype 4	Jack London Residential	Type V	$290
Prototype 5	KONO Residential	Type III	$350
Prototype 6	Jack London "Office" to Res.	Type III	$320
Prototype 7	Jack London "Office" to Res.	Type III	$320
Prototype 8	Victory Court "Office" to Res.	Type III	$320

1. Type I – Fire resistive (concrete and steel structure); Type III – Ordinary (Brick-and-joist structure); Type V – Wood-framed
2. Estimates derived from Base Zoning scenario.

Source: Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 2020

Estimated construction costs for affordable housing in Oakland are available from recent TCAC project tax credit applications. Estimates include projects that applied for a tax credit between 2017 and 2020, and are provided in Table F-23. Overall, construction costs for affordable projects are about $340 per square foot. On average, construction costs accounted for about 42.9 percent of total project costs during the period.

Table F-23: Construction Costs for Affordable Housing Projects in Oakland, 2017-2020

Project Year	*Average Total Construction Cost[1]*	*Average Construction Cost Per Sq. Ft.*
2017	$14,804,026	$261
2018	$32,503,149	$362
2019	$20,405,105	$439
2020	$27,351,394	$295
Total	**$24,830,103**	**$340**

1. Includes new construction and rehab projects.

Source: California Tax Credit Allocation Committee, Project Staff Reports, 2017-2020

The construction costs and total costs of developing housing in Oakland, while not different from those in other Bay Area communities, present serious constraints to the availability of housing, particularly housing affordable to lower-income households. Even with the adoption of an Affordable Housing Impact Fee, it remains difficult to raise enough funding to build affordable housing, especially housing for extremely-low-income households. To address these constraints, there are several housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. See Appendix E for a discussion of available housing resources.

Labor Costs

As noted above, labor costs are a portion of the hard costs of construction. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." The City imposes additional Contract Compliance requirements beyond prevailing wages as well. For instance, construction contracts greater than $100,000 must achieve 50 percent participation in the Local and Small Local Business Enterprise Program (S/LBE), which increases project costs. Generally, the cost of labor in Oakland remains high and can often constitute a significant portion of total project costs. Rising labor costs may make certain housing developments—both market rate and affordable—not feasible in the city.

A shortage of labor can significantly increase construction costs, as it increases both labor costs and the time necessary to complete the development of a project. The 2015-2019 American Community Survey (ACS) estimates that there are 13,630 persons employed in the construction industry in Oakland, representing 6.0 percent of the labor force that year. This was higher than the county (5.3 percent) and wider Bay Area (5.6 percent). In Oakland, this also represents an increase from 5.6 percent in 2014, per the 2010-2014 ACS.

The California Employment Development Department (EDD) estimates that the annual average unemployment rate in 2020 for Oakland was 10.5 percent, while it was 8.8 percent for the large Oakland-Hayward-Berkeley Metropolitan Division (MD). These unusually high employment rates were caused by the COVID-19 health emergency and economic crisis. Table F-24 below shows that while these rates approach those seen in 2010 following the 2008 financial collapse, they have since returned to pre-COVID levels. As employment rates have largely recovered, this indicates that labor is generally available in the city and metropolitan region.

Table F-24: Unemployment Rates, 2010-2021

Jurisdiction	*2010*	*2015*	*2020*	*October 2021*
Oakland	13.6%	5.9%	10.5%	6.1%
Oakland-Hayward-Berkeley Metropolitan Division	11.2%	4.9%	8.8%	5.1%

Source: California Employment Development Department, Local Area Unemployment Statistics, Annual Average 2010-2020 and October 2021

Availability of Financing

The availability and cost of financing influence housing supply, including both financing for real estate development and financing for homeownership. This section discusses potential obstacles to

financing real estate development and ownership in the city during the planning period. A discussion of inequities in lending practices is provided in Appendix D.

Financing for Real Estate Development

As discussed previously, Oakland has approved about 16,789 building permits during the 2015 to 2021 period. While this exceeded the 5th cycle RHNA of 14,765 units, this is due to the approval of above-moderate-income projects; lower- and moderate-income projects have not kept pace with regional need. The City still faces a remaining need of 5,126 units at the lower- and moderate-income levels. This illustrates that while the development feasibility of market-rate projects—including higher-density projects—remains high, it is limited for affordable housing projects.

The City's efforts in the last two decades to revitalize and invest in the central city, especially through specific plans, have spurred increased interest in residential investment by large-scale institutional lenders. As noted in the previous Housing Element, market factors and conditions—including dramatic demand for Bay Area housing and a lack of urban developable land options in proximity to San Francisco and Silicon Valley—have increased the acceptability of Oakland neighborhoods that have formerly been passed over for residential development. Oakland rents are showing dramatic increases and there is a high demand for housing as evidenced in Appendix B. This indicates a strong likelihood of future residential investment in the city especially given its strategic location near job centers and transit. However, rising interest rates adversely impact the economic feasibility of construction.

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost. With increased interest rates, the amount of public subsidy required to provide affordable homeownership opportunities to median-income households also increases.

At the national level, interest rates have remained relatively low since 2015 and experienced a significant decline during the COVID-19 pandemic. However, rates have started to increase over the course of 2021. See Chart F-2 for the change in 30-year fixed rate mortgages since 2015. As of January 2022, according to Freddie Mac, higher inflation, promising economic growth, and a tight labor market indicates that mortgage rates will continue to increase. The impact of higher rates on purchase demand remains modest so far given the current first-time homebuyer growth.

Despite relatively low interest rates, financing costs are still significant and many households have difficulty purchasing a home. To address these costs, Oakland has several first-time homebuyer programs, though some are currently suspended due to a lack of funds. The City also hosts HUD-certified first-time homebuyer workshops. Additional discussion of resources and opportunities related to homeownership is provided in Appendix E.

Chart F-2: National 30-Year Fixed Rate Mortgages, 2015-2021

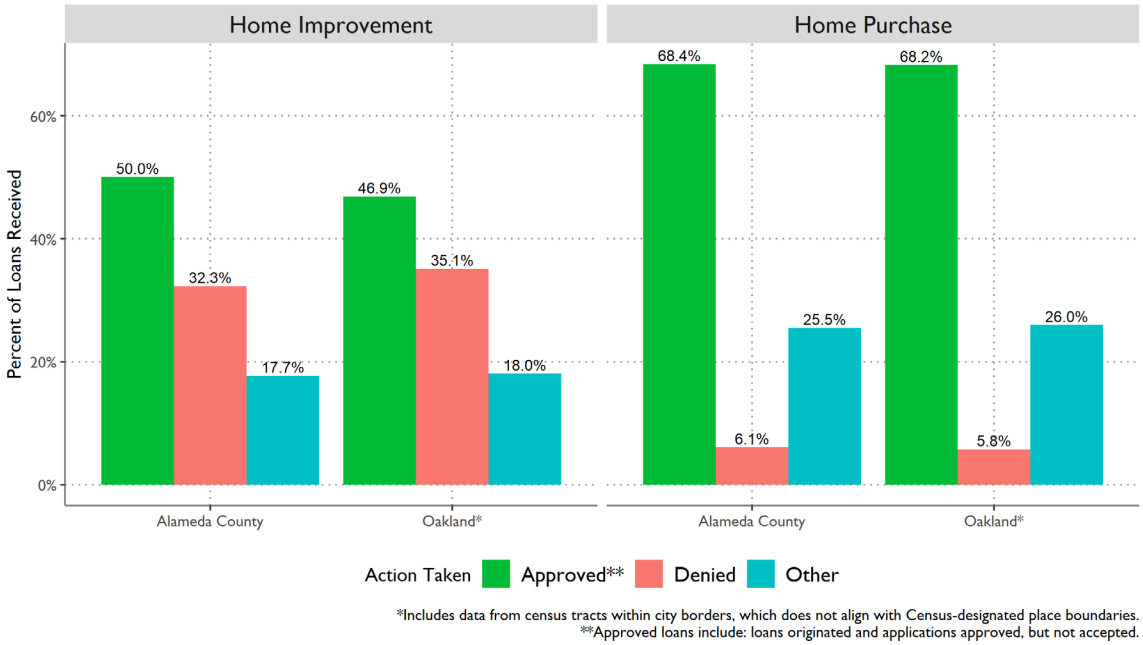


Source: Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. During 2020, a total of 6,822 home purchase loan applications were submitted in Oakland and 393 were denied, about 5.8 percent. This is slightly lower than the county, which experienced a 6.1 percent denial rate during the same year, see Chart F-3.

Home improvement loans have generally lower approval rates than home purchase loans within the city and the county. While denial rates for improvement loans are higher in Oakland than in the county, home purchase loan denial rates are slightly lower. This may indicate a gap between those households wanting to improve their homes and those who were able to obtain conventional financing to complete those improvements. This indicates a need for the City to continue to offer financial assistance and rehabilitation programs to households that may not qualify for a conventional home improvement loan.

Chart F-3: Oakland and Alameda County Loan Applications, 2020



Source: HMDA, 2020

Other Economic Constraints

Oakland is part of the San Francisco Bay Area regional economy, which is prone to occasional recessions and contractions. Given large income disparities and the City's revenue structure, these economic crises have a tendency to impact the most vulnerable residents while simultaneously reducing City resources to serve those residents. The city and region are also vulnerable to shocks related to international trade, travel, tourism, logistics, and manufacturing. Following the 2008 financial crisis, the City's discretionary revenues were reduced by nearly 12.0 percent, while the demands for City services dramatically increased.

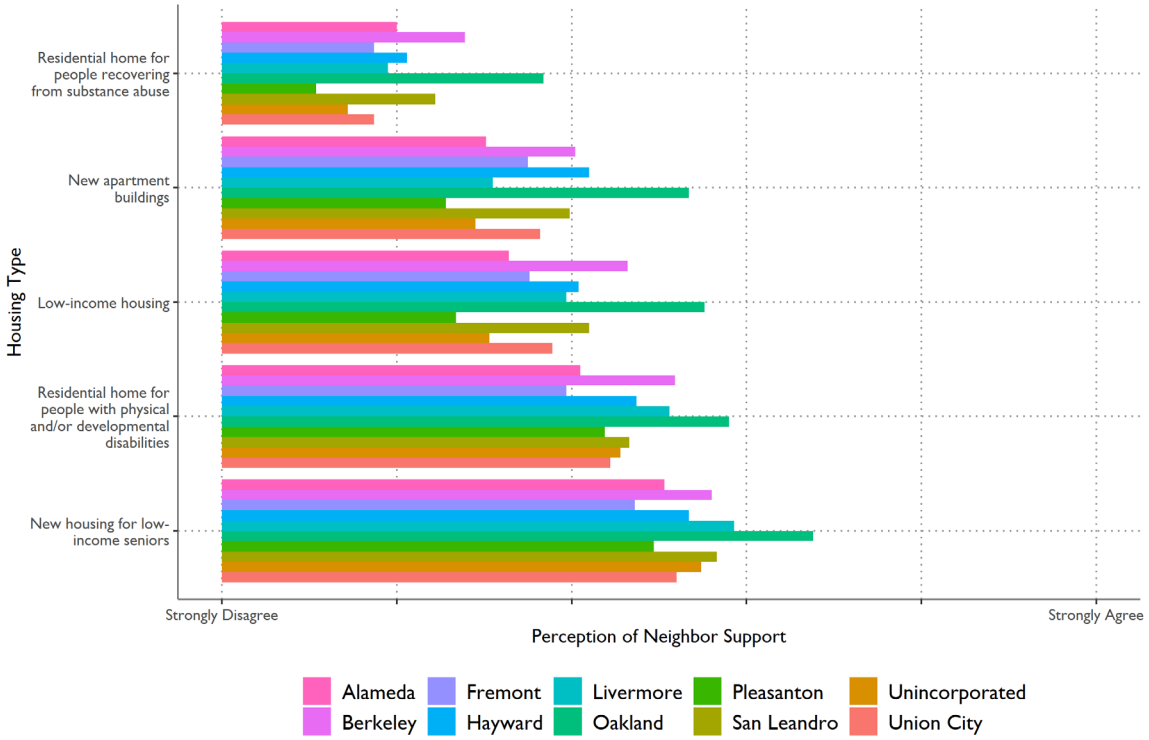
Similarly, the economic crisis caused by the COVID-19 pandemic is likely to have a lasting impact on available City resources and housing needs throughout Oakland. Among other things, future building patterns and preferences may be impacted, which could increase costs of development. While the City has little control over broader economic conditions, it does provide resources to Oakland residents to prevent and/or mitigate some of the worst impacts of the pandemic. Available resources are provided in Appendix E.

NEIGHBORHOOD SENTIMENT

While neighborhood concerns and opposition to higher-density developments and to affordable housing developments may hamper efforts to construct new housing, Oakland is one of the most pro-housing and pro-affordable housing communities in the Bay Area. In the community workshops conducted for the Housing Element update—where hundreds of residents participated—participants were almost unanimously pro-housing. Further, according to the 2020-2024 Regional Analysis of Impediments to Fair Housing Choice (AI), Oakland has the highest perceived neighbor support for all affordable housing projects. See Chart F-4 below for the

perceived neighbor support of different types of affordable housing, based on responses to the 2019 Alameda County Regional Housing Survey (3,296 total responses).[22] In Oakland and the county overall, support for low-income senior housing is the highest and support for supportive housing for those recovering from substance abuse is the lowest.

Chart F-4: Perceived Neighbor Support for Affordable Housing, 2020



Source: County of Alameda, Regional Analysis of Impediments to Fair Housing Choice, February 2020

The City actively works with developers and provides information on affordable housing for use at public meetings. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry and other policy makers to join in efforts to advocate for the provisions of affordable housing in communities throughout Oakland and the Bay Area. Public comments received as part of Specific Planning efforts have generally been supportive of more housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects, continue to

[22] The Regional Housing Survey prompted respondents to rank their agreement with five statements from strongly disagree (0) to strongly agree (5). The questions included the following: "My neighbors would be supportive of locating low-income housing in my neighborhood," "My neighbors would be supportive of locating new apartment buildings in my neighborhood," "My neighbors would be supportive of locating new housing for low-income seniors in my neighborhood," "My neighbors would be supportive of locating a residential home for people recovering from substance abuse in my neighborhood," and "My neighbors would be supportive of locating a residential home for people with physical and/or developmental disabilities in my neighborhood."

improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others. The update to the General Plan will continue to encourage higher-density affordable housing in areas with ample access to opportunity.

Appendix G: Opportunities for Energy Conservation

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State law (Government Code Section 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (State HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

Residential energy conservation presents an opportunity to improve health, contribute to climate change mitigation and sustainability, and reduce the cost of living by reducing energy consumption. Statewide green building standards regulate energy efficiency and conservation as a part of building permit issuance and is updated every three years to ensure the integration of the latest research and technology. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger.

Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs. The State of California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign.

G.1 Introduction

Energy conservation can lower utility bills, increase long-term housing affordability, and contribute to climate change mitigation and sustainability. Residential energy is used primarily for lighting, cooking, appliances, heating water, and cooling and heating buildings. Energy use in most California buildings happens in two forms: electricity (primarily for lighting, electronics, and plug-in appliances) and methane gas (often referred to as "natural gas," primarily used for space and water heating, cooking, and clothes drying).

The science of energy systems, climate change, and indoor air quality has grown rapidly in recent years. Once thought to be a "clean-burning" and "bridge" fuel, methane gas is a short-lived climate pollutant 84 times stronger than carbon dioxide in exacerbating the global greenhouse effect (known as "global warming potential"). Methane gas is a major contributor to poor health outcomes: Children who live in homes with gas stoves are 40 percent more likely to develop asthma. A 2022 study by PSE Healthy Energy, an Oakland-based think tank, found that gas stoves emit 0.8–1.3 percent of the gas they use as direct, unburned methane – three-quarters of which occurs when the stoves are off.[1] As a flammable and explosive gas, methane also contributes an additional risk factor to homes and buildings in an area prone to earthquakes. As a result, in the last 10 years, the City's primary building energy focus has shifted from energy efficiency and conservation to electrification: the replacement of all gas systems and appliances with efficient, all-electric alternatives.

[1] Level, Eric D. et al. "Methane and NO_X Emissions from Natural Gas Stoves, Cooktops, and Ovens in Residential Homes." *Environmental Science & Technology*, 2022. DOI: 10.1021/acs.est.1c04707

In July 2020, by adopting the 2030 Equitable Climate Action Plan (ECAP), Oakland City Council committed to eliminating methane gas use in building systems and appliances by 2040. Later that same year, the City effectively prohibited any new construction from including gas systems or appliances. Per the ECAP, City staff are developing a policy Roadmap to identify specific strategies to removing gas from all existing buildings by the target date. The Building Electrification Policy Roadmap will outline strategies to ensure that the electrification transition prioritizes resilience and health, and avoids exacerbating housing displacement. Implementing these strategies will require coordination among the City's Housing and Community Development Department, Economic and Workforce Development Department, Planning & Building Department, Dept of Race and Equity, and City Administrator's Office.

Costs are another critical aspect of energy use and the electrification transition. Given the high cost of living in the Bay Area and the ongoing housing crisis, energy insecurity is a serious threat for many households. For many who are housing-insecure, high energy costs can lead to displacement. Electricity is currently cheaper than gas, but rates for both are rising, with gas rates rising faster and at greater risk for price spikes from market disruptions as California makes progress in reducing gas usage across the state.

Energy efficiency and conservation can lessen both the upfront and lifetime costs of electrification, and reduce the amount of onsite renewable energy needed to offset usage costs. Sealing the building envelope and HVAC ducts; insulating walls, floors, and attics; and installing efficient heating/cooling systems and appliances all contribute to the energy efficiency of a residence. Done properly, these measures can also alleviate other public health threats, such as mold. Incorporating passive heating, cooling, and lighting (for instance, maximizing windows on the south-facing side of the building to capture light and heat) into the design of a residence can also contribute to reduced energy use. Urban environments can be more sustainable than suburban or rural environments because many people live in multifamily buildings or townhomes, which are generally smaller spaces with shared walls, thereby limiting demands on heating and cooling spaces. Furthermore, constructing housing in urban and infill areas conserves transportation energy by making it easier for residents to use public transit, walk, or bike instead of driving. The urban forest is another often-overlooked yet important component of building energy efficiency. Urban trees help shade buildings in the summer heat, maximize sunlight reaching buildings in the winter, and mitigate the urban heat island effect in dense communities. Maximizing and protecting the urban forest in accordance with Oakland’s forthcoming 50-year Urban Forest Master Plan is thus another critical strategy to reduce building energy use and increase energy security.

The goal of the ECAP is to equitably reduce GHG emissions 60 percent relative to 2005 levels by 2030, on a path to carbon neutrality by 2045. The building sector is the second largest contributor to GHG emissions in Oakland, at just over one quarter of Oakland’s emissions, behind transportation (66.0 percent). Reducing building emissions rapidly will therefore be important to achieving Oakland’s climate targets.

G.2 Framework for Electrifying Buildings and Conserving Energy Resources

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential Development), sets California's building standards for energy efficiency and supersedes any local regulations. These regulations respond to California's energy crisis, and each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated every three years to incorporate new energy efficiency technologies and methods. Local jurisdictions are allowed to exceed Title 24 requirements where cost effectiveness and need are demonstrated, such as for local climatic or geological considerations, through Reach Codes.

The 2022 Energy Code will go into effect on January 1, 2023. Some of the new measures include:

- Establishing energy budgets based on efficient heat pumps in single-family homes, multifamily homes, and businesses to encourage builders to opt for electric heat pumps instead of gas-powered HVAC units;
- Requiring battery storage equivalent to a percentage of onsite solar-generated electricity in high-rise commercial and multifamily buildings;
- Increasing minimum kitchen range ventilation requirements; and
- Ensuring new single-family homes are electric-ready by:
    - Requiring installation of 240-volt circuits to accommodate electric clothes dryers, water and space heating, and cooking/ovens
    - Providing electric panel, branch circuits, and transfer switch for battery storage of electricity
    - Requiring installation of circuits and panels that can easily convert from gas to electricity for major appliances in the future

Since January 1, 2020, all new single-family homes, multifamily homes up to three stories high, and commercial businesses have been required to include solar panels. Beginning in 2023, all newly constructed multifamily dwellings will require both solar panels and photovoltaic battery storage. This mandate also applies to major renovations. These changes help to ensure that operating all-electric buildings will be cost-effective compared to mixed-fuel buildings.

The California Building Code also includes CALGreen, a set of green building regulations to ensure more sustainable building practices through pollution reduction, resource conservation, and energy efficiency. There are statewide mandatory measures, as well as more stringent voluntary measures that local jurisdictions may adopt.

CHALLENGES OF ELECTRIFICATION

In new construction, in addition to the environmental benefits, avoiding gas infrastructure reduces construction costs. Electrifying existing buildings is more challenging, due to often-outdated or insufficient infrastructure and the need for potentially invasive retrofits. Many older buildings have little or no insulation, inadequate windows, leaky ducts, and other inefficiencies that must be remedied in order to avoid oversized heating and air conditioning systems. Homes often lack the electric service and panel capacity to accommodate all-electric systems. Most of Oakland is served by overhead electrical distribution wires and smaller transformers, so electrifying large multifamily buildings or whole neighborhoods can trigger expensive transformer upgrades. Finally, Oakland's oldest homes often have a host of challenges that frustrate efficient renovations, such as lathe-and-plaster walls and knob-and-tube wiring. These challenges make renovations for electrification cost-prohibitive for many. Conflicting priorities among electrification and mold, lead, or asbestos remediation, seismic upgrades, or other health and safety renovations that are most needed in low-income and older housing further complicate existing building electrification.

Given these challenges, the ECAP obligates the City to pursue building electrification through an iterative process:

- As of July 2020, all major retrofits to City facilities must be all-electric.
- As of December 2020, all new construction must be all-electric.
- By July 2023, the City will produce a policy Roadmap for electrifying all existing buildings by 2040.
- By 2023, major renovations will be prohibited from connecting to natural gas infrastructure.
- By 2040, all existing buildings must become energy-efficient and convert to all-electric power.

Oakland has shown commitment to its energy targets in the past. The City's 2020 Energy and Climate Action Plan was adopted in 2012, with a target of reducing GHG emissions 36 percent by 2020. Preliminary data indicate that Oakland had reduced its emissions 26 percent as of 2019.

The Building Electrification Policy Roadmap will include detailed considerations and social supports to maximize local economic benefits and avoid displacement from the electrification transition. Most importantly, this will require a focus on holistic electrification – an approach rooted in building science that maximizes overall comfort, lighting needs, and energy efficiency, rather than simply exchanging gas appliances for equivalent electric units. Without significant supports in the form of contractor training, rebates, incentives, and integrating programs across multiple disciplines, electrification could result in low-income residents and building owners being disproportionately burdened with high energy costs, as well as missed opportunities to improve Oakland's older housing stock.

EAST BAY COMMUNITY ENERGY

East Bay Community Energy (EBCE) formed as a Joint Powers Authority in 2016. In 2018, Oakland switched from Pacific Gas and Electric (PG&E) to EBCE as its default electricity provider to maximize its renewable energy supply while securing lower energy rates. As of 2020, EBCE's standard Bright Choice energy portfolio was at least 54 percent carbon-free, and the utility has committed to being

100 percent renewable by 2030. Customers who opt to pay more per month can receive 100 percent renewable energy by opting into EBCE's Renewable 100 rate. By 2030, EBCE's basic electricity mix will be 100 percent renewable. As EBCE generates more revenue and grows as a company, it will be able to invest in more renewable energy and thus lower the cost of providing renewable energy to customers. This surpasses the California Statewide mandate (SB100) of carbon-free electricity by 2045.[2] Due to EBCE's efforts, Oakland's transition away from methane gas to all-electric buildings will eliminate a potent GHG and major public health and safety threat, and contribute to a clean energy cycle that supports regional green jobs.

G.3 Energy Efficiency and Conservation Programs

This section describes local, State, and federal energy efficiency, savings, and financing programs that Oakland residents and property owners can utilize.

LOCAL AND REGIONAL FINANCING PROGRAMS

These programs offered by the City or region assist residents and property owners with financing or provide professional guidance for energy efficiency projects.

- Property Assessed Clean Energy (PACE) Financing provides financing for clean energy projects, such as water/energy efficiency projects, solar, or electric vehicle charger installation. A variety of providers offer this service in Oakland, such as Ygrene, HERO and AllianceNRG. Qualification is based on property equity. Financing is repaid via the property owner's tax bill.
- Rising Sun Center for Opportunity's Green House Call program sends trained youth Energy Specialists to residences to find opportunities to save energy or water and install appropriate hardware (such as faucet aerators) for free. This is available to owners and renters who have not used this service within the last five years.
- BayREN's Home+ program offers rebates for energy-efficiency home upgrades, such as duct sealing, insulation, high efficiency furnaces and air conditioners, and high efficiency water heaters.

  Bay REN's Home Energy Adviser is a free program that provides homeowners with the assistance of a certified energy efficiency professional. These professionals help homeowners review energy efficiency options, find qualified participating contractors, navigate project installation and financing, and maximize rebates from all sources.

EAST BAY COMMUNITY ENERGY RESOURCES

Resources provided by EBCE include the following programs:

- Community Solar Discount Program (coming soon) will offer discounted community solar access to customers residing in disadvantaged neighborhoods.

[2] Carbon-free electricity is not the same as renewable. While both types create zero carbon dioxide emissions, carbon-free energy portfolios also include non-renewable energy sources, such as nuclear and hydroelectric, the latter of which can destroy wildlife habitats.

- EBCE's Resilient Home Program offers pre-negotiated pricing and a $500 rebate when customers install home solar and battery backup systems.
- EBCE offers a rebate for switching from gas to induction stoves, and also provides an induction cooktop lending program for Oaklanders to try the cooking technology at home for free.

STATE AND FEDERAL ENERGY BILL ASSISTANCE AND ENERGY EFFICIENCY PROGRAMS

Low-income Oakland utility customers who qualify can take advantage of these programs to assist with energy bills or energy efficiency regardless of whether their energy provider is PG&E or EBCE:

- CARE provides a 35 percent discount on electric bills and 20 percent discount on gas bills.
- Relief for Energy Assistance for Community Help (REACH) provides a one-time credit up to $300 on a past-due energy bill balance.
- Low-Income Home Energy Assistance Program (LiHEAP) is a federally funded program that assists low-income households pay their energy bills and offers free weatherization assistance, such as attic insulation, caulking, and faucet aerators, as well as weatherization-related repairs.
- FERA provides an 18% energy bill discount.
- Medical Baseline offers customers who need extra energy to assist with a medical condition an additional allotment of electricity each month at the lowest price available.
- Energy Savings Assistance Program offers free weatherization services, such as insulation and caulking, as well as upgrades to more efficient appliances.
- Disadvantaged Communities – Single Family Solar Homes (DAC-SASH) provides free rooftop solar installations to homeowners.

STATE ELECTRIFICATION PROGRAMS

California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign:

- Switch Is On is a statewide marketing and outreach campaign to promote electrification. An online portal explains the benefits of electrification and shares resources for finding contractors. The program also provides marketing across the state in multiple languages.
- Technology and Equipment for Clean Heating (TECH) program is an initiative to advance the market for low-emission space and water heating equipment for new and existing residential buildings. The $30 million program provides financial incentives, statewide marketing and outreach, and contractor engagement.
- Building Initiative for Low-Emissions Development (BUILD) is a $20 million program that provides financial and other incentives for zero- and near-zero emissions development and

construction of new single-family and multifamily homes, with at least 30 percent of funds reserved for low-income residences.

Appendix G: Opportunities for Energy Conservation

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State law (Government Code Section 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development (State HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

Residential energy conservation presents an opportunity to improve health, contribute to climate change mitigation and sustainability, and reduce the cost of living by reducing energy consumption. Statewide green building standards regulate energy efficiency and conservation as a part of building permit issuance and is updated every three years to ensure the integration of the latest research and technology. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger.

Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs. The State of California is pursuing aggressive policies to support efficient electrification, including resources for homeowners and renters, contractor training, and a broad outreach campaign.

G.1 Introduction

Energy conservation can lower utility bills, increase long-term housing affordability, and contribute to climate change mitigation and sustainability. Residential energy is used primarily for lighting, cooking, appliances, heating water, and cooling and heating buildings. Energy use in most California buildings happens in two forms: electricity (primarily for lighting, electronics, and plug-in appliances) and methane gas (often referred to as "natural gas," primarily used for space and water heating, cooking, and clothes drying).

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- Building Initiative for Low-Emissions Development (BUILD) is a $20 million program that provides financial and other incentives for zero- and near-zero emissions development and construction of new single-family and multifamily homes, with at least 30 percent of funds reserved for low-income residences.

Appendix H: Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource."

Affirmatively Further Fair Housing (AFFH): A State-mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income (AMI): the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households. The AMI for Oakland, as of 2021, was $125,600.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, State, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC): The Association of Bay Area Governments (ABAG) is part regional planning

agency and part local government service provider, while the Metropolitan Transportation Commission (MTC) acts as the transportation planning, financing and coordinating agency for the nine-county San Francisco Bay Area. ABAG and MTC continue to share joint responsibility for Plan Bay Area, now with a single staff, serving both the ABAG Executive Board and the MTC Commission. The latest iteration of the plan—Plan Bay Area 2050—was jointly adopted in October 2021. ABAG is also responsible for developing the Regional Housing Needs Assessment (RHNA) Methodology to distribute regional housing need – the ABAG Executive Board adopted the final RHNA plan on December 16, 2021.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely-low-, very-low-, low-, and moderate-income residents due to the expiration of federal, State or local agreements.

California Department of Housing and Community Development (State HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Collective Ownership Models: Ownership by a group for the benefit of members of that group. Examples of collective ownership models include housing cooperatives or "co-ops," and community land trusts.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

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Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

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- *Moderate:* Households earning 81 percent to 120 percent of County median family income; and
- *Above- Moderate:* Households earning above 120 percent of County median family income.

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Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

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(See definition of Accessory Dwelling Unit). A Junior Accessory Dwelling Unit must be no more than 500 square feet and must be converted from existing space.

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Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Missing Middle: Small-scale multifamily housing that can range from duplexes to townhouses to smaller apartment buildings that are compatible with walkable neighborhoods.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Place-Based Strategy: Place-based strategies are actions that encourage community preservation and revitalization and should address increasing quality of life. Areas include, but are not limited to, housing, transportation, infrastructure, parks, recreation, education programs,

etc. City programs establishing place-based strategies must target a geographic area of the City.

Plan Bay Area: Plan Bay Area is the joint responsibility of ABAG-MTC. The most recent version of the Plan, Plan Bay Area 2050, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 focuses on four key elements — housing, the economy, transportation and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Plan was adopted by ABAG-MTC on October 21, 2021.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (January 31, 2023, to January 31, 2031 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 26,251 housing units distributed in the following way: 6,511 should be affordable to extremely-low- and very-low- income households, 3,750 to low-income households, 4,457 to moderate-income households, and 11,533 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature

institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): An SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning

and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It also establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Oakland Planning Code," its purpose is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of Oakland in conformance with the City's General Plan. (Oakland Planning Code 17.07.030)

Appendix H: Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource."

Affirmatively Further Fair Housing (AFFH): A State-mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income (AMI): the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households. The AMI for Oakland, as of 2021, was $125,600.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, State, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC): The Association of Bay Area Governments (ABAG) is part regional planning agency and part

local government service provider, while the Metropolitan Transportation Commission (MTC) acts as the transportation planning, financing and coordinating agency for the nine-county San Francisco Bay Area. ABAG and MTC continue to share joint responsibility for Plan Bay Area, now with a single staff, serving both the ABAG Executive Board and the MTC Commission. The latest iteration of the plan—Plan Bay Area 2050—was jointly adopted in October 2021. ABAG is also responsible for developing the Regional Housing Needs Assessment (RHNA) Methodology to distribute regional housing need – the ABAG Executive Board adopted the final RHNA plan on December 16, 2021.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely-low-, very-low-, low-, and moderate-income residents due to the expiration of federal, State or local agreements.

California Department of Housing and Community Development (State HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

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Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Missing Middle: Small-scale multifamily housing that can range from duplexes to townhouses to smaller apartment buildings that are compatible with walkable neighborhoods.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Older Adult: (Another word for "senior" or "elderly" person). The Census Bureau defines an older adult or senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Place-Based Strategy: Place-based strategies are actions that encourage community preservation and revitalization and should address increasing quality of life. Areas include, but are not limited to, housing, transportation, infrastructure, parks, recreation, education programs, etc. City programs establishing place-based strategies must target a geographic area of the City.

Plan Bay Area: Plan Bay Area is the joint responsibility of ABAG-MTC. The most recent version of the Plan, Plan Bay Area 2050, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. Plan Bay Area 2050 focuses on four key elements — housing, the economy, transportation and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Plan was adopted by ABAG-MTC on October 21, 2021.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their

essential needs, advance their well- being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (January 31, 2023, to January 31, 2031 for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 26,251 housing units distributed in the following way: 6,511 should be affordable to extremely-low- and very-low- income households, 3,750 to low-income households, 4,457 to moderate-income households, and 11,533 to above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): An SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically

warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site: Non-vacant sites that have structures or other site improvements, but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially-developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Workforce Housing: housing that is affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income families and workers including teachers, health care workers, retail clerks, young professionals, and more.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It also establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Known as the "Oakland Planning Code," its purpose is to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of Oakland in conformance with the City's General Plan. (Oakland Planning Code 17.07.030)

Appendix I: Public Outreach Materials

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Oakland Housing Element
Housing Sites: Stakeholders Discussion Summary

February 2, 2022 9:00 AM – 10:30 PM

Held via Zoom

Participating Organizations:

- YIMBY Law
- Housing Action Coalition
- Bay Area Rapid Transit
- Nonprofit Housing Association of Northern California
- East Bay Housing Organization
- California Housing Partnership
- MidPen Housing
- Ellis Partners
- LISC Bay Area
- Public Interest Law Project
- Bay Area Community Services

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

POTENTIAL VIABLE SITES

Stakeholders provided examples of sites that may be viable for inclusion in the housing sites inventory, including:

- 40th Street and Martin Luther King Jr. Near the MacArthur BART station. Temporary homeless/navigation center
- Potential along Lakeshore Avenue just south of the I-580
- Closed Oakland Unified School District sites
- Sites owned by faith-based organizations interested in upzoning and development. There are three faith-based organizations actively looking to add housing
- Sites in the Rockridge area that can be upzoned (especially near BART)
- Sites identified along International Boulevard as part of the Oakland Sustainable Neighborhoods Initiative process

- Peralta Village in West Oakland – drastically underutilized; upgrade and add more housing

COMMUNITY ENGAGEMENT ON SITES

- Stakeholders provided ideas for community engagement on viable sites, and shared work they have done to solicit feedback on potential sites. Ideas included sending a flyer or survey to all property owners in Oakland to solicit development interest and reaching out to other public agencies for surplus land
- One stakeholder works with faith-based organizations through Alameda County and sees this as an avenue for community empowerment, as well as an opportunity to locate development in high resource areas
- Another stakeholder has sent a form to members of their organization to get feedback on specific sites with development potential

SITE SELECTION CONSIDERATIONS

- Locating sites within a quarter mile of transit, including bus lines, was identified as a priority by one stakeholder
- Stakeholders also mentioned identifying sites for lower-income housing in gentrifying or at-risk of gentrifying neighborhoods, as well as determining if lower-income sites will be competitive for State funding or tax credit scoring
- The City should use HCD's site inventory form (available via ABAG-MTC's HESS Tool) when publishing drafts of the sites inventory
- The City should maintain a reserve list of sites or capacity buffer to meet State no net loss requirements
- When computing site capacity, the City should emphasize minimum or likely capacity of sites to remain in compliance with those requirements

FAIR HOUSING CONSIDERATIONS

- Stakeholders indicated that site selection should be guided by the City's mandate to affirmatively further fair housing
- The draft assessment of fair housing prepared for the Housing Element should be made available for public and stakeholder input as soon as possible

GENERAL BARRIERS TO DEVELOPMENT

- Stakeholders discussed why sites identified for the 5th cycle RHNA have not developed with housing. Barriers to approval, neighborhood opposition, and the availability of financing were described
- Affordable developers also get outcompeted by private developers for sites due to lack of funding for site acquisition

- One stakeholder suggested the City should consider a set-aside fund for site acquisition that affordable developers can use. This could be a revolving fund
- One stakeholder noted that housing development around the Lake Merritt BART Station requires the development of other amenities in order to make housing development feasible
- Stakeholders also noted that traditional sources of funding are largely depleted

CITY CONSTRAINTS ON DEVELOPMENT

- Stakeholders noted that the City needs to increase opportunities for affordable housing. Some stakeholders noted that City departments often have conflicting priorities or do not agree, especially regarding transportation. It is also difficult to get early feedback on proposals from staff
- While the planning application process was identified as generally smooth, other steps in approval can make it difficult, especially for smaller projects
- One stakeholder suggested the City appoint a "housing czar" or process coordinator to facilitate the approval process
- Appeals process is politicized. Things that are settled—e.g., plans in areas that already have EIRs—still get appealed. Stakeholder suggested that EIR appeals should go to a non-elected body instead of the City Council
- Other stakeholders emphasized the need for by-right approvals, permit streamlining, and entitlement reform to reduce costs, increase competitiveness for State funding, and unlock development potential on smaller sites
- City requires payment of most permit fees upfront rather than at issuance of permit or project completion. This can make development infeasible for non-profits or smaller developers – they can't have $1 million just tied up while the project goes through approval process

Zoning and Development Standards

- Stakeholders remarked that upzoning in various Oakland neighborhoods could increase residential capacity and flexibility, particularly on smaller sites
- Single-family neighborhoods in North and East Oakland were identified as areas that could particularly benefit from such actions
- Stakeholders emphasized flexibility in zoning, including allowing increased density and removing ground floor retail requirements
- One stakeholder remarked that BART sites should maintain sufficient parking requirements for commuters
- Stakeholders suggested the use of various zoning overlays to incentivize development, including both a mixed-use overlay and an affordable housing overlay.
  - Density bonuses for affordable housing were also identified as an important tool

OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT

- Stakeholders discussed the ideal density range for affordable development - one stakeholder noted it was between 40 to 50 dwelling units per acre, while another indicated that it was between 60 to 80 dwelling units per acre
- While one stakeholder suggested a maximum building height of less than 85 feet on smaller sites to incentive private developers to use density bonuses and add affordable units and work their way to 85 feet, another remarked this approach would result in neighborhood meddling and could potentially trigger additional EIR review, and would not count towards the RHNA
- One stakeholder remarked that their organization prefers sites that offer economies of scale, while another indicated that smaller sites my be useful in providing ownership opportunities for moderate-income households
- One stakeholder encouraged the City to incentivize "affordability by design"

Oakland Housing Element Discussion Group Meeting #2: Production, Preservation, and Protections

March 10, 2022 1:30 PM – 3:00 PM

Held via Zoom

Participating Organizations:

- East Bay Housing Organization
- East Bay Permanent Real Estate Cooperative
- Greenbelt Alliance
- Housing Action Coalition
- A Diamond in the Ruff
- California YIMBY
- East Bay for Everyone
- Sustainable Economies Law Center
- Community Housing Development Corporation
- Jobs and Housing Coalition
- East Bay Asian Local Development Corporation
- United Seniors of Oakland and Alameda County
- City of Refuge/United Church of Christ
- Bay Area Housing Advocacy Coalition

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DEVELOPMENT PATTERNS AND ECONOMIC PRESSURES

- High development costs—particularly labor, land, and construction costs—were noted as significant barriers. One participant noted that some local labor practices, which are in the City's control, limit competition and drive up costs.
- Participants remarked that new housing does not cause displacement, since displacement is already happening. Displacement pressure emanate from the greater economic landscape, and the availability of new housing becomes a self-reinforcing cycle. They pointed to the Broadway Valdez area as an example of this.
- Participants discussed the opportunities of developing on large and small lots. High density development is more feasible on large lots like in the Broadway Valdez area, or on larger brownfield sites and industrial land. However, these sites tend to be in or near lower-income neighborhoods. The City should encourage development patterns with smaller lot sizing or lot consolidation to take development pressures off low-income neighborhoods. The City should make lot mergers easier and ease building code impacts (especially in neighborhoods like Rockridge and Temescal).

- One participant remarked the due to large economic pressures, the City's existing tools (including tenant protections) cannot match affordability needs – which can only be met by generally increasing housing supply. They also advocated for increased supply in higher-income neighborhoods to reduce the pressure on lower-income neighborhoods.
- One participant noted the affordability crisis is not just supply and demand issue, as the presence of vacant units—especially market rate units—demonstrates. They also remarked that the baseline market is friendly to luxury apartments that are treated as investments, and advocated a vacant unit tax and not just a vacant land tax.

STAFF CAPACITY

- The lack of staff capacity is a major cost driver for all housing developments, including affordable and market rate projects.
- Participants noted there is a lack of clarity at the staff level on permit streamlining processes as well as how affordable housing is prioritized. Navigating State streamlining law is a long process, and participants appreciated the City's standard procedures and hoped the City will continue to refine and expedite the process. Participants noted that moving towards ministerial approval would help increase staff capacity.
- Participants explained that all housing projects (including market rate and affordable) are challenged by costs and permit timing, and get stuck at every level of the process. One participant noted they had trouble working with the City to increase density on their affordable supportive housing project.

FUNDING FOR AFFORDABLE HOUSING

- Some participants noted that local funding and budget priorities do not reflect Oakland's commitment to housing, even though the city bears a disproportionate impact of the housing crisis in the Bay Area. One participant noted that while the City is a good partner in securing State funding, there is a lack of political appetite to spend local money on affordable housing,
- One participant suggested fees be assessed entirely upfront. One participant also suggested deferring building permit fees for affordable projects to permit issuance.
- One affordable housing developer noted that their units skew towards the lower end of the income spectrum, but it is difficult to operate without subsidies and a constrained housing voucher supply (which is slow-moving on the federal level).

UNMET HOUSING NEEDS

- Oakland has diverse housing needs, including large family and very- and extremely-low-income housing. Larger units tend to be more expensive and move slowly, as large families will often prefer to "double up" in smaller and cheaper units instead. Participants also noted an unmet need for very- and extremely-low-income housing (below 50 percent area

median income) compared to low-income housing (60 percent to 80 percent area median income).

- The City needs to encourage more moderate-income or "missing middle" housing. One participant encouraged the City to focus on policy tools that do not require additional funding, which should be focused on deeply affordable housing. There is a particular need for missing middle housing for elderly and disabled residents, who are unable to downsize due to a lack of supply. Condo conversions further impact the available supply. Additional supply of this housing type could lead to decreased displacement pressures.
- Participants generally agreed that the City should encourage more two- to four-unit development (i.e., missing middle), and were in support of the City Council's directive to revisit single-family zoning.
- There is a need for supportive services and transitional housing, which is currently overlooked. Workforce development and other training should be included to ensure people can stay in affordable housing.
- Residential development on church developments runs into major zoning issues – the City should increase flexibility for this type of development.
- The City has a history of segregating affordable housing projects, and misses opportunities to provide lower-income housing in high resource neighborhoods (e.g., Oak Knoll). Going forward the City needs to be proactive about not missing these opportunities.
- One participant noted that an earlier draft Downton Oakland Specific Plan had affordable housing goals that did not match the reality of Oakland's Black population's housing needs. The City should be realistic when setting goals and policies.

ZONING AND REGULATORY STRATEGIES

- The City gives too many concessions to market rate projects, and the cumulative effect is decreased regulatory incentives and tools to encourage affordable housing.
- The City should increase densities without totally changing a neighborhood's character.
- Participants supported City Council's directive to revisit single-family zoning and allow two- to four-unit developments.
- Several participants advocated for an "affordable housing overlay", which will help the City be competitive for TCAC, LIHTC, and other funding sources. The City should also develop right sized zoning in high resource areas to also remain competitive. Matching TCAC scoring helps developers hit deeper affordability levels while reducing the strain on the City. One participant also proposed a small lot overlay on transit corridors for workforce housing.
- Overlay for small lots so they can be zoning compliant and/or be able to develop additional housing was mentioned.
- One participant remarked that the City should be more flexible in its definitions of a household, including co-living situations. The current definition can obscure the actual

economic status of a unit's residents (e.g., a unit with multiple lower-income families is considered one higher-income "household").

CREATING AFFORDABILITY STRATEGIES

- The City should encourage the conversion of hotels and motels to long term affordable housing.
- The City needs to move forward with its public lands policy, and include a process for developers to acquire vacant parcels (which was done previously). One participant also suggested increased flexibility in a public lands NOFA, including higher cap and reduced need for City Council votes. This will remove administrative burden and can help expedite a restock of the public lands portfolio.
- The City should encourage affordability by design for different levels of affordability.
- Larger market rate and non-profit developers can move through the market easier than smaller ones can due to their increased resources. Participants want to see a way for smaller affordable developers to move through the landscape without adding costs. One participant noted this will be especially important for single-family owners who want to upgrade to two to four unit projects, but will get caught up in the permitting process. The City needs to streamline the process now for when these projects come online.

MAINTAINING AFFORDABILITY STRATEGIES

- One participant noted that restricted affordable housing and non-restricted affordable housing (or "naturally-occurring affordable housing") call for different programs.
- There is a trend of conversion from non-restricted affordable housing to market rate (e.g., condo conversions in northwest and central east Oakland). Rent controlled units are also not permanently affordable and can be demolished. Participants expressed interest in strategies like social housing, TOPA/COPA, community land trusts, and housing co-operatives to reduce conversions and maintain permanent affordability.
- One participant urged the City to advocate for the repeal of Costa-Hawkins vacancy decontrol provisions and keep owners from taking advantage of artificial scarcity to drive up housing costs.

ANTI-DISPLACEMENT AND TENANT PROTECTIONS

- One participant indicated the desire to slow gentrification and displacement. They want the City to help to drive housing costs down so the working poor can afford permanent housing without being forced into dense projects. Reduced housing costs will help decrease displacement pressures and increase housing choice.
- City has good laws compared to other cities (e.g., rent control, just cause, tenant protections, etc.), but effectiveness depends on legal counsel. The City should provide

funding to legal assistance and provide a legal right to council (see Measure F in San Francisco).

- The City should better incorporate SB330 protections against demolitions, especially because of the State legislation's sunset provision. Participants noted there is generally a lack of developer awareness about replacement provisions and indicated a need for education in the development community. Participants also suggested the City adopt a stronger demolition ordinance and add replacement provisions to the permit approval checklist. Participants also encouraged Planning and Building to coordinate with Oakland HCD about replacement units and right to return on development projects.

Oakland Housing Element Discussion Group Meeting #3: Draft Review

Wednesday, June 8 10:00 – 11:30am

Held via Zoom

Participating Organizations:

- Oakland Housing and Community Development (HCD)
- Parent Voices Oakland
- East Oakland Collective
- Alameda County Public Health Department, Health Equity Policy, and Planning
- Homeless Action Center (HAC)
- California YIMBY (Yes In My Backyard)
- Ellis Partners
- YIMBY (Yes In My Backyard) Law
- West Oakland Environmental Indicators Project (WOEIP)
- Oakland Starting Smart and Strong
- UC Berkeley Goldman School
- East Bay YIMBY (Yes In My Backyard)
- SPUR San Francisco Planning and Urban Research)
- Transport Oakland
- California Renters and Legal Advocacy Fund (CaRLA)
- Eden Housing
- Housing Action Coalition
- East Bay Housing Organizations
- Emerald New Deal
- A Diamond in the Ruff Incorporated

Meeting facilitated by Alison Moore and Rajeev Bhatia of Dyett & Bhatia

DISCUSSION SUMMARY

Many participants were generally supportive of the Housing Action Plan, but key issues emerged around zoning and affordability, accountability and compliance, environmental justice and air quality, distribution of housing sites by area and income level, resource allocation, and public availability of housing element information.

Affordability was top of mind: One childcare focused participant requested low and very low-income housing include housing geared towards retaining specific groups such as early childhood educators and childcare givers. After housing childcare is the biggest expense for families, so childcare and housing should be considered in tandem, and it was suggested that co-locating childcare facilities with new development could lessen this burden. Several participants echoed a desire to see the affordable housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect, and that a baseline affordability standard be implemented for all new development.

Several participants mentioned a need for stronger compliance measures to hold developers accountable. Participants mentioned that fees are often too low to provide meaningful incentives for developers to follow through with affordable housing agreements and remarked that developers have consistently violated current zoning rules and not being held to their proposals once approved. Participants suggested fees be raised to encourage developers to take affordability requirements more seriously.

Another key theme emerged around environmental justice and housing quality. A participant from the UC Berkeley Goldman school encouraged planners to consider collaboration with County inspection offices to regulate indoor air quality for Oakland households, particularly those with children and those in low-income areas. Many participants echoed the need for greater consideration of air quality issues when determining affordable housing sites and urged planners to consider locating affordable housing away from freeways. One participant urged the city to include existing housing near freeways, Oakland Ports and other heavy duty trucking concentrations under its definition of contaminated sites and help building owners retrofit air filtration to reduce exposure of residents to transport related emissions

Participants desired more clarity and summary analysis of the table to demonstrate the relationship more clearly between the geographic distribution of affordable housing and resources available in proposed neighborhoods. Participant commented that affordable housing is often located in the lowest-resource neighborhood, suggesting that planners consider upzoning all transit corridors, with additional emphasis on Rockridge BART. Another participant raised the concern that the AFFH analysis be made a part of the site selection and action plan, and not just analysis.

Some logistical concerns were also raised regarding the public availability of items such as up zoning & overlay maps, which ideally would be provided in advance, indicate areas that are being considered for rezoning, and coded according to income and racial discrimination considerations. Additionally, participants requested tools to allow the public to monitor impact fees collection and use, as well as an executive summary and clear table containing new policies. Many participants commented on the need for better prioritization to ensure most needed HE action items were addressed in a timely manner, reiterating the need to translate analysis into action.

DETAILED DISCUSSION NOTES:

Affordable Housing Overlay

- Participant remarked that "Oakland's RHNA increase is actually a lower percentage than the region as a whole."
- Childcare-focused participant suggested that low and very low-income housing include housing that is geared towards retaining specific groups such as early childhood educators and childcare giver, also co-locating childcare facilities with new develop. Additionally, participant urged planners to consider providing childcare support for unhoused people.
  - Children and their families should be key stakeholders in HE; after housing childcare is the biggest expense for families, so childcare and housing should be thought of in conjunction.
- Several participants urged that planners please consider ALL of AC Transit's Rapid corridors, not just the BRT line, when considering up zoning opportunities.
- A participant commented that the City of Oakland has been too accommodating to developers and has been building too much above-moderate housing. Low-income housing is determined based on property values of the surrounding neighborhood, and there needs to be a clear standard how affordable housing is determined.
- One participant remarked, "from attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR (below-market-rate) housing w/MR (market-rate). It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today."
- Participants supported development in Rockridge, given that it's the only BART station in Oakland that doesn't have TOD, it's the whitest census tract in Oakland. Suggested flatiron site that Oakland hasn't wanted to rezone is a worthwhile site to up zone for affordable housing despite its small size.
  - Other participants echoed support for up zoning the flatiron parcel and upzoning in Rockridge in general.
- Several participants support a move towards ministerial approval
- Historic resources deserve fair housing analysis because historic housing is often located in wealthier neighborhoods. These comments were echoed by several participants.
- One participant mentioned that they "would love to see housing overlay expanded from 4 to 6 units, which would allow state density bonus to come into effect." These comments were echoed by several participants.
- Participant is concerned with city requiring compliance for AFFH requires fair housing analysis and that the analysis be made a part of the site selection and action plan, and not just analysis. There needs to be a better connection between analysis and action plan, encourages staff to read memo by ABAG about how SoCal cities got rejected by HCD.

  - Thinks its problematic that sites were determined in advance to fit where sites were already zoned properly.
  - Thinks zoning should be identified as a constraint, and that exclusionary areas should have been identified in advance and then re-zoned.
- One participant remarked about the "H overlay" - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

Accountability, Compliance, and Enforcement

- Participant commented that identifying affordable housing sites is only a first step, and suggested that without meaningful accountability measures and quantifiable financial repercussions for non-compliance, the site inventory would not be effective.
- One participant questioned "Who do we target, and how do we penalize them when lower income needs are not met?" with regards to non-compliant developers.
- Participant urged increased penalties associated with non-compliance on housing developers, stating that "developers are not building housing for people who live in Oakland but for people who are moving to Oakland".
    - Participant requests planners establish a baseline affordability requirement for all new development.
    - Participant commented that "with all the new buildings being built that impact fee account should at least be 300 million by now."
- Several participants remarked that current developers have already been violating existing zoning rules and not being held to their proposals once approved.
- Participant commented that developers are looking to waive fees, but affordable housing advocates would like to raise fees on developers to fund affordable housing.

Environmental Justice and Air Quality

- Participant from UC Berkeley Goldman School suggested adding provision in the HE to coordinate with county inspection offices for households (particularly with children) to regulate indoor air quality. Participant also expressed support for provision in HE (G2) getting gas out buildings.
  - This participant also suggested financing green bonds and social bonds, and mentioned a sustainable finance program at the university. These bonds have the potential to lower permitting costs for the issuer and can lower costs for developer.
- Participant from UC Berkeley Goldman School also commented, "I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites.

  - Participant urged the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites.
  - Participant also urged planners to help building owners in those locations retrofit air filtration to reduce exposure of residents to transport related emissions.
- Participant strongly seconds the previous comments, and addition to commenting, "We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures."
- One participant mentioned, "I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned— up zoning opportunities near **all** transit corridors."
- Participant suggested that health of housing is not identified, nor is equity. Census tract name of neighborhood is not identified in Housing Element Appendix C, Table C-21.
  - Affordable housing above Upper Broadway or MacArthur freeway is not being discussed. EJ and housing health is not being adequately discussed.
  - There should be policy and changes and language in HE regarding environmental justice
- Participant echoed the need for plans for investments for opportunity in low-income neighborhoods. Need to improve the air in West Oakland, because air pollution is one of the most challenging parts of living in West Oakland.
  - Other participants agree that the poor air and no green space is a disadvantage to improvements.

Planning Timeline and Resource Allocation

- Participant commented, "I'd love to see city take a stance on what strategies are going to come first given how busy city staff are. Actions in HE are fantastic, but there are too many of them to deal with immediately so city should identify which actions come first and which come last."
- The participant remarked that "study, evaluate, consider" are not viable action-oriented terms according to the HCD. The participant mentioned that the study has proposed inclusionary housing, but the city council has never actually considered it.
- City Council was promised by staff that a 5 year study would be done by the end of 2021, but the annual impact fee report still has not been presented to city council and has not involved public input.
  - The nexus study and feasibility fee study are being done with no public participation. There should be a specific plan that planning and building codes are updated to comply with SB9 and SB 330 especially the demolition protection.
- Participant echoed need for established timelines for implementing affordable housing and remarked that it shouldn't take that long given how easy the policy is to pass.

Public Availability of Housing Element Information

- There is a push and pull between locating housing where communities need to be supported versus the level of resources located in the community. Most affordable housing is in lowest resource neighborhoods.
  - Many participants requested table detailing affordable housing locations versus resource allocation and distribution.
- Participant suggested the city have a published methodology for when to count new market housing as Moderate Income, like San Jose does.
- Participant expressed support for up zoning around transit corridors, and suggested circulating maps illustrating these plans ahead of time to allow for public comment by affordable housing developers. Participant requested platform for public to monitor impact fee account.
- Oakland online housing portal was not user friendly for affordable housing developer
- The way that zoning code is written in the city breaks everything down into small pieces, which makes it difficult for affordable developers to utilize density bonus. Other cities don't have standards broken down into so many small parts and encouraged Oakland to consolidate zoning code into more straightforward and broader groupings.
- Maps should be coded according to income and racial discrimination consideration. Investing in lower income areas need to go beyond housing, there needs to be broader neighborhood improvements strategies.
  - The participant suggested that planning staff put out a map about what is being considered for rezoning.
- Participant questioned if there is a way for the public to track who paid impact fees and see what is being collected as well as where and how are those funds are being used.
  - Participants echo the need for improved transparency in this process.
- Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies.

Oakland 2045 Housing Element Workshop #1 Report

Oakland's Housing Element and Housing Locations

FEBRUARY 10, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is part of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels, including low income and households with special needs, from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community.

This first Housing Element workshop is part of Phase 1 of the General Plan update. The purpose of this workshop is to provide an overview of the General Plan and Housing Element update process and gather community input on potential housing locations. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 10, 2022 from 6:00 to 8:00 pm online via a Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 90 community members attended the workshop.

The planning team gave a short presentation during the workshop that gave an overview of the format of the workshop, the General Plan and Housing Element update process, and included a Q&A portion for participant questions. During the presentation, participants had the opportunity to answer the following survey questions about themselves:

- What brings you to this workshop?
- What neighborhood do you live, work, or have a business in?
- What do you love about the neighborhood?

See Appendix A for participant responses to the survey questions.

After the presentation, participants then proceeded to one of 11 Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The bulk of the meeting was spent in 11 small group discussions where community members had the opportunity to brainstorm together on potential housing sites. For the discussions, three to five participants were sent into Zoom breakout rooms with a facilitator from the

planning team to brainstorm on potential housing sites and considering the following questions:

1. What are the housing issues you care about in Oakland?
2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)
3. What do you think some of the issues or challenges will be in these areas?
4. What type of housing does Oakland need more of? Where do you think it should go? Why?

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix B.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide variety of opinions on all topics.

- There was unanimous or near unanimous support for more housing in the community. Housing affordability was a key priority for all groups as well as the consideration of equity in all decisions related to housing. Most groups were pro-housing and particularly advocated for housing unhoused individuals and focusing on developing housing for extremely-low income and very low-income groups, with additional support for workforce housing.
- Most groups shared a desire for transit-oriented development near BART stops and housing development that considers proximity to amenities such as bus lines, grocery stores, green spaces, and neighborhood organizations.
- All groups discussed potential locations for housing sites. The most common general locations mentioned include underutilized parking lots, vacant lots, blighted commercial sites, major commercial corridors, in old office buildings, and greater densities in Temescal, Rockridge, Trestle Glen, Montclair, and West Oakland.
- Other specific locations identified as potential housing sites include along San Pablo Avenue, in the Coliseum area, at Howard Terminal, Eastmont Mall, the intersection of Broadway and Pleasant Valley Avenue, 51st and Broadway Avenue, and the DaVita Dialysis site.
- Several groups advocated for consideration to ensure that historical patterns of segregation are not perpetuated but rather resolved when choosing housing sites. Affordable housing should be distributed throughout the entire city. Environmental justice, safety, and gentrification concerns should also be considered when deciding where housing should be located.
- Many participants shared potential housing policies and programs to better help the city become a more affordable and equitable place to live. The most common tools cited include upzoning low density areas, banning land speculation, eliminating impact fees, inclusionary housing requirements, rezoning areas to permit residential development, streamlining the permitting and funding process for housing development and ADUs, establishing incentives for developers, and developing

supportive programs for marginalized groups to find, purchase, and remain in their homes.

- Groups had mixed opinions on whether to develop greater housing densities in the Oakland Hills. While some advocated for higher densities and the elimination of single-family zoning due to equity concerns, others believed that greater densities should not be permitted due to high fire hazard zones. Other housing constraints included proximity to polluting areas.
- Several groups stressed the importance of "going to where people are" to receive input and requested more visible information about upcoming opportunities to engage in the process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 primarily advocated for housing equity and providing affordable housing for systemically marginalized groups. The group was concerned about perpetuating the zoning system's racist and exclusionary history. Participants mentioned how affordable housing developments are likely to be in high crime and high pollution areas with limited access to neighborhood amenities.
- Participants brainstormed a number of policy changes to address the housing issues they identified in Oakland. Such proposals include developing additional extremely low-income housing units, developing affordable housing throughout the city in safe areas and near amenities, banning land speculation, upzoning the Oakland hills, and eliminating impact fees.
- Potential housing sites identified by Group 1 include underutilized parking lots in the city, Howard Terminal, and greater densities in the Oakland hills.

Group 2

- Group 2 was in favor of further expanding community engagement and education on the Housing Element and affordable housing topics to increase accessibility to those interested in getting involved. Policies participants brainstormed include requiring on-site inclusionary housing, considering barriers to affordable housing, and identifying equity patterns throughout the city's districts to better address systemic issues.
- Potential sites identified by Group 2 for affordable housing include City-owned properties and properties owned by the Oakland Community Land Trust.

Group 3

- Group 3 advocated for affordable and middle-income housing, historic preservation, and housing equity. Participants mentioned several potential housing policy solutions that include rezoning areas for residential development, converting nonresidential and office buildings to housing, promoting live-work units, streamlining the permitting and funding process, and developing initiatives for marginalized groups to buy homes.

- Potential housing sites discussed among Group 3 include in vacant lots, dilapidated commercial sites, along major commercial corridors, ADUs in single-family homes, and in old office buildings.

Group 4

- Group 4 was pro-housing, advocating for affordable and transit-accessible housing, overcoming patterns of segregation, higher density housing, and ending gentrification. Potential housing policies mentioned include upzoning areas of the city, building transit-oriented development, and limiting how long developers can sit on empty properties.
- Potential housing sites mentioned include Eastmont Mall, mid-rise buildings in neighborhoods like Temescal, and the vacant lot at Broadway and Pleasant Valley Avenue.

Group 5

- Group 5 prioritized affordable housing for very low-income households, effective programs to shelter and support homeless residents, dense housing to support transit, and supporting Black homeowners. Housing policies discussed include transit-oriented development, upzoning near transit, increasing height limits, removing parking minimums, implementing parking maximums, and passing anti-speculation laws.
- Potential housing sites mentioned include along transit corridors and vacant lots owned by the City, County, and land trust.

Group 6

- Group 6 supported more affordable housing development, particularly in less affordable areas and in proximity to transit and amenities. Potential housing policies mentioned include progressive vacant land taxes, affordable housing overlay zones, incentivizing affordable housing development, reducing parking requirements, and implementing eminent domain for unused property.
- Potential housing sites mentioned include vacant homes on San Pablo Avenue and the lot on the corner of Broadway and Pleasant Valley Avenue. Areas to avoid include high fire hazard zones and near the shoreline.

Group 7

- Group 7 emphasized promoting housing choice, including location and type for both renters and owners. Policy ideas and solutions include inclusionary zoning, streamlining modular housing, promoting workforce housing, and converting vacant ground floor commercial to residential.
- Group 7 also supported developing around transit stops, adding more ADUs and lot splits, and adding higher densities in Trestle Glen and Montclair while also being cognizant of climate considerations.

Group 8

- Group 8 advocated for housing where people actually live and need housing, preserving housing at risk of conversion, and on-site including housing building requirements.
- Potential housing sites identified by the group include along San Pablo Avenue, in the Coliseum area, anywhere near transit, and on smaller lots.
- There was a difference of opinion on housing in the hills – some believing that should absolutely not be allowed due to fire concerns – while some others believing that single-family zoning needs to be eliminated from entire the city because of equity considerations.

Group 9

- Group 9 supported added more affordable housing near transit throughout the city as well as more supportive senior housing, multigenerational housing, workforce housing, and ADA compliant housing. They highlighted the importance of environmental justice considerations, housing the unhoused before developing for other income groups, ensuring vacant lots do not sit vacant, and affordable housing continues for future generations to remain in the city.
- Potential housing sites identified include near transit, higher densities in Rockridge, near parks and green spaces, and in old or unused building and parking lots near city hall.

Group 10

- Group 10 advocated for prioritizing equity in all housing decisions, adding higher densities in commercial areas, incentivizing low and very low income housing development, pausing market rate development until Oaklanders have homes, and taking advantage of vacancies to house the unhoused.
- Potential housing locations identified include higher densities downtown and in west Oakland, more housing in Montclair and Rockridge, and higher densities along San Pablo Avenue.

Group 11

- Group 11 expressed interest in incorporation climate resilience into housing development, prioritizing housing equity, transit-oriented development, having housing typologies that fit with community character, and housing the unhoused. Potential solutions discussed include incentivizing developers, expediting and streamlining the ADU processes, and developing near amenities.
- Possible housing sites identified include a vacant parcel on 51st and Broadway Avenue, the DaVita Dialysis site in Rockridge, near Rockridge Bart, along Bart and bus transit lines, on blighted sites, and higher densities in west Oakland.

Appendix A: Mentimeter Poll Results

Question 1: What brings you to this workshop?

- To learn more
- To learn
- housing
- Curious what people are interested in talking about with the housing element
- I want to support more dense housing in Oakland, especially near transit.
- I'm an Oakland resident and urban planner looking to make Oakland accessible to all!
- The fate of Oakland, housing, development, and particularly for those not wealthy.
- Interested in future of housing- we need more affordable housing options across all neighborhoods of Oakland!
- Interesting in helping contribute to the housing plan for Oakland.
- We're oakland residents and appreciate the chance to learn about the housing element!
- Member of the Deeply Rooted Collaborative
- I am a Political and Community Organizer with Save The Bay! We're interested in ensuring that climate resilience is incorporated in the General Plan Update and the Housing Element.
- I am part of the Deeply Rooted group
- I want to ensure that Oakland dedicate adequate resources to support very low and extremely low income residence in accessing housing
- New Oakland resident, work in architecture / urbanism, committed to supporting more affordable housing in the Bay Area
- learn more about the housing element
- Hear about solutions to get more housing and make it more available and affordable for people
- oakland resident who cares about their community and wants to make sure this process and it's outcomes are equitable
- Looking to get involved , have voices heard, & provide input in planning
- To better understand the housing element and provide input based on what I experience as a resident of Oakland
- Board Member of Rockridge Community Planning Council
- Curiosity, and to learn
- Oakland's housing situation is a CRISIS. I hope this Housing Element can take that seriously and make transformative changes.
- I'm hoping to see more housing built in Oakland! Particularly in my North Oakland neighborhood (San Pablo Ave) where there is lots of vacant land.
- learn about community concerns regarding housing in Oakland
- Strong interest in Oakland providing adequate housing across all economic bands. Affordable for people in each band
- Want to make sure Oakland uses this housing element update opportunity to end exclusionary zoning, allow for more housing density citywide (especially in wealthy neighborhoods and near transit), and expand demolition and displacement protections

- I’m concerned that people especially African Americans are priced out of the housing market.
- Equity concerns. Also wondering if your community outreach team consists of any people born and raised in Oakland. Outsiders are always "representing" Oaklanders.
- I have lived in Oakland for 40 years. It breaks my heart that it is becoming a place that only the wealthy can live. I am saddened that the Black population has decreased. Let's support social housing!
- I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.
- urban planner from the Bay Area. Interesting in learning what Oakland is working on for the General Plan and Housing.
- Create more housing
- My primary concerns are equity—woefully inadequate affordable housing and continued displacement—and the need for dense housing near jobs and well served by goodnfrequent public transportation, bike lanes, and walkability to daily needs.
- We need responsible and effective affordable housing programs.
- Interest in developing a housing element that affirmatively furthers fair housing, breaks down past patterns of segregation and disparate housing opportunities, and improves on the City's past performance in producing affordable housing
- I care about housing!
- I want more homes to be built in Oakland so that the cost for housing goes down.
- I'm concerned that the timeline does not allow for quality engagement with our community.
- I am concerned about the housing crisis in Oakland.
- Interest in housing
- I work for the Oakland Fire Department and want to stay engaged in our community and hear outstanding Public Safety concerns.
- An interest in providing housing for Oakland residents at all income levels. I care about creating change while not forcing radical change on any Oakland neighborhoods.
- As a representative of the Rockridge Community Planning Council, a neighborhood organization focused on community development. Here to listen and learn.
- Making sure that Oakland does it’s part to create the new homes we need to help solve our housing shortage that is driving our displacement and affordability crises
- Ensuring that fair housing and equity are an integral foundation of the ENTIRE housing element process. For the city to address that for the past 5 years, the City has built 9.5 market rate homes for every 1 unit of affordable.
- The #1 thing Oakland residents want is affordable housing and yet this City has not prioritized affordable housing and nor met our statewide goals for years.
- Express importance of mixed income housing in areas that are densely populated areas that are predominantly low income.
- I am a 3rd-generation Oaklander and my whole family lives here. It's become too expensive to live here and we need to make sure there's housing for everyone.
- This is important
- I'm with East Bay for Everyone: https://eastbayforeveryone.org/wp-content/uploads/2022/02/2022-02-09-oakland-housing-element-priniciples.pdf

- I want to speak in favor of building, building up, and building densely (to encourage future walkability and transit). I believe all neighborhoods are worth investment, to support new housing of all types in income and physical types.

Question 2: What neighborhood do you live, work, or have a business in?

- mosswood
- Old_Oakland Grand_lake Downtown
- Downtown
- Bushrod
- Rockridge
- Mosswood Temescal
- Concord Contra_Costa_County
- Prescott Work_from_home Work_for_a_company
- Harrioak
- Downtown
- Downtown
- Dogtown West_Oakland
- D2
- Maxwell_Park
- temescal work_in_fruitvale
- san_antonio_neighborhood
- Rockridge
- Oakland
- Piedmont_Ave Downtown
- West_Oakland SF
- Grand_Lake
- Uptown
- Rockridge
- Walnut_Creek
- East_oakland
- Grand_lake
- Old_Oakland Citywide
- Santa_Fe Jingletown
- Longfellow
- North_Oakland Fairview_Park
- Adams_Point
- west_oakland
- Bayview_Hunterspoint
- Rockridge
- Rockridge
- Clinton Downtown
- Dimond Laurel Lake_Merritt
- Rockridge
- Fruitvale Fruitvale Fruitvale
- bushrod
- I_live_in_Oaklands_Distri I_work_in_Oakland No_business

- north_oakland
- Old_Oakland
- Skyline
- Chinatown
- Golden_Gate
- Waverly
- Fruitvale East_Oakland
- East_Oakland D6
- Alameda
- Rockridge

Question 3: What do you love about the neighborhood?

- lots of things
- The people! I just want more of them.
- Walkable, friendly neighbors.
- I have been here for 42 years. Not enough space.
- Weather and history
- Family oriented
- my neighbors!!
- I love how central everything is, as well as the proximity to transit options
- Culture
- Accessibility to restaurants, goods, services, transit and walkability
- i love that downtown is close to chinatown, has lots of stores and restaurants, close to lake merrit
- Friendly
- I love the diversity of businesses around here.
- I love our street trees and our park! We have lots of wonderful urban green spaces.
- Proximity to important spots
- I love my neighbors but so many are at risk are displacement.
- Mixture of housing and neighborhood business district.
- Takes more than 250 characters. I have lived here 42 years.
- "Walkability!
- Lots of great social resources within walking distance."
- Walkability, quick easy access to transportation, close retail
- People and the lake
- Great sense of community
- I love the colors and flavors of fruitvale, it makes me really sad that there is not more investment and effort from the city of oakland in bettering the area
- Walkable, location
- Everyone seems to have the best interests of oakland at heart
- Children playing in Frank H. Ogawa Plaza
- I used to love my neighborhood until unfriendly gentrifiers moved in.
- Walkability to schools and shops
- The people.
- Rockridge also has a high degree of activism and also recognizes need for greater population diversity.

- its one of the last places in SF that still has it's diversity. I hope Oakland can keep from gentrification.
- It's accessibility, shopping, and community spirit.
- There is a fair amount of housing for renters.
- Walkability & retail corridor
- The community! I want more neighbors!!
- It's a livable community, for people like me...
- Beautiful neighborhood—Street trees, gardens. I can walk to food stores, etc. I love my neighbors, from lots of backgrounds.
- It is walkable and has ground floor retail that is alive and well
- Location location
- I love the shops that are within walking distance
- The peole
- Vibrant BIPOC communities
- Diverse cultures and food options available.
- Approachable neighbors.
- It's diversity, it's right in the middle of everything, it feels like Oakland.
- Friends and neighbors.
- Many resources. Minimal need for car. Diverse. Close to nature
- The melting pot of cultures and food and good weather.
- Diversity
- walkable, good transit, great restaurants
- Short answers are the problem. Elicit granular, detailed stories for better results.
- good grocery stores
- Neighbors know each other.
- Walkability and vibrancy
- My neighbors
- I love Alameda's proximity to Oakland. We are ONE city as far as I'm concerned.
- Walkability, access to transit, parks, mixed use.

Appendix B: Breakout Group Facilitator Notes

Group 1 Facilitator – Laura Kaminski

Participant 1- Main concern is equity and climate.

Participant 2 – main concern is Housing Equity in neighborhoods.

Participant 3- worked with the City on the Housing Element in 1998, should start with discussing how our existing system on zoning is based on racism. Worked on the last General Plan as City staff and worried we will repeat what was done in the past.

Participant 4– I live in affordable housing, I know what it is like living in affordable housing. Important to where you are putting affordable housing, I live near pollution, noise in China town, near pollution from the Port. A lot of affordable housing is built in areas near freeways and pollution. Once you are living in affordable housing no one wants to listen to you and

your concerns. This area has become extremely violent, there was a shooting on I-880 right across from my balcony. We don't need more market rate housing, we need extremely low housing. Most of the people who are homeless need extremely low housing.

Participant 5- We have existing systemic policies, we need serious policy change. We need serious discussions. 174% of housing was built for market for market rate, it is a policy decision of what housing is being built.

Participant 4– Should put of lot of thought into where you move people 55 and older and people with mental disabilities. Where I live, we don't have grocery stores, have predatory people that rob people. We had tough sheds moved in next to us, had increase in crime overall, not just from homeless people, but unfortunately some homeless people have problems with drugs and this can create crime. We need to care about who is living in affordable housing and what there needs are and provide safe housing.

Participant 1- Affordable housing, it should be more dispersed throughout the city. Should look at parking lots. The A's are not going to have affordable housing. Need more resources for family housing when growing up.

Participant 3, we need some radical policy changes. We need to ban land speculation. As long as we are beholden to developers. They are scooping up housing and flipping for huge cost. We should replace Planning & Building with other Departments. We are so looking at the minutia of housing, we cannot get through the permit process because we don't know how to play the game. Let's make a system based on safety. We don't need to know how far the kitchen is from the basement. Zoning was created to separate certain people, redlining. We repeat redlining. Oakland hills is the most segregated. Every house over 6,000 square feet needs to take in 6 more families. Our politicians are taking money from developers.

Participant 5, Howard Terminal, greater percentage of affordable housing and it needs to be on site. Howard Terminal is going to go through with nothing of value. Have to change policies. No more building market rate housing without a certain percentage of affordable.

Zoning needs to upzone in all of the hills areas.

Iris - should eliminate Impact Fees only do onsite. The process is so onerous for the average person or small developer trying to build affordable housing. The City should have staff to assist with all of the rules. Should have staff to assist the public with ADUs. Concerned that this Housing Element will be a cookie cutter process and that the consultant D&B will not have the creative ideas.

Participant 1– how can we continue to build market rate when we have not met the numbers for affordable?

Participant 2– we have to generate tax dollars as well.

Participant 3– we should spend less money on police and more on paying for the City.

Participant 1– The City is proposing business tax changes and increasing money from the Port.

Participant 4– Why are we supporting corporations that are not paying living wages?

Participant 1– Companies are buying up single-family homes and then letting them get dilapidated and then flip them. Can the city enforce the codes to not allow for this?

What makes housing more expensive in the first place.

Participant 2– I have a family member that is making 6 figures and can't afford to buy a home.

It is extremely difficult to get into any area of the City, housing is going for at least $500,000.

Participant 1– At least they used to look at comparables for how housing is priced in real estate, how does housing get to be priced at this high of a price? We should be addressing what has gotten us to this place.

Participant 2– there are a lot of people who work in Silicon Valley that are moving here and driving the price up. They are taking these properties over. They can't afford the housing in Silicon Valley so they are coming to Oakland.

Chat:

19:12:25 From Participant to Everyone:

that is the argument they are currently making

19:13:46 From Participant to Everyone:

yes

19:24:48 From Participant to Everyone:

how about a policy that says single family homes can only be purchased by people who will reside in them?

19:25:26 From Participant to Everyone:

@ Participant + 1

19:26:21 From Participant 3 to Everyone:

Get rid of any restrictions on the number of people who can be in a unit

19:26:24 From Participant 2 to Everyone:

Sounds good, but if they can't afford to do so, it leads us back to those who can or these large corporations

19:26:47 From Participant 3 to Everyone:

Eliminate parking requirements

19:30:07 From Participant 3 to Everyone:

Allow people to create cooperative living arrangements without city requirements- allow people to create their own agreements, trust collectives to be responsible adults

19:32:22 From Participant to Everyone:

Same for "affordable housing", allow housing to flourish without 20 pages of requirements. Ask for a confirmation that the housing is remaining that every year. Have the land be deed restricted.

Group 2 Facilitator – Lakshmi Rajagopalan

Introductions
#1 - oakland resident, D2, urban planner, need more engagement/education around housing
#2- piedmont ave, searching for new housing in Oakland - which is proving to be very difficult
#3 -unity council (deeply rooted) - timescale/fruitvale area, lack of investment
#4 - issues with housing development esp. Affordable housing
#5 – did not engage at all

Engagement and Education
Education on what affordable housing means (critically low/low income)
Engagement - education is a key
Translating into easy-to understand language, in multiple languages
Being transparent as possible - with these timelines, how are we listening to the community?
Accessibility - meeting in the box situation - printable - cultural centers/community centers
Capacity building/educational piece of housing - housing element - enable the community
Time/capacity building/educational exercises

Sites:
consider City owned properties and properties owned by Land trust properties - developers.
Buy back properties owned by these developers using eminent domain

Policies
Require on-site inclusionary housing (or if they are paying into the impact fee fund, there needs to be accountability on what those monies are used for - how that money is used)
Consider barriers to developing affordable housing - there are several (example: https://oaklandside.org/2021/10/20/nonprofit-run-by-homeless-people-says-it-was-unfairly-taxed-for-trying-to-build-housing/)

Equity
Look at Redistricting mapping to identify equity patterns
How will the policies be evaluated to fix more systemic issues? Policies should also address unhoused.

Group 3 Facilitator – Audrey Lieberworth

Introductions:

- Participant 1 – North Oakland, Rockridge, cares about affordable housing
- Participant 2 – architectural urban designer, lives in Mosswood neighborhood, interested in affordable housing/extremely affordable housing, infill/redevelopment, finding perfect sites to do those sites on
- Participant 3 – West Oakland, lived in Oakland for 7 years, interested in social, economic, environmental, and racial justice. Also interested in affordable and missing middle housing. We're putting too much pressure on affordable housing and missing middle housing could help with this.
- Participant 4 – lives in clinton neighborhood, city planner, advocate for historic preservation (works with Oakland Heritage Alliance). Housing Element is an opportunity to use historic buildings as housing resources/naturally affordable housing. Harder to build new than rely upon historic building stock.

Question 2: What do you see as some of the opportunities for planning new housing in Oakland? (Examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers)

Participant 1

- Sites that are not currently used for housing. Some rezoning may have to be done, particularly if there are reluctant land owners
- The Ridge site – property owner does not seem interested in developing for housing; some encouragement through rezoning may be needed
- Vacant sites – look at zoning on those sites. Be aggressive where it makes sense to build housing
- Build affordable, with an emphasis on a higher percentage of lower income housing

Participant 4

- Look at existing buildings as potential housing resources, esp historic buildings. Existing nonresidential and older office buildings that might become obsolescent should be converted to housing. Including live/work, esp in industrial areas. CA Historic Building Code can help facilitate this process

- Existing single family homes – there may be provisions for ADUs, but these may also present opportunities beyond ADUs to add more units (I.e. missing middle) with an emphasis on affordable units

Participant 2

- Look at vacant sites and office buildings that could be redeveloped. Look at commercial corridors like Broadway and Telegraph – are there vacant sites, dilapidated commercial sites? There are commercial spaces with large parking lots along these corridors. We should densify these sites along the corridors.

Participant 3

- Hard to pencil out projects given that labor and material costs are high.
- There is a need for more workforce development programs / incubator programs for small contractors. Historically there have been barriers for Black and Brown communities to obtain apprenticeships to make their way into the construction trades – remove those barriers
- Time is money – streamlining the permitting process is ideal because delays mean projects cannot pencil out. State legislation allows some projects to be fast-tracked. Also a need for streamlining design approval process to minimize NIMBYism
- Need to define a clear permitting process for developers
- Provide opportunities to encourage Black and Brown property ownership in Oakland. Look at tenant cooperative in Brooklyn Basin. Develop initiatives to buy homes in Oakland – provide opportunities for Black and Brown communities that stay in their neighborhood to merge lots and create a larger multifamily complex, or build smaller, missing middle housing on a single family lot

Question 3: What do you think some of the issues or challenges will be in these areas?

Participant 1

- Major challenges for affordable housing are obtaining subsidies. More money coming through the State now, but Oakland needs to build up its funds/subsidies. Should be part of the Housing Element – think about how to raise funds from different sources for really substantial affordable housing. Raise local funds. Use conditions on other kinds of new developments (I.e., higher impact fees) to raise local funds

Participant 3

- Affordable housing developers talk about the gymnastics they have to perform to combine the tax credits and funding sources, which is particularly challenging for smaller developers with fewer staff and resources. Can we streamline the funding and administrative process to make development of affordable housing (esp for smaller affordable developers) more feasible?

Participant 4

- CA Historical Building Code – can address code issues that can inhibit rehabilitation of older buildings. Oakland should try to be more proactive around using that Code and should expand the number of eligible buildings (model – City of Alameda)
- Shortages of staff at City inhibits ability to process applications. Could bring in consultant planners to accelerate projects, offer overtime to existing staff

Participant 2

- Identifying funding sources

Question 4: What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 4

- According to the existing RHNA performance, City has been good at building market rate, but falling short on affordable. This is the area that needs most attention

Participant 2

- Need more affordable housing – esp VLI and ELI.
- Should be equitably spread out across different neighborhoods

Participant 1

- Integrate housing all across Oakland at all income levels, but financial feasibility of these projects is difficult
- For new housing, there should be higher percentage requirements to build low income housing on site, even though it makes it more difficult for projects to pencil out. Would like to see 30 or 40% required on site, but may not be feasible
- Real difficulty is identifying funds to subsidize projects

Participant 4

- Most developers pay in-lieu fee instead of providing on site affordable units. Oakland should take a closer look at actually requiring the units on site as part of these projects

Participant 3

- Oakland's inclusionary housing requirement is too low

Participant 2

- Is there oversight and transparency for distribution of affordable housing funds?

Participant 4

- City or land trusts with assistance from City could bid on foreclosed properties to acquire that land
- Relocate/move older, existing buildings in the way of new developments. There are existing policies in the housing element to facilitate this, but the challenge is to find locations to move those buildings to. Can they be moved to vacant City-owned land? If the building is in good condition, moving a building is a good way to preserve existing housing. If you move a historic building it does not need to be brought up to Code, which saves money. With house moving, the main expenses are moving it off the existing foundation and the utility wiring

Participant 3

- Current Code is really geared toward sustainability to address the climate crisis. Moving non upgraded housing would contribute to greenhouse gas emissions. Maybe there could be some middle ground
- At meetings to discuss housing projects (ex. Howard terminal), they hear a lot about parking. Not willing to move downtown because there isn't any parking available to them. Should be larger discussions about what it means to live without a car. Building housing close to transit (like BART) is not sufficient to meet needs
- Potential to create a new building typology for a community garage, not like a surface parking lot. Perhaps a tower of parking located within a five minute walk of a group of housing site

Participant 4

- Some streets are very wide. Could introduce angled parking on wider streets instead of parallel parking to accommodate more parking, esp in San Antonio neighborhood
- House moving is a great way to implement resource conservation because all of the materials are already in the house, don't need to dispose

Group 4 Facilitator – Daniel Findley

Participants

Participant 1 EBHO. Cares about low-income affordable housing, transit-accessible, designated bike lanes, and walking areas. Clean streets and sidewalks.

Participant 2: EBHO. Production of housing, meeting AFFH requirements such that we overcome patterns of segregation. More emphasis on affordable housing programs.

Participant 3: lives in Bushrod, very pro housing and more of all housing types. Housing needs to be easier to build. Favors higher density housing.

Participant 4: Represents Upper Broadway Advocates which focuses on the vacant lot at Broadway/Pleasant Valley. Favors changing zoning in commercial districts to allow for

higher density housing such that housing is a "preferred use." Supports the idea of affordable housing in high-rise buildings.

Participant 5: Co-chair, on tenant's union. Lives downtown. Not sure if more housing is the solution. Lots of empty lots, empty units. Root of the problem is that developers sit on empty properties. Important to her is ending gentrification and reducing the construction of luxury housing. Would like to see Henry J. Kaiser building transformed into housing and sites near Mosswood Park if new housing is to be built.

- What are the housing issues you care about in Oakland?

  These are discussed in the participant profiles above.

- What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)*

  BART is doing a good job except @ Rockridge. Eastmont Mall could be one site where underutilized parking areas could be identified for housing.

  Participant 3: in favor of by-right zoning and setting the rules to enable this. "Requesting a zoning change takes forever."

  Christina: would be in favor of changing zoning to accommodate housing (affordable). Thinks downtown Oakland is turning into SF with gentrification.

  Participant 3: wants enough housing even for tech professionals.

  Participant 4: lives in an ADU-few people care about ADUs because people are more concerned about large buildings and their impacts.

  Participant 2: Oakland has exceeded housing goals but only at the top income level. Would like Oakland to consider mid-rise buildings in neighborhoods like Temescal. By-right approval for 100% affordable. Mixed-income buildings don't pose a huge challenge (okay for financing) but is more in favor of mixed-income neighborhoods. Need more government support for rental subsidy.

  Participant 5Beach: even subsidized housing is too expensive for someone earning $1,300/month and on SS.

  Participant 2: to get state subsidies, there needs to be local match

- What do you think some of the issues or challenges will be in these areas?

  We moved into the final question but some of the challenges were teased out in the participants' responses to the first two questions such as affordability, impact of large buildings, ensuring rental subsidies so people can stay in their units.

- What type of housing does Oakland need more of? Where do you think it should go? Why?

Participant 1: Senior housing, TAY housing are interesting ideas.

Participant 3: advocates for homeless housing. City should be planning for homeless housing.

Participant 2: Larger units for larger families. City needs a housing needs assessment that assess pay burden (families that overpay for their unit)

Participant 5: social housing with assurance that families can remain in their unit.

Summary Points:

- Revise the zoning to accommodate housing, upzoning is a smart approach and legislate by-right approvals for 100% affordable. Build housing near transit, set the rules to accommodate more housing production.
- Not sure if housing is the solution. Lots of empty lots and empty units. Root of the problem is that developers sit on empty properties.
- Publish the needs and fair housing assessment on the website so the public can see it.

Group 5 Facilitator – Khalilha Haynes

A. What are the housing issues you care about in Oakland?

1. Prioritizing affordable housing (AH) for very low- and low-income households. there is no strategy for AH, so Oakland is losing people of color.
2. Investment priority for areas of the RHNA that have not been met.
3. Creating an effective and responsible AH strategy, with rental assistance for renters and down payment assistance for people to purchase homes.
4. Effective programs to shelter & support homeless residents.
5. City of Oakland becoming a nicer place to live, with less focus on cars, dense housing to support transit an address the homelessness crisis.
6. The homelessness crisis is exploding, and City needs to "go big" make a large investment in AH. How can we explain allowing people to live in tents under the freeway, on sidewalks, and in RVs?
7. Creating a program to support first-time Black homeowners and keep Black properties in Black hands.

B. What do you see as some of the opportunities for planning new housing in Oakland?

1. Building housing near transit, e.g. BART stations, transit corridors (esp. rapid bus lines).
2. Placing market rate housing in communities that were historically exclusionary and areas "post-gentrification."
3. Upzoning, esp. near transit
    i. Upzoning needs to be done equitably, especially in areas like Fruitvale and deep East Oakland, where upzoning would increase land values,

lead to speculation, gentrification, and displacement of current Black and Brown working-class communities.
    ii. Consider Emeryville as a model for maintaining Black population by building apartments everywhere.
4. Converting single family lots to multi-family lots.
    i. Consider San Francisco as an example.
5. Increasing height limits, removing parking minimums, implementing parking maximums.
6. Moms for Housing site has sat vacant for the last two years, despite being bought by a land trust a few years ago. There are homeless encampments just a few blocks away. Why has this not been opened to house people?
7. Public land for public good. Using public land would dramatically cut the cost of housing.
8. Establishing accountability measures and performance metrics for City's AH policies.

C. What do you think some of the issues or challenges will be in these areas?

1. Decreasing cost of housing to make it more reasonable and affordable to build housing.
2. Creating strategies so that AH does not compete with market rate housing.
3. Passing anti-speculation laws.
    i. E.g. Homes in North Oakland Flats are being bought up by for-profit companies, not nonprofits or Oaklanders.
4. Entitlement process is extremely onerous, for companies and individuals.
5. Using vacant land owned by the City and County. Taxing vacant public land – the County has so much public land that they aren't being taxed for, but private landowners are being taxed.
    i. City needs to publish a full list of all its available public parcels.
6. Need effective ways to build both market rate and affordable housing – using market rate to pay for AH won't get us enough AH.
7. Impact fee paid by developers that do not build AH is way too low. They need to pay more. Oakland devalues its land in order to entice developers, like a "low-budget prostitute."
    i. The implementation of impact fees originally was staggered (West, then Central, then East), giving developers time to buy up land in Central and East Oakland.
8. Lack of city, state, and federal funds, especially after the closure of redevelopment agencies.

Group 6 Facilitator – Alison Moore

Participants:

- Resident of Rockridge
- Resident of San Pablo Ave/Broadway
- Two members of East Bay Housing Organization

Key points:

- Surveying/ pressuring church groups and landowners how sitting on land- eminent domain? Vacant land tax- progressive.

Potential ideas: Affordable housing overlay, urban land trusts, adjusting parking requirements

- Challenges: Funding, costs of land.
- No gos: Fire hazard zones, Sea level rise and industrial land use- cancer clusters.
- Gos: Proximity to transit
- Housing types: Finding places for people that are homeless to afford to live.

Raw notes:

- More affordable housing in general is needed, with an equity lens.
- Some of the less affordable areas like Rockridge have some of highest land costs in Oakland.
    - Even if upzoning happened in these areas, it would only be a few parcels that would be viable.
    - Landowners in college and rockridge, not much incentive. One of major buildings there- dryers building, got redone 20, 30 years ago, was just bought by east bay jewish community center. May provide some housing there.
- Concentration of transit and grocery stores could support so much more housing than there is. Either side of Rockridge north or south or BART. They do well as it is, no incentive to go higher. Could there be an incentive? Trader joes is 1 story, but land office business.
- Affordable zoning overlay- market rate one zoning, affordable another. College avenue- 3 stories max, if you're building affordable you can get six.
- There is a need for deeply affordable housing. In the past 6 years, for every 9 market rate units, one unit of affordable housing is produced.
- Desire to see this housing element approached with an eye toward more stringent state laws- Cities must be held accountable. There are tools to implement equity and fair housing from the start, even beyond AFFH.
- Essential missing element is money- there is not a lot of money to fund affordable housing, especially since redevelopment agencies went away. The importance of finding those streams can't be understated.
    - When you're identifying sites, try and evaluate how competitive those would be for funding.
- When conversion occurs, landowners could make partial donation of property value to a land trust. way to get a benefit, land trust gets land at reduce costs.
- Lots of vacant lots that are paved or grassy, or unused parking lots, and a handful of homes that are vacant on San Pablo Ave. All owned by one somewhat active religious institution. Feels totally unfair to have wonderful neighborhood and land that isn't being used because someone isn't paying property tax on it. Complex when someone owns it, especially when they are exempt form property tax. But participant would like to see something happening on land
    - Stamford and san pablo. Yoga ashram owns 20-30 parcels, massive vacant lots. Headquarters in upstate new York. No control over those decisions.

Person with power is not really thinking about it. Eminent domain not as expensive.

- Unhoused individuals are being forced into the streets because of rent increases.
- Holding land for investment is wrong. What can we do about that? Vacant property tax, is pretty minimal. One option could be a progressive vacancy tax- the longer a parcel is vacant the larger the tax is. This will be on the San Francisco ballot this year.
    - Corner of Broadway and pleasant valley- A shopping center is no longer a viable option because of online retail. Problem was that property owner (corporation) doesn't want housing. The master lease that governs site prohibits housing- right now the zoning is general commercial. Why not rezone as residential? Could build mixed use with major housing component.

    - Eminent domain recommended as strategy for unused property.
- Synergy with transit and housing. AC transit and BART. Don't need to build as much parking downtown. In case of BART, where they have the land. Investing in transit with ridership and housing.
- Stagnancy has a cyclical effect- not a lot of businesses, not a lot of places to build housing, business don't want to open.
- Survey churches to determine extent of ownership
- Reducing parking requirements- Perception that parking requirements were down to half a space already.
    - Participants noted that some lenders wont provide money if you don't provide parking.
    - Support for parking maximums, and lowering minimums. Let market decide.
- Shared parking- some examples of this in El Cerrito del Norte
- Do not want to add housing in the following areas:
    - High fire zones
    - Near the shoreline. Also consider how housing can help reduce greenhouse gases, such as higher density and energy efficiency. Adaptive reuse is the most efficient.

Group 7 Facilitator – Matt Alvarez-Nissen

KEY TAKEAWAYS

- Identified need to improve the general outreach process – including making sure the community has enough context to understand the Housing Element process and is able to select appropriate sites.
- Housing locations – the City should locate affordable housing in higher-resource neighborhoods and near transit. Participants identified capacity for additional residential development in Trestle Glen, Montclair, North Oakland and the Hills. While we should keep fire risk in mind, additional development is possible through strategic planning. The City should also spread density around the city, and not exacerbate patterns of segregation. The City should not include grocery stores as sites, especially in food deserts.

- Housing choice – The City should promote housing choice, including both the location of available housing and the type of housing. This includes both rental and ownership units, ADUs, modular housing, etc.
- The City should work to increase the proportion of affordable housing to market rate housing in new development (including in any new Coliseum area development), and make sure not to redevelop on existing subsidized or rent-controlled housing.
- Policy ideas and solutions – Increase strength of the housing preservation program, inclusionary zoning, value capture of resale, transparent community benefits process, streamlining for modular housing (especially on small sites), promoting workforce housing, and allowing the conversion of vacant ground floor commercial to residential.

Detailed NOTES by Question

Participants were asked Question #1 as part of the initial round robin, and Question #2 to prompt group discussion. Questions #3 and #4 were also presented, but the discussion turned towards a more general conversation about housing priorities. The answers to Question #1 are provided and the answers to Questions #2, #3, and #4 are grouped together below.

Question #1 – What are the housing issues you care about in Oakland?

- Deeply affordable housing in Oakland and the region
- Quality design
- More equitable access to transit, especially in higher resource areas (e.g., Rockridge)
- Development of housing in diverse areas (e.g., Adams Point)
- Do not center density in one place (like it is in East Oakland)
- Climate smart housing (i.e., do not develop in areas prone to wildfire, flooding, etc.)
- Do not locate affordable housing in existing low-income neighborhoods

Question #2 – What do you see as some of the opportunities for planning new housing in Oakland?

Question #3 – What do you think some of the issues or challenges will be in these areas?

Question #4 – What type of housing does Oakland need more of? Where do you think it should go? Why?

- Conversion of vacant ground floor commercial to residential use.
- Permit higher mid-range densities to target missing middle housing, and prioritize the flatland (although might not be relevant with SB9 provisions).
- Develop around transit, including AC Transit stops.
- Spread density throughout the city.
- Do not exacerbate patterns of segregation.
- Do not include existing rent-controlled or subsidized housing in the inventory, don't want to encourage redevelopment of those buildings.
- Staff should provide more context on what makes a good site for housing.
- The proportion of affordable housing to market rate housing in new developments is not balanced – minute amounts of affordable housing with large amounts of market rate, especially on large projects. One participant expressed a desire to see this balance in any new Coliseum area development.

- Compare Coliseum area development to Brooklyn Basin development, interested in affordable housing balance and aesthetics of the development.
- Strategies to promote more affordable housing include community-based agreements, but this process is often not transparent and does not involve the community. Hard to negotiate for the community given limited time. Participants expressed a desire for a more transparent process and to hold developers accountable to proposals that actually benefit the community, especially on public land.
- Issues with the impact fee process – hard for the public to determine the total amount of impact fees collected and where the money goes.
- More workforce housing.
- Modular housing on smaller lots, allow for more flexibility in this process – including permit streamlining. Historically difficult for cities to build modular housing, but this can be a more financially viable way to build quality housing. It's also more cost effective and produces lower rents – affordable by design.
- The City should consider value capture from home resales as a potential program. This could be a good source to provide more subsidies for lower-income units in new developments.
- The City should increase funding to and strengthen the housing preservation program, which is similar to San Francisco's small sites program, to retain rent-controlled units. It is cheaper to maintain existing affordable housing than to develop new low-income housing with significant State and federal subsidy.
- Trestle Glen and Montclair, and areas northeast of the I-580 could be higher density (although there are slope and fire hazards to consider). These are higher resource neighborhoods and would be good for affordable housing.
- Participants emphasized locating affordable housing in higher resource areas outside of high fire hazard zones, where possible. However, some participants argued that it is possible to develop more in some of these areas given thoughtful strategic planning efforts – there are ways to mitigate the risk, including ensuring adequate fire fighting resources. One participant cautioned against located too much housing in areas with small and windy streets, since this poses an evacuation risk and may put vulnerable populations at even greater risk. One participant referenced recent State law (AB2911) and State building codes that would help facilitate development with good site management, design, and planning. One participant noted that there are also environmentalist concerns about development in the hills, but there is still lots of land up there where people could live.
- Housing choice is a priority – the City should create options for people to live in the hills if they want. People should also be able to choose single-family units, affordable rental units, affordable condominiums, etc. One participant noted that more condos should be built, and that a lot of rental apartments have been built but not ownership units. Another participant agreed – lots of new development is rent only, and buying options are typically restricted to single-family.
- One participant was in favor of the City promoting more ADUs and SB9 lot splits, but wanted to make sure that these are long-term rentals and not available on AirBNB.
- One participant highlighted the prevalence of food deserts in Oakland, and noted that when considering redevelopment of commercial sites the City should confirm that the site is not the only grocery store in a neighborhood.

- One participant was frustrated that the City released the RFP so late, and that the outreach process was doing things out of order. They noted it is preemptive to discuss sites without fair housing analysis, or other context building. Other participants agreed that the General Plan website is light on information, and should include things like a map of City-owned parcels and AFFH maps.

Group 8 Facilitator – Rajeev Bhatia

Housing Sites

San Pablo Avenue could be a great place for more (deeply) affordable or mixed-income housing. Broadway and Telegraph have gotten attention in the past, and San Pablo Avenue has not had the same attention.

Look at smaller sites, don't ignore them. A's stadium area, anywhere where transit is or is planned for.

Fire Captain. Has worked for Oakland Fire for over two decades, and can't afford to be in Oakland. Many police and fire personnel are eager to live in Oakland but are unable to afford to do so. Living too far from the City is not great in case of emergency need. Need to think about providing workforce housing, not just income-restricted. Castro Valley had Emergency Living Response Zone that prioritized police and fire personnel in case of need.

Difference of opinion on housing in the hills – some believing that should absolutely not be allowed – even one fallen tree on a one-way-out only area can cause devastating loss of life -- while some others believing that single-family zoning needs to be eliminated from entire city because of equity considerations (while case-by-case exemptions based on actual studies may be ok).

City also needs to promote NOAH (Naturally Occurring Affordable Housing). E.g.. City had program for small developments (five units or less), that could be resurrected.

Housing in Resource Rich vs. Non-Resource Rich Areas
While appreciate desire for adding housing in areas of opportunity, several members of the group wanted to see housing in areas where people actually live and need housing, even if these are lower-income/resourced areas, for cultural identity, because they have ties in the neighborhoods.

Preservation
Preservation of housing at risk of conversion was key for many people in our group. Need to extend affordability covenants. Developers of these, non-profits need funds. City should tap into infrastructure and other funds available from federal and State governments.

Inclusionary Housing

On-site inclusionary housing building requirement, rather than just paying fee, because that can take many years to develop when we need housing now. Money collected by City also loses value over time. Decisions on how to spend money collected also become political. BMR requirement also needs to be increased.

Group 9 Facilitator – Lauren Pepe

KEY THEMES

- Affordable housing should be built all over Oakland and not just in lower-income neighborhoods
- Affordable housing near transit is key- being next to BART station opens up far more opportunities than being two miles away - but ensure anti-displacement protections are in place for those who already live there
- We need more senior supportive housing, multigenerational housing, workforce housing, ADA compliant housing
- Homegrown solutions such as community land trusts should be seen as real solutions and we should remove barriers to these solutions; some homegrown solutions (such as Homefulness) have run into a lot of issues with the city
- Issue: Affordable housing is built but people who can pay market rate get it
- We must ensure:
    - Affordable housing is not built near pollution sites
    - Housing for the unhoused before anything else
    - Vacant units or land do not sit vacant
    - That affordable housing exists not only now but also in the future so that future generations can remain in Oakland
- We must recognize housing is a human right and not commodity

FULL CONVERSATION ORGANIZED INTO QUESTIONS/TOPICS (WITH CHAT TRANSCIPT INTEGRATED)

Introduction and Housing Issues of Concern

Participant 1, worked in affordable housing, lives in District 7: Create affordable housing all over Oakland and not just areas where the lowest income residents reside. TOD is important (clients take 3 or 4 buses to get downtown) and equitable transit should exist. Other issues of concern: homelessness – everyone should be housed, deeply affordable housing, workforce housing.

Participant 2, works with Unity Council, grew up in deep east Oakland and now works/lives in Fruitvale: Going from two miles away from transit to next to BART is like night and day in terms of access to amenities. Concerned about: homelessness, affordable housing for her staff, ensuring her children will be able to grow up in Oakland (she doesn't want to move to suburbs like her relatives).

Participant 3, third-generation Oaklander: Wants to see Oakland remain diverse, vibrant city and not turn into mini SF. Alarmed by how expensive it's become but believes there is enough room and we need more housing for all income levels. Oakland needs better transit; BART is great if you are next to it but if not, it's like it doesn't exist. Was able to buy housing after thinking she would have to leave; wants to see this opportunity to own in Oakland for her nephew. Was renter whole life and knows how difficult that can be; protections for renters can be improved. Wants to see more investments across the city like the Waverly development program in her neighborhood.

Participant 4, lives near Coliseum and works in Chinatown organizing for low-income immigrants: We need deeply affordable housing and more of it. Affordable housing waitlist practices might be unfair. The growing unhoused community is of great concern. We need more workforce housing (educators, grocery store workers, etc). Lumping all these types of housing together as moderate housing doesn't work because people who can afford to pay more get these units. How do we keep housing currently affordable as affordable and ensure maintenance over time (habitability is big issue in low-income communities)? Concerned about housing sites being near industrial pollution sites or near freeways/off-ramps. Believes that as long as housing is treated as commodity it wont actually be protected. Need to treat it as a human right. Most of flatlands in flood zone is a concern; we aren't doing enough for mitigation. What are we doing about ensuring safe places to shelter in? Resilience hubs must be built near homes especially for unhoused folks. Concerned that a lot of the announcements going out about the Housing Workshops were not multilingual; hopes language interpretation of meeting is being recorded.

Participant 5, lives in Grand Lake. Concerned about affordable housing being equitably distributed (and not just in East Oakland) and located near transportation hubs, grocery stores and offices. She works in accessibility for seniors in East Oakland. It takes so long for them to get anywhere - ensure senior housing is near transit. Also believes we need more middle-income housing.

Participant 6is a mother of four and has done crazy things to maintain housing. She seconds the issues already mentioned. Housing is human right and no one should have to do what she's done. Unhoused neighbors are all around and it's shameful that luxury units are going up while so many units sit vacant. Churches are closing because their parishioners have been displaced. She's showing up to this meeting reluctantly and doesn't think [the Housing Element outreach process] has hope with the quick timeline that has been established.

Where to locate housing?

- Near transit. Areas dense with transit must be dense with housing. Rockridge has blocked density but it's a place where we need higher density housing.
- Create affordable and middle-class housing throughout the city instead of allowing the current segregation to persist.
- Old/unused buildings and parking lots near city hall and maybe OUSD buildings/lots.
- Near parks and green spaces

Issues/Challenges

- Critical to have housing by transit but that causes gentrification. The only folks who are able to remain are in protected housing. Other folks are harassed by landlords until they leave and they lose good housing near transit. Need strong anti-displacement protections and outreach processes.
- In District 6, many large lots were zoned for affordable housing and supposed to be developed but didn't and property owner is absent. Multiple lots like that are creating blight in community. Developers bought them and didn't do anything.
- Support businesses during construction to ensure they remain open.
- Cost of housing (especially with materials prices increasing). Casa Arabella (affordable development) cost $60 million for 92 units.
- Make sure design of new housing matches existing aesthetic of community.
- When places are upzoned the cost of land increases greatly so building new units is hard to afford.
- Unhoused communities have needed to be resourceful; how can those areas where they live allow them to stay and be improved upon? Many of those areas don't seem very safe and near polluting sources, but how can we not continue to displace the displaced?
- The state has to work with other financing options to house the unhoused besides tax credits.

- New development also takes a long time. We've had a lot of community members fight for affordable housing in an otherwise market rate site, and by the time the buildings are open for occupancy those community members have been pushed out and don't get to enjoy the benefits of what they won.

Solutions/Places to Improve

- Take community land trusts seriously. Need more accountability in city departments that are supposed to be supporting residents, such as having enough inspectors who follow through and make reports.

- Need consequences for leaving properties vacant so that there's not unused housing stock.

- We need to embrace community-driven and homegrown solutions, de-commodify housing, and recognize the value of a family having dignity. Homefulness (non-profit) built on vacant sites that they purchased and have run into multiple fines from the City.

- We need a solid inclusionary housing policy.

- Update the impact fee policy.

What types of housing to build?

- Multi-generational or family sized housing

- ADA-compliant housing

- Supportive senior housing

Group 10 Facilitator – Helen Pierson

Introductions

- Participant 1 – part of YIMBY groups, wants to address the general unaffordability of housing in Oakland
- Participant 2 – The city is experiencing a homelessness crisis and should pause development of market rate housing until the crisis is addressed, the city needs housing for teachers, more housing in the hills, and housing for the unhoused is a major priority
- Participant 3 – promoting affordable housing is very important, rockridge resident, house homeless individuals, re-introduce SROs in areas like downtown, 'gentle density'
- Participant 4– pause on market rate housing, housing in Jack london area
- Question on Racial equity impact analysis – will such an analysis be conducted before the sites are chosen?

Housing Location

- Most new higher density housing so far is in the downtown and west Oakland areas, we need more housing in other neighborhoods like north Oakland
- We should have more housing in the Montclair area, and housing above the markets in rockridge
- Higher density housing could work in rockridge near bart but it should be well designed and compatible with the neighborhood
- The hills are not a good candidate for higher density housing because of the fire risk – remember the '91 fire
- Could be more high density housing along san pablo – access to transit (bus service) and shops etc
- Incorporate existing analysis on equity and justice to decide where housing should go – anti-displacement project, which areas are vulnerable to displacement

Challenges

- Fire danger – density limits in fire prone areas
- Nimbys will pose a challenge but smart design guidelines could help win people over to housing in their area
- Walkability and charm are important for new high density housing

Housing Types

- Focus higher density housing along commercial avenues
- End exclusionary zoning to allow four-plexes in single family neighborhoods
- Multifamily housing needed
- Family-friendly housing and housing accessible to working families
- Can the city put policies in place to ensure that existing units don't stay vacant

Report Back

- Incorporating data analysis on equity issues
- Focusing higher density in commercial areas
- Incentivizing low and very low housing
- Pause market rate development until unhoused oaklanders have homes
- Housing for more unhoused individuals and take advantage of vacancies

Group 11 Facilitator – Clare Kucera

- **What are the housing issues you care about in Oakland?**
    - Incorporating climate resilience, affirmatively furthering fair housing, housing equity
    - Concerns about why the City exceeded its RHNA allocation for housing for above moderate income units, but not for lower income groups
    - How can we better incentivize developers create affordable units?
    - Unhoused population
    - Expedited and streamlined system for ADUs, how to reduce costs for property owners who maybe want to add on an ADU

- **What do you see as some of the opportunities for planning new housing in Oakland? *(examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)***
    - 51st and Broadway vacant parcel – housing affordability
    - DaVita Dialysis Site in Rockridge
    - Rockridge Bart
    - Along transit lines – bus too or just bart?
    - Blighted sites that could be redeveloped or utilized in some way
    - West Oakland can be a much denser area of the city, Mandela Parkway
    - What is built needs to serve lower income levels

- **What do you think some of the issues or challenges will be in these areas?**
    - NIMBY views, no housing no change sentiments
    - Preventing displacement/gentrification

- **What type of housing does Oakland need more of? Where do you think it should go? Why?**
    - Having housing typologies that coincide well community character – for example lofts in the industrial areas of west oakland
    - Dense transit-oriented development, having folks closer to amenities that are accessible by transit

Appendix C: Main Room Chat Transcript

118:04:24 From Iris Starr to Everyone:

What is the agenda for this meeting? When do we get to talk?

18:04:46 From Cathy Leonard to Everyone:

Will the recording be shared with the participants?

18:05:12 From Liana Molina to Everyone:

And the mtg notes? ^^

18:06:28 From *Laura Kaminski to Everyone:

We will post a recording of the meeting on the website

18:06:39 From Cathy Leonard to Everyone:

Thanks Laura.

18:06:56 From *Laura Kaminski to Everyone:

Notes will also be posted on the website

18:07:05 From Liana Molina to Everyone:

Great, thanks!

18:07:05 From Iris Starr to Everyone:

What is the schedule for the update, I.e, what are the milestones and when? Where is this posted and can it be posted here?

18:07:35 From Iris Starr to Everyone:

When do you expect this to go to Planning Commission for approval, and then to Council?

18:08:03 From Naomi Schiff to Everyone:

Sorry I have to leave at 6 pm but please keep me in the mix. How can I provide written comments?

18:08:32 From Liana Molina to Everyone:

Probably good for those translators to share w community members who can't be here?

18:08:46 From Liana Molina to Everyone:

*to take notes

18:09:13 From Iris Starr to Everyone:

Lots of echos

18:09:17 From Hazel O'Neil, D&B to Everyone:

Si necesita traducción en español, envíe un mensaje a Hazel

18:09:31 From Hazel O'Neil, D&B to Everyone:

如需翻译，请留言 Hazel

18:09:48 From Iris Starr to Everyone:

We need interpretation, we don't know who is coming

18:10:41 From *Laura Kaminski to Everyone:

We will go over the high level schedule and update the website with more details as the schedule progresses and as more meeting dates get added.

18:10:53 From Liana Molina to Everyone:

I tried to voice my comment in the comments- about talking tri-lingual notes in English, Spanish, and Cantonese.

18:10:55 From Kelsey Hubbard to Everyone:

interpretation streams can be recorded if the consultant team logs onto them and records on the back end

18:11:09 From *Diana Perez, City of Oakland to Everyone:

The schedule for the General Plan Update will be covered during the presentation. It is also posted on the City's website: https://www.oaklandca.gov/topics/general-plan-update

18:11:12 From Rabi'a Keeble to Everyone:

the power point is not entirely visible and partially cut off, can some fix that? Thanks

18:11:16 From *William Gilchrist to Everyone:

Might be good for anyone not speaking to mute their microphone so we have minimum echo and noise. But remember to restore your microphone when you speak!

18:11:33 From Liana Molina to Everyone:

(Notes in all 3 languages for community members who can't be present.)

18:11:47 From Hazel O'Neil, D&B to Everyone:

One note to all attendants - there is closed captioning available for those who desire it. You can turn on closed captioning by clicking on the "CC" live transcript button at the bottom of your screen and selecting "show subtitles" (or "hide subtitles")

18:13:42 From *Laura Kaminski to Everyone:

We can translate the notes in all 3 languages

18:13:48 From *Laura Kaminski to Everyone:

After the meeting

18:14:26 From Rabi'a Keeble to Everyone:

Please fix the powerpoint, reduce the size so it all fits on the screen

18:14:27 From Kelsey Hubbard to Everyone:

great to hear notes will be translated, the meeting should also be recorded in the various languages as well. this is possible with zoom.

18:14:33 From Iris Starr to Everyone:

The schedule does not provide adequate public involvement! “a draft must be submitted to the California Department of Housing and Community Development by June 2022” The public has no additional time to opine, except at the Planning Commission and City Council where the decisions are already made.

18:15:03 From Naomi Schiff to Everyone:

Will all be on Thursdays? Need to schedule in advance. . .

18:16:26 From Iris Starr to Everyone:

Naomi: Ha ha “all”

18:16:42 From Hazel O'Neil, D&B to Everyone:

Https://bit.ly/oaksites

18:17:30 From Randy O'Connor to Everyone:

A need to act on housing, to provide more, and overcome the various hurdles that always prevent it from happening.

18:17:51 From Iris Starr to Everyone:

I’m here to point out the impossibility of true community engagement and the predictable cookie cutter housing element that will result.

18:17:53 From Robin Walker to Everyone:

I retired from affordable housing. Over 25 years of experience.

18:18:06 From Tiffany Rose Lacsado to Everyone:

Member of the Deeply Rooted Collaborative - The Unity Council

18:18:10 From Phoenix Armenta to Everyone:

I want to see Oakland develop a housing first model, where housing the unhoused in the #1 priority and everything else is deprioritized until we have everyone housed.

18:18:29 From Naomi Schiff to Everyone:

Pretty awkward managing to listen to y'all and try to type into a survey simultaneously.

18:18:31 From Liana Molina to Everyone:

I'm here to advocate for more low and extremely low income housing in oakland as one part of the solution to the housing and homelessness crisis in our city.

18:18:51 From Janelle Orsi to Everyone:

Curious if the city departments are able to engage with community members that are outside of their general sphere.

18:19:19 From Stuart Flashman to Everyone:

I am concerned about equitable housing and other elements. (I am a land use attorney)

18:19:23 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We need more ELI housing in Oakland. We also need to have reasonable placement of occupants

18:19:30 From Phyllis Horneman to Everyone:

I am here as a small housing provider-a grand name for people who have an ADU. I am here because what we have been doing for affordable housing just isn't working.

18:19:44 From Karla Guerra to Everyone:

Karla Guerra, Policy & Advocacy Manager at The Unity Council. Advocate for affordable housing & housing access.

18:19:57 From Stuart Flashman to Everyone:

BTW, Menti doesn't appear to be working.

18:20:00 From Phyllis Horneman to Everyone:

Longfellow

18:20:01 From Allison Bakke to Everyone:

Waverly

18:20:01 From Stuart Flashman to Everyone:

Rockridge

18:20:05 From Karla Guerra to Everyone:

Work in Fruitvale

18:20:07 From Paula Martin to Everyone:

D7

18:20:12 From Christopher Buckley to Everyone:

Clinton

18:20:12 From Phoenix Armenta to Everyone:

Clinton

18:20:12 From Joshua Hawn to Everyone:

I live in Alameda (should be Oakland)

18:20:14 From Rabi'a Keeble to Everyone:

I am in the Chinatown zip code or JL

18:20:17 From Cathy Leonard to Everyone:

Santa Fe

18:20:18 From madlynn johnson to Everyone:

member East Bay Housing Organizarion

18:20:18 From Iris Starr to Everyone:

I work in east oakland

18:20:19 From Irma Bodden to Everyone:

Concord

18:20:21 From Chia Hamilton to Everyone:

north oakland

18:20:24 From Stuart Flashman to Everyone:

Diversity

18:20:26 From Allison Bakke to Everyone:

People, culture.

18:20:26 From Liana Molina to Everyone:

I'm in D7/ deep east

18:20:29 From Jamaica Sowell to Everyone:

EO

18:20:29 From Karla Guerra to Everyone:

Love the community

18:20:30 From Janelle Orsi to Everyone:

diversity

18:20:33 From Chia Hamilton to Everyone:

diversity

18:20:36 From Rabi'a Keeble to Everyone:

A reduction of noise, response from the police be reasonable

18:20:37 From Karla Guerra to Everyone:

Sanctuary city

18:20:42 From Iris Starr to Everyone:

Are you going to ask we do not like, regarding housing???

18:20:43 From Phoenix Armenta to Everyone:

Definitely the people, the culture

18:20:57 From madlynn johnson to Everyone:

Live in Bancroft Senior Housing

18:20:57 From Naomi Schiff to Everyone:

Pretty hard to do creative writing and listen to you at the same time.

18:21:14 From Chia Hamilton to Everyone:

walkability

18:21:29 From Liana Molina to Everyone:

I love our natural landscape- the redwoods!

18:21:33 From Jeffrey Levin to Everyone:

Jeff Levin with East Bay Housing Organizations. Want to see a housing element that affirmatively furthers fair housing and improves on the City's past ratio of only 1 affordable unit for every 9 market rate units.

18:21:36 From Cathy Leonard to Everyone:

I used to love my neighborhood until it became crowded with traffic and unfriendly neighbors.

18:21:50 From Reisa Jaffe to Everyone:

Please put a link to the website where we sign up to get on the mailing list for notifications of future meetings in the chat.

18:22:09 From Stuart Flashman to Everyone:

My browser says menti's server has stopped responding

18:22:13 From madlynn johnson to Everyone:

Have family here

18:22:17 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Sign up link - https://www.oaklandca.gov/topics/general-plan-update

18:22:17 From Naomi Schiff to Everyone:

Please provide a way to send in comments.

18:22:19 From *Khalilha Haynes, City of Oakland to Everyone:

Here is a link to the website, where you may sign up for updates: https://www.oaklandca.gov/topics/general-plan-update

18:22:29 From Liana Molina to Everyone:

Love Oakland's legacy of resistance to injustice

18:22:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send in your comments to generalplan@oaklandca.gov

18:22:53 From Naomi Schiff to Everyone:

Thank you! Will that go to the housing people?

18:23:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The comments will come to staff working on the General Plan Update

18:23:43 From Stuart Flashman to Everyone:

It's shameful how low moderate income housing was!

18:23:58 From Ann Harvey to Everyone:

Does Oakland's extremely low and low income and moderate income allocation increase to add what we were short during the last period?

18:24:00 From Chris Norman to Everyone:

Why did we not meet the low, very low, and extremely low goals?

18:24:04 From Chris Norman to Everyone:

Would love an explanation

18:24:14 From Brandon Harami to Everyone:

Not enough funding

18:24:19 From Christopher Buckley to Everyone:

I'm here to advocate adaptive reuse of older buildings, especially historic buildings for affordable housing, including use of the California Historical Building Code, which can significantly reduce rehabilitation costs. and therefore help promote affordability.

18:24:36 From Phoenix Armenta to Everyone:

Given that we have an abundance of Above Moderate Income Units, Does it make sense that we create a policy to limit Market Rate Development until the other buckets can catch up?

18:24:37 From Cathy Leonard to Everyone:

Unbelievable that most of the housing was for the well to do.

18:24:39 From Naomi Schiff to Everyone:

Photo shows market rate housing at Broadway/Grand.

18:24:55 From Cathy Leonard to Everyone:

Remember, Oakland was traditionally a blue collar town and affordable.

18:25:14 From Naomi Schiff to Everyone:

Let's not destroy naturally affordable housing as we build expensive housing.

18:25:30 From Stuart Flashman to Everyone:

Market rate is the only kind thast doesn't need a subsidy. There's not the public money to provide subsidies.

18:25:31 From Iris Starr to Everyone:

The City creates barriers to affordable housing, especially housing developed by the people who know what they need.

18:25:45 From Reisa Jaffe to Everyone:

We need social housing! We need Oakland to be a place that's affordable for people making minimum wage.

18:25:53 From Chia Hamilton to Everyone:

cathy, thinking that was following jerry brown's plan. don't recall him talking about housing all groups. I could be rong, though

18:26:07 From Joshua Hawn to Everyone:

We shouldn't rely on property owners, in my opinion.

18:26:28 From Tuan Ngo to Everyone:

We need responsible and accountable housing with performance metrics.

18:26:30 From Iris Starr to Everyone:

NO HOUSING SPECULATION

18:26:45 From Reisa Jaffe to Everyone:

Iris agree with tha.

18:26:53 From Cathy Leonard to Everyone:

@Chia, Jerry Brown was only concerned about market rate housing. That's one reason I did not vote for him.

18:27:09 From Stuart Flashman to Everyone:

Need to bump up the vacant property tax

18:27:12 From *Alison Moore, D&B to Waiting Room Participants:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:27:24 From Joshua Hawn to Everyone:

Re: speculation. Land value tax fixes this.

18:27:25 From Hazel O'Neil, D&B to Everyone:

https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml

18:28:00 From Rabi'a Keeble to Everyone:

I think that affordable housing is being built without regard to pollution and other hazards. Ask me.

18:28:25 From Iris Starr to Everyone:

Proximity to pollution…. So where is the environmental justice element?? Why is it separate?

18:28:46 From Jeffrey Levin to Everyone:

How about a map that shows the percentage White by census tract. That would be far more revealing

18:29:05 From Tuan Ngo to Everyone:

The state rent cap legislation (AB1482) has a definition of outside, speculative real estate investors. Protect local residents and target speculators using the legal definition of outside speculators in AB1482.

18:29:06 From Iris Starr to Everyone:

Yes @jefflevin

18:29:31 From Chris Norman to Everyone:

I agree with @jeff Levin. Would love to see that at your next session.

18:29:42 From PATRICIA TOSCANO to Everyone:

City of Oakland employees and Oakland school teachers can not afford a home where they work. Instead we are pushed out and not given the opportunity to be a vital part of the community where we work.

18:29:48 From Iris Starr to Everyone:

Housing concentration type…well, look at the hills

18:29:49 From Joshua Hawn to Everyone:

Close I-880 between Adeline and San Lorenzo.

18:30:20 From Iris Starr to Everyone:

BAN LAND SPECULATION

18:30:36 From Joshua Hawn to Everyone:

Tax Land (speculation)

18:30:36 From Cathy Leonard to Everyone:

Public Land for Oaklanders, not developers.

18:30:36 From Naomi Schiff to Everyone:

Too bad not much affordable going on at Oak Knoll.

18:30:37 From Reisa Jaffe to Everyone:

The definition of affordable has been stretched such that the result is still inequity. That's why we need social housing.

18:30:39 From Kelsey Hubbard to Everyone:

anti-eviction mapping project recently released this. https://www.pmpress.org/index.php?l=product_detail&p=1140

18:30:42 From Kelsey Hubbard to Everyone:

worth checking out

18:30:53 From Joshua Hawn to Everyone:

+1 to social housing

18:30:56 From Bobbi Lopez to Everyone:

@ Iris, yes!! Speculation is the issue.

18:30:59 From Cathy Leonard to Everyone:

Yes Reisa.

18:31:07 From Naomi Schiff to Everyone:

Note historic house at lower right.

18:31:17 From Bobbi Lopez to Everyone:

And +1 Reisa

18:31:19 From Cathy Leonard to Everyone:

Affordable housing is unaffordable.

18:31:22 From Renata Robles to Everyone:

LOL "historic"

18:31:46 From Tuan Ngo to Everyone:

Equity Study to make to ensure just and responsible housing.

18:31:49 From Joshua Hawn to Everyone:

Historic means “typical craftsman bungalow” apparently

18:32:12 From Phoenix Armenta to Everyone:

I would like to know what this process can actually do. Are we setting new policy? Is this Housing Element a must do or a suggestion to elected as to how to proceed? Where does this fall in the City power structure?

18:32:18 From Cathy Leonard to Everyone:

Oakland needs DEEPLY affordable housing. Let's be real.

18:32:22 From Jeffrey Levin to Everyone:

No reuse of existing residential without 1 for 1 replacement of all affordable housing units that are removed

18:32:43 From Iris Starr to Everyone:

Abolish planning and building regulations that are not strictly about Safety as we eliminate land grabs

18:32:45 From Renata Robles to Everyone:

@Tuan - check out AFFH guidelines, which are intended to address equity and segregation issues through the Housing Element

18:32:57 From Joshua Hawn to Everyone:

@ Phoenix, this is a process required by State Law

18:33:11 From Jeffrey Levin to Everyone:

The State considers the Housing Element to be a contract with the City about what it WILL do.

18:33:17 From Renata Robles to Everyone:

@Jeffrey - State law (SB330) requires "no net loss provisions" to replace any units demolished

18:33:22 From Naomi Schiff to Everyone:

What will the link be to reach the location map?

18:33:26 From Tuan Ngo to Everyone:

Thanks Renata.

18:33:32 From Bobbi Lopez to Everyone:

Yes @Cathy, this Mayor has only prioritized market rate housing which is why Oakland met it's goal by 174% for market rate, but only 26% of what it was supposed to build for low income. It has not been a policy priority for her.

18:33:34 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will publish the map online tomorrow

18:33:46 From Jeffrey Levin to Everyone:

+1 Renata Robles

18:33:51 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

it will be available on the General Plan Update website tomorrow

18:33:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update

18:34:04 From Joshua Hawn to Everyone:

When can we annex Alameda?

18:34:09 From Randy O'Connor to Everyone:

This looks great, excited to engage with it.

18:34:23 From Cathy Leonard to Everyone:

Joshua, and Piedmont, ha.

18:34:36 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We are also noting down the questions and will respond in an FAQ

18:34:36 From Joshua Hawn to Everyone:

Yep Can't forget about annexing Piedmont.

18:34:39 From Chia Hamilton to Everyone:

please enlrge the slides

18:34:42 From Zac Bowling to Everyone:

I agree with @josh hawn. Please annex alameda and Piedmont

18:34:53 From Naomi Schiff to Everyone:

DOSP is not released/approved?

18:34:57 From Iris Starr to Everyone:

We should be tracking the "small" project list and doing all we can to get those developed. Eliminate City permit blocks

18:35:16 From Joshua Hawn to Everyone:

I hope staff will be taking a serious look at likelihood of redevelopment in the next 8 years

18:35:31 From Renata Robles to Everyone:

@Bobbi - the Housing Element is an opportunity to create new standards/requirements for development to promote more affordable housing. This is usually done through the "programs" included, which are the implementation measures that align with the document's goals.

18:35:31 From Randy O'Connor to Everyone:

Can we see locations other users tag or only locations you tag?

18:35:35 From Kelsey Hubbard to Everyone:

10 days does not seem like enough to authentically gather this input

18:35:39 From Kelsey Hubbard to Everyone:

seems performative

18:35:41 From Tiffany Rose Lacsado to Everyone:

Why only 10 days?

18:35:46 From Zac Bowling to Everyone:

Should Howard terminal be a given on this tool?

18:35:52 From Iris Starr to Everyone:

Who knows where libby lives? Let’s drop a pin for a high rise there

18:35:53 From Cathy Leonard to Everyone:

Will public lands be considered for deeply affordable housing?

18:35:58 From Jeffrey Levin to Everyone:

1 very low or low income unit produced for every 9 above moderate income unit. Makes no sense in a City where half the population (and much more than half of all renters) are very low or low income.

18:36:12 From Alex Schafran to Everyone:

I will echo the fact that ten days is not even close to enough

18:36:13 From Renata Robles to Everyone:

@Joshua - the state has been very seriously analyzing other jurisdiction's submissions to make sure the proposed opportunity sites are not fillers that won't be redeveloped in the planning period

18:36:17 From Iris Starr to Everyone:

Yes, @jeffreylevin

18:36:24 From Zac Bowling to Everyone:

Can we fill the estuary and add housing there?

18:36:41 From Joshua Hawn to Everyone:

Excelent idea, Zac. Make Alameda a peninsula again.

18:36:48 From Preeti S to Everyone:

Yes, 10 days seems VERY short. This is a lot for anyone to comb through.

18:36:56 From Stuart Flashman to Everyone:

Will everyone who signed up for this get an email with a link to the map?

18:37:16 From Cathy Leonard to Everyone:

If you really want community input, the 10 day deadline should be extended.

18:37:19 From Kelsey Hubbard to Everyone:

what about vacant building sites?

18:37:26 From Kelsey Hubbard to Everyone:

can we add a layer on the map of city owned sites?

18:37:37 From Joanna Winter, City of Oakland to Everyone:

@Naomi The DOSP (Downtown Oakland Specific Plan)'s implementing zoning amendments have been underway for the past year+, and will be released soon for public review. An update will be out about it next week.

18:37:38 From Zac Bowling to Everyone:

Does the city have a list of opportunities sites they are considering yet?

18:37:47 From Chia Hamilton to Everyone:

What about sites with buildings that have been empty for years & years & years?

18:37:59 From Iris Starr to Everyone:

Can we use the 1 billion in infrastructure money and the ballpark site for housing? Why or why not, if we are serious about housing

18:38:00 From Joshua Hawn to Everyone:

Reisa, look out for a new bill coming soon from Asm. Alex Lee

18:38:00 From Renata Robles to Everyone:

The Housing Element is an unfunded mandate form the state for the city to plan for housing without any funding or support for implementation or subsidy to develop meaningfully affordable housing

18:38:04 From Stuart Flashman to Everyone:

could someone define social housing?

18:38:20 From Bobbi Lopez to Everyone:

@Renata, of course. One thing the City administration could do is actually implement the public lands policy passed by the city council back in 2018. Making public lands available for affordable housing development/social housing would have made a difference the last four years…

18:38:26 From gina bugiada to Everyone:

Will you define “social housing” so we can all be on the same page?

18:38:28 From Iris Starr to Everyone:

@renata, right!

18:38:40 From Naomi Schiff to Everyone:

We should review the requirements for density bonuses and raise the number of units required for expanding buildings greatly.

18:38:41 From Reisa Jaffe to Everyone:

Policy - no more market rate housing to be built while we have people sleeping on the streets

18:38:42 From Ronnie Spitzer to Everyone:

10 days is too short for community input

18:38:52 From Tuan Ngo to Everyone:

Yes, please define social housing. Public Housing Projects haven't been responsible our effective.

18:38:55 From Liana Molina to Everyone:

My question wasn't really clarified: are you seeking sites for the construction of new development?

18:39:17 From Jamaica Sowell to Everyone:

@Reisa +1

18:39:22 From Iris Starr to Everyone:

Yes, @reisa! No more market until we house our people

18:39:23 From Leonora Sea to Everyone:

It won't be possible to reach everyone who would want to provide input in only 10 days.

18:39:26 From Naomi Schiff to Everyone:

Are you including adaptive reuse projects for older buildings that could be converted for housing?

18:39:54 From Renata Robles to Everyone:

@Liana - opportunity sites are locations likely to be redeveloped for housing in the next 8 years. These do not need to be vacant sites, but it's easier to justify to the state if they are vacant. Identifying a property as an opportunity site is not a mandate to be redeveloped.

18:39:58 From Naomi Schiff to Everyone:

Include the City Hall parking lot that was closed, on Clay Street, as a site for aff. housing.

18:40:06 From Bobbi Lopez to Everyone:

Doesn't the city have a list of surplus sites?

18:40:07 From Jeffrey Levin to Everyone:

It feels like you are asking us to advance solutions before we have had a discussion about the structural and systemic roots of the problem

18:40:12 From Iris Starr to Everyone:

Maybe Loren's house in addition to Libby's

18:40:36 From Jamaica Sowell to Everyone:

@Jeffrey +1 yes!

18:40:46 From Tuan Ngo to Everyone:

More housing around public transportation.

18:40:49 From Iris Starr to Everyone:

@Jeffrey +1

18:40:52 From Jack Nagle to Everyone:

For RHNA, can City count long-term extension of affordability covenants on units whose affordability is expiring soon? Maintaining such long-term affordability might be an effective strategy.

18:40:52 From Bobbi Lopez to Everyone:

@Jeffrey +2!! 👏🏾

18:40:54 From Renata Robles to Everyone:

Context is also important as likelihood for redevelopment is dependent on project feasibility for a developer to propose housing

18:41:12 From Phoenix Armenta to Everyone:

Where can we access the previous Housing Element should we want to read it?

18:41:23 From Iris Starr to Everyone:

We are in the weeds, we are all taking the bait

18:41:23 From Naomi Schiff to Everyone:

Are you going to include in the map sites with historic status, including adaptive reuse possibilities?

18:41:33 From Renata Robles to Everyone:

Previous housing element: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:41:40 From Rabi'a Keeble to Everyone:

When looking at sites the city should include church properties where churches are willing to use their property to build affordable housing

18:41:42 From Preeti S to Everyone:

Shouldn't the city already have a list of surplus sites?

18:41:43 From Jeffrey Levin to Everyone:

@Jack Nagle - while the housing element has to address preservation of existing affordable housing, that does not count toward the RHNA, which needs to be a net increase in housing

18:41:50 From Stuart Flashman to Everyone:

Land cost is a major constraint on where affordable housing can go.

18:42:02 From Renata Robles to Everyone:

Land cost as well as parcel size!

18:42:05 From Randy O'Connor to Everyone:

+1 to Zac!

18:42:06 From Tiffany Rose Lacsado to Everyone:

Who do we talk to if we need tech support with the maps

18:42:46 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

You can email generalplan@oaklandca.gov and we can help you with it

18:43:08 From *Diana Perez, City of Oakland to Everyone:

The 2015-2023 Housing Element (the most recently adopted Housing Element) is available online: https://www.oaklandca.gov/resources/read-the-2015-2023-housing-element

18:43:13 From Janelle Orsi to Everyone:

I’m disappointed the City scheduled the next workshop for Feb 17, but it appears the City hasn’t yet emailed people on the update list? That’s short notice. It makes it hard for

people to show up and give input. It sounds like a lot of people here will have good input on the Housing Programs. I hope folks show up: https://www.oaklandca.gov/events/general-plan-update-housing-workshop-2

18:43:14 From Kelsey Hubbard to Everyone:

shouldn't the initial assessment be done by the consultant team? the starting place should have been capacity building so that the community can understand what a housing element is

18:43:20 From Naomi Schiff to Everyone:

Can you provide a list of attendees at this meeting?

18:43:33 From *Audrey Lieberworth, City of Oakland to Everyone:

@Preeti - yes, we have a list of surplus sites owned by the City of Oakland, the State, Alameda County, Oakland Unified School District, and other local agencies

18:43:35 From Stuart Flashman to Everyone:

Look at urban land trusts as an option for affordability.

18:43:39 From Jeffrey Levin to Everyone:

Is the City seriously considering rezoning single family and low density areas in high opportunity neighborhoods?

18:43:46 From Sid Kapur to Everyone:

+1 to Jeffrey's question

18:43:54 From Preeti S to Everyone:

Thanks for clarifying @Audrey

18:43:55 From Chris Norman to Everyone:

I didn't realize the purpose of today's meeting was to discuss potential sites - it would be great to post a list of meeting objectives for all future meetings so we can decide when to attend.

18:43:56 From Iris Starr to Everyone:

This is so frustrating! Asking us to review a done deal of the sites. How have they been chosen? Environmental Justice criteria? Safety?

18:44:10 From Naomi Schiff to Everyone:

Who is picking these sites?

18:44:13 From Preeti S to Everyone:

+1 to Chris for meeting agenda

18:44:17 From christina Beach to Everyone:

How is " affordable" housing defined? What is the maximum income level to be considered affordable?

18:44:19 From Phyllis Horneman to Everyone:

I am sorry but I am going to have to leave the planning session for 45 minutes or so.

18:44:22 From PATRICIA TOSCANO to Everyone:

What exactly is considered affordable housing? To live comfortably afford a one bedroom in Oakland you need to have least an annual income of $77,360 at least $37.19 per hour according to NLIHC. Where does that leave families, teachers and low earning city of Oakland workers

18:44:31 From Renata Robles to Everyone:

Can staff please update the HEU website to have more meaningful information? The "events" page doesn't show any of these workshops, including the one we are in currently. The timeline is vague.

18:44:33 From *Laura Kaminski to Everyone:

These are just initial sites, we are seeking feedback for additional sites.

18:44:42 From Iris Starr to Everyone:

@chris + 1, no agents are posted, just meeting dates

18:44:51 From Kelsey Hubbard to Everyone:

exactly!!!! this question speaks to the need for capacity building. the consultant team is moving way too fast and doing performative engagement

18:45:05 From Tiffany Rose Lacsado to Everyone:

So basically if there are vacant blighted sites in our neighborhoods with absent property owners we can add those to the list for your consideration?

18:45:08 From Kelsey Hubbard to Everyone:

this is a check the box meeting

18:45:18 From Renata Robles to Everyone:

Cities must review every project for conformance with the Housing Element and General Plan. The GP is the constitution for the City and can actually enact change!! Stay involved.

18:45:25 From Naomi Schiff to Everyone:

The question is, how will you incorporate the feedback?

18:45:44 From Rabi'a Keeble to Everyone:

@Naomi....good point

18:45:44 From Tiffany Rose Lacsado to Everyone:

Can we also add OUSD vacant (and blighted) public lands?

18:45:46 From Iris Starr to Everyone:

@kelsey Hubbard + 1,000,000 check the box.

18:46:13 From Renata Robles to Everyone:

@Tiffany - if you or anyone wants to get into the weeds on what makes a good opportunity site, the state has specific guidelines https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

18:46:13 From Reisa Jaffe to Everyone:

+1 to Naomi's question

18:46:16 From Tuan Ngo to Everyone:

How does Oakland plan to protect minority owned properties and keep black homes in black hands?

18:46:45 From Robin Walker to Everyone:

Howard Terminal's affordable housing proposal is not in compliance. No deeply affordable. 50%,80% and 120% only.

18:47:03 From Kelsey Hubbard to Everyone:

I propose allowing more time for public comment rather than 40 minutes of break out group discussions..... there is nothing to talk about at this point. we need to understand more about the HE and what it does

18:47:21 From Naomi Schiff to Everyone:

That's a good suggestion Kelsey.

18:47:31 From Joshua Hawn to Everyone:

By "deeply affordable" do you mean "extremely low income"? (Less than 30% of Area median income?)

18:47:31 From Phoenix Armenta to Everyone:

Can we include in this Housing Element a plan for returning displaced Oakland residents back to Oakland?

18:47:31 From Jeffrey Levin to Everyone:

How is the City planning to meet the "no net loss" requirement? If you build market rate housing on sites listed as available for affordable housing, you will have to identify additional affordable housing sites. Are you planning to identify more than the bare minimum to meet RHNA?

18:47:33 From christina Beach to Everyone:

How did Oakland meet the standards determined in the last General Plan? How do we hold policy makers responsible for implementing the plan? where is the accountability?

18:47:47 From Leonora Sea to Everyone:

+1 to Kelsey Hubbard's most recent comment.

18:47:48 From Preeti S to Everyone:

+1 @Kelsey

We need more in-depth background information. This feels a little thin...

18:47:55 From Renata Robles to Everyone:

The City needs to submit their HE to the state for review. Bay Area jurisdictions need to have their HE's certified by the state by Jan 31 2023. Sounds far away but the state has given guidance that they need 180 days for review.

18:48:01 From Iris Starr to Everyone:

We are doing this because we must, so we are just going to rehash what we have. Couldn't provide the housing last time, policy was insufficient and discriminated against poor people, the politicians just look the other way.

18:48:10 From Christine Hernandez to Everyone:

+1 @Kelsey

18:48:36 From Naomi Schiff to Everyone:

I have to leave. Please advocate for affordable housing.

18:48:43 From Reisa Jaffe to Everyone:

+2 to Kelsey's suggestion

18:48:45 From Iris Starr to Everyone:

What will happen with the "notes"?

18:48:53 From Hazel O'Neil, D&B to Everyone:

1. What are the housing issues you care about in Oakland?

2. What do you see as some of the opportunities for planning new housing in Oakland? (examples: specific areas in Oakland, on large parking lots, around BART stops, upzoning neighborhoods, in shopping centers?)

3. What do you think some of the issues or challenges will be in these areas?

4. What type of housing does Oakland need more of? Where do you think it should go? Why?

18:48:55 From Kelsey Hubbard to Everyone:

can we not move to breakout rooms and add more time to public comment?????

18:49:08 From Cathy Leonard to Everyone:

Can you post the Chat on the website?

18:49:14 From Kelsey Hubbard to Everyone:

40 minutes of breakout rooms is wasting time, we don't know what we need to talk about. we need more information on the HE

18:49:18 From Jamaica Sowell to Everyone:

^^yes

18:49:18 From Tiffany Rose Lacsado to Everyone:

@renata Thank you! I need the Cliff Notes version 😊

18:49:29 From Phyllis Horneman to Everyone:

Be back somewhat later.

18:49:35 From Jamaica Sowell to Everyone:

@Kelsey +1

18:50:10 From Renata Robles to Everyone:

I got you Tiffany - here's the Cliff Notes: https://lafayette.granicus.com/MetaViewer.php?view_id=&clip_id=5918&meta_id=146586

18:56:24 From Caleb M to Everyone:

No mic

18:56:42 From Caleb M to Everyone:

But I will write. Skip me for now

18:57:34 From Caleb M to Everyone:

Ensure we go large with our efforts and actions in addressing the housing crisis

19:00:25 From Liana Molina to Everyone:

To elaborate on your questions re: the hills, to meet our RHNA goals, Market Rate housing should be zoned into areas that are affluent and high resource areas as to not further gentrify the flatlands

19:01:15 From Sid Kapur to Everyone:

College Ave in Rockridge would be a great place for midrise housing

19:01:25 From Sid Kapur to Everyone:

and upper Broadway and Piedmont Ave

19:03:07 From Phoenix Armenta to Everyone:

The Dimond and Laurel District??\

19:03:19 From Phoenix Armenta to Everyone:

NIMBY's

19:10:16 From Sid Kapur to Everyone:

Neighborhoods identified as high opportunity and undergoing exclusion in the TCAC/gentrification maps could be a great place to focus on. As well as neighborhoods close to BART or high-frequency bus lines

19:18:52 From Liana Molina to Everyone:

My name is liana Molina, you can reach me at oaklandbafca@gmail.com or 510-593-3633

19:19:11 From Liana Molina to Everyone:

I had questions about the relationship between the housing element and the general plan update

19:23:57 From *Helen Pierson, D&B to Everyone:

FYI a summary of the topics addressed at the next three workshops:

- Workshop 2 on the 17th will cover needs/housing trends in Oakland, and people's ideas
- Workshop 3 will focus on anti-displacement and tenant protections.
- Workshop 4 will be when we ask the public to weigh in on the full draft Housing Element

19:28:20 From *Helen Pierson, D&B to Everyone:

And a bit more information on community outreach: stakeholder meetings, and then theres lots of pop up outreach conducted by community partners, an equity working group, community hub events, visioning workshops, town halls, survey - these events and opportunities will cover both the housing element and the GP update.

19:29:25 From Liana Molina to Everyone:

Another question I have is whether we are relying entirely upon private and non profit entities for the production and preservation of affordable / below market rate housing? What resources is the city able to leverage with regard to maximizing production, preservation and protection of BMR units?

Oakland 2045: Housing Element Workshop #2 Report

Oakland's Housing Element and Housing Programs

FEBRUARY 17, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The second Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on potential housing programs. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Thursday, February 17, 2022 from 6:00 to 8:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 80 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the workshop format, as well as the General Plan and Housing Element update process; a recap of the first Housing Element workshop held on February 10, 2022; and a summary of how the Housing Element can be used to incentivize affordable housing and create more inclusive neighborhoods. The presentation concluded with a Q&A session for participant questions and comments.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What housing issues are important to you?**

2. **What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:**

    a. Raising heights and densities to allow for more housing

    b. Restrictions on amount of parking to reduce housing costs

    c. Allowing different housing options in single family neighborhoods

    d. Ways to pay for affordable housing

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Groups discussed a wide variety of strategies to house the unhoused community, including more flexible building types, temporary units, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including balancing the speed at which housing is built with the need to ensure that new housing is high-quality and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services.
- **Types of Housing.** Participants generally were supportive of new housing at every income level, though there were differing opinions on whether market rate housing was an appropriate funding mechanism for affordable housing. Many participants' expressed that funding and constructing "deeply affordable housing" for vulnerable populations such as the unhoused and low-income residents should be the Housing Element's top priority. Many participants also wanted to ensure that new housing does not exacerbate ongoing displacement of low-income residents and residents of color. Participants were generally supportive of allowing more types of housing in currently single-family areas, and some were already active in organizations that help homeowners add additional units to their properties. Many participants were interested in affordable housing solutions that allow residents/owners to build equity, such as community land trusts and sweat equity approaches (i.e., Habitat for Humanity).
- **Simplifying the Development Process.** Participants in every group expressed desire to see the current development/permitting process streamlined, particularly for low-income and non-profit builders. Zoning, environmental review/CEQA, existing City and State policies (i.e., rent control), parking requirements, and land

costs were all listed as constraints to housing development. Some participants suggested financial incentives for homeowners as a strategy to increase infill development in existing neighborhoods; it should be noted that the City has already streamlined the additional dwelling unit (ADU) permit process pursuant to State law, but the process could be further simplified, or additional incentives could be developed. Other participants suggested that the City create a designated office within the Planning Department that handles affordable housing permits or works with low-income builders.

- **Affordable Housing Impact Fee.** Many participants wanted the planning team to look at the City's existing affordable housing impact fee to assess whether it has been an effective strategy to provide affordable housing, or if changes should be made to ensure that the policy is working as intended. Many participants wanted to see higher inclusionary requirements, and several participants wanted to see the policy modified to get rid of the impact fee all together, replacing the fee with more stringent on-site affordable housing requirements.
- **Transportation.** Many participants were interested in planning for transportation improvements along with new housing. Group discussions about transportation ranged from desire to see new transit-oriented development; desire to see new mixed-use development that allow people to walk to daily needs; incorporating active transportation improvements such as bike lanes; and transit improvements such as a shuttle system to enable more frequent connections within Oakland to key destinations and BART from neighborhoods; and the pros and cons of reducing parking requirements in new residential developments.
- **Inclusive Community Engagement.** Participants across groups stressed the importance of including all Oaklanders, including members of vulnerable communities, in the planning process. Participants noted the need for the City to be sensitive to trauma that some residents face due to housing affordability and accessibility, as well as take the time to build in accountability and trust in the planning process.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1's discussion focused on incentivizing homeowners to add ADUs to their property. Suggested strategies included rezoning and enforcing density changes; ensuring that new affordable housing is habitable; and pursuing funding sources, including State and federal programs, that will not only finance new housing construction but also invest in local workers/communities.
- Group members expressed desire to see climate resilient housing that is co-located with transit and allows residents to walk to daily needs.
- Group 1 also discussed the City's existing inclusionary housing impact fees and vacant land taxes; some members wanted to update these policies so that private builders

are required to build affordable units in their projects (rather than pay a fee), and tax vacant rental units so that apartments do not sit empty.

Group 2

- Group 2 was in consensus that housing the unhoused is a top priority. The discussion focused on financing strategies for affordable housing – the group expressed that strategies such as community land trusts and Measure KK are great, but the financing process for both these sources should be more straightforward and have a shorter timeline. Suggestions included creating a separate affordable housing department within the Planning Department, and continuing to allow high-rate homes to generate transfer tax funds.
- Group 2 also discussed the intended and unintended consequences of upzoning built-out neighborhoods like Rockridge – how can the Housing Element create more housing opportunities without displacing existing tenants? Group members expressed that improving access to legal counseling for tenants and strengthening enforcement of negligent or abusive landlords is critical.

Group 3

- Group 3 participants were interested in promoting both affordable housing rental and ownership opportunities, given that ownership models allow residents to have a stake in the community and help to reduce displacement pressures. The group discussed innovative methods of supporting and financing affordable housing, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches, as well as the need to create tools (such as affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate) that let non-profit developers compete for sites against for-profit developers.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.

Group 4

- Group 4 discussed how the Housing Element could help address growing wealth inequality by creating mixed-income neighborhoods, adding housing in exclusionary high-income neighborhoods, meeting low- and moderate-income RHNA targets so that Oakland does not lose its middle class, and preventing speculation/subsequent gentrification.
- Group 4 was very supportive of transit-oriented development but wanted to ensure that this type of housing would be affordable and not spur gentrification (particularly in areas where there is BART access, such as Fruitvale), perhaps by requiring higher

amounts of affordable units in areas that are susceptible to displacement than in areas that have undergone advanced gentrification or are exclusive.

- Some participants in Group 4 wanted to see inclusionary and impact fees increased, and for the planning team to look at opportunities for converting underutilized commercial areas and empty lots into housing. Group members also suggested a separate City department for nonprofit-led building projects.

Group 5

- Group 5's discussion primarily centered around strategies to make the housing production process as easy as possible, "cutting red tape" or reducing bureaucratic obstacles where feasible. Suggestions included streamlining the development and permitting process through zoning changes (i.e., form-based codes, simplified CEQA compliance, more staffing at the Planning Department to reduce permit approval times, gleaning lessons from Singapore and Switzerland's social housing models, and allowing more creative housing solutions such as shared housing.
- Group 5 also discussed the need for more housing for special needs groups such as older adults/seniors, unhoused people, and families.

Group 6

- Group 6 had a range of priorities, including planning for housing at all affordability levels; building in accountability measures to ensure that RHNA targets are met for all income levels, given that the City did not meet its low- or moderate-income targets in the last Housing Element cycle; supporting low-income/grassroots builders, such as POOR magazine (an association of currently and formerly unhoused individuals and allies); focusing new housing on infill sites; and providing more/better-funded services for people experiencing homelessness.
- Other discussion topics included balancing the production of new housing with tenant protections; rethinking how the City taxes vacant land and properties; ensuring that planning efforts for housing, transportation, and environmental justice are cohesive and synergistic; and incorporating more opportunities for community-led planning throughout the Housing Element update process.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATORS – ALISON MOORE AND LAKSHMI RAJAGOPALAN

Key Takeaways

- Important strategies include ADU incentives for homeowners (will look into and email the group)
- Other strategies will include study of rezoning citywide, adding in the hills, and enforcement of density changes.
- Private sector paying for development, vacancy tax for rental units.
- Supportive senate bills like SB35 and SB330
- Look at project laborer agreements as and local hire way to keep money in the City.
- Future is vertical- land is limited.
- Housing habitability and dense, affordable, climate resilient housing is a concern.
- Ways to be transparent and inclusive of groups that may be interested in attending stakeholder meetings, as everyone is a stakeholder

Participant 1- 20 year employee of the city, planning public works and transportation. Know a lot about zoning and policy, and how we've mistreated people. We need radical changes and won't let it go.

Participant 2- works for city attorney's office, advises code enforcement, tenant attorney before. Listening in to hear the community. Concern: people are trying to build housing for unhoused community quickly, sometimes without permits, concerns about reducing habitability standards that tenant orgs have worked to put in place. All landlords have tendency to fall to lowest floor for habitability.

Participant 3 - community organizer at save the day- interested in advocating for dense, affordable, and climate resilient housing throughout this process. From climate resiliency standpoint.

Participant 4- new to this conversation- Oakland resident, born and raised. Curious to learn more about incentives to homeowners that have space on their lots that would be open to building an additional unit and ADU.

Participant 5- wanted to clarify- unions don't provide modular construction- many are, a cheaper form of construction. Is getting better. Being constructed within san Francisco- high demand for it, that they are expanding.

What are some of the programs or actions the city can take to build more housing?

Participant 4- curious about the presentation where they mentioned lower than average density levels in east Oakland. Are any incentives made available to property owners who live in that area, who might be willing to have additional units go into their homes, or even ADUs?

Staff- the city adopted ADU regulations, and has streamlined process at the counter, so it should not take as long as a multifamily building.

Participant 4: Older people with larger lots may not necessarily have money to do that on their own. Are there ADU incentives?

Participant 1: people need to be forced to build, especially those in the Hills. Also have to look at rezoning entire areas of the city- as part of phase 2 process, including rezoning or upzoning to allow for missing middle housing. Anywhere from 2-10 units. Looking at this throughout the City. Should look at residential hillside zones as part of this.

Participant 2: new construction is not rent controlled under state law, many people are advocating for getting state to rescind Costa Hawkins law that prohibits new construction from being rent controlled. ADUs are only part of the answer, if they aren't newly constructed, they wont be under rent control.

Participant 5: The future is vertical- they are not making any more land. Look at how major cities have developed, like in Europe or Asia. The City has already increased density bonus initiatives using new state laws- allowing more height, reducing or eliminating parking.

New requirement where BART properties have new height/density requirements. Also increased heights or densities in specific plan areas.

Any pros and cons to increased height?

Participant 5: As you get more dense, more traffic and congestion- need to improve transportation and infrastructure around it. Also needs to be more local retail, so people can walk to the grocery store, without having to use a vehicle, more bike lanes. Blocking sun, park spaces.

Staff- Council has directed staff to look at fourplexes or middle housing in single family neighborhoods and more flexible ADU requirements. Is there anything else that should be included?

Participant 1: One of the main policies that need to be included in the element- enforcement of these density changes. If we're going to say missing middle needs to go in, do study of every parcel that can accommodate. Say here's your opportunity. Enforcement of policy. Means staff. Need staff to adopt radical ideas. Push an uphill battle against market forces.

Participant 3 :Save the Bay- climate resilience, as it relates to housing. Organization advocates for transit oriented housing, and urban green infrastructure.

How will these projects be financed? Implementing affordable housing impact fee, home funds to cover permitting cost, make city owned land available for affordable housing, huge gap. What are some other ways that you may know of.

Participant 5: Senate bills that talk about that, SB35 and SB330. Limits how much city council can push affordable housing forward. SNOFA, programs through HUD, just have to be utilized.

SB35 requires skills and training. Helps with funding. Also looking at local hire policies, with PLA (project laborer agreement), money back into city itself. Keeping local money within the city itself.

Participant 1: So much leakage going outside of Oakland. A lot of public based support- paying for whatever the state decides to give us, making our case. Housing people cobbling 9 different loan sources. Things to be done about that. One is we need to demand private sector kick in- they benefit from growth. Impact fee that they can pay and get off without having to build is ridiculous- need to double or triple, build many more units. Need to have inclusionary zoning so they are buying units.

Way to ban land grabs- Moms for housing, took a house that has been vacant for years in west Oakland and made it habitable. Company that had done speculative investment fought that. Get more money for it.

Existing vacant land tax that is regressive. Applies to single family homes and condos, but doesn't apply to rental units. Building that as multiple units- doesn't apply to, something that SF is looking at, but haven't seen it proposed for Oakland, and thought it was an interesting idea. Pushing people to put units back on the market. If we have vacancy tax, also need cap on sales price. Force people into selling, and then that will be selling just a bit earlier than they would otherwise.

Other groups to consider and reach out to?

Participant 1: Can't know who we need to reach out to. Don't' know how they're being noticed. Want to know more about groups. Community organizations that are missing, have the option to add those.

Group 2 Facilitator – Lauren Pepe

Key Themes

- Better financing for affordable housing: Need more options and the financing needs to be more straightforward with shorter timeline
- Community Land Trust process and Measure KK funding mechanism are great but can be streamlined and improved
- If we up-zone built-out neighborhoods like Rockridge, how do we protect existing tenants from their existing dwellings being converted into higher-density buildings?

Ideas to explore in next workshop

- Vacancy tax- but does Oakland have property registry?
- Landlords who violate laws or leave property in disrepair should be held accountable
- Get rid of evictors, agents of landlords, who benefit from eviction mill

- Make sure residents have legal tools to defend themselves
- Yearly rental increase cap of 2% might prevent landlords who push residents out to get better rate

Other things to consider

- City makes a lot of money from transfer tax when properties are sold so higher-rate homes are in its best interest
- Create separate dept for affordable housing with different rules/regulations/resources to truly service for people trying to create solutions for themselves

More details/Rest of the notes

Participants and Their Top Issues:

Participant 1: Housing the unhoused, displaced, and low-income first

Participant 2: Homelessness

Participant 3: Equity in housing

Participant 4: Ensuring more types of housing at different income levels in high-resource neighborhoods (like Rockridge)

Stacking different tax credits for affordable housing can be a cumbersome process; for market rate in contrast, you just get a loan. Perhaps bank financing or investment funds for affordable housing?

Participant lives in land trust and received measure KK funding. Challenges: difficult to navigate requirements that come with funding; secured property by making former owner accountable- reported issues- slow process; $40,000 in fees related to landlord neglect will come out funding; program needs to be streamlined and reevaluated; residents eligible for tax abatement only if all residents meet certain income requirement.

Rockridge seems like an ideal place to build more housing, but issues:

- High cost of land so likely means market rate
- Few opportunity sites
- Business district needs to be supported
- Protect existing tenants- can't use existing buildings to rebuild
- Splitting lots is not something all property owners have time/money/knowledge to do
- Not many duplexes even though it is zoned for that

Ensure affordable housing not built near freeways and other environments that are unhealthy; types of businesses contribute negatively to environment as well (such as smog check businesses)

GROUP 3 FACILITATORS – MATT ALVAREZ-NISSEN AND RAJEEV BHATIA

Key Takeaways

- Participants were interested in promoting affordable housing, including both rental as well as ownership. Ownership models allow residents to have a stake in the community and helps to reduce displacement pressures.
- Housing options for unhoused people was a priority. Participants noted the importance of wrap-around services, and allowing more flexible building types and solutions like temporary units, RVs, tiny homes, manufactured housing, and safe parking zones.
- Innovative methods of supporting and financing affordable housing were discussed, including community land trusts and sweat equity approaches (like Habitat for Humanity). Participants noted the importance of allowing homeowners to build equity through these approaches.
- Participants emphasized the need to create tools that let non-profit developers compete for sites against for-profit developers – tools including affordable housing overlays and density bonuses, both of which would incentivize affordable development and disincentivize market-rate.
- A need for affordable housing near transit was also discussed, however it was noted that transit is not sufficient enough in the city (especially to support reduced parking requirements). One suggestion was to implement a shuttle system similar to Emeryville's.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin, and then prompted on some of the key issues discussed. The rest of the conversation focused on Question #2. Questions #3 through #5 are provided for context.

Question #1 – What housing issues are important to you?

- More affordability
- Affordable homeownership is possible (community land trusts, Habitat for Humanity, etc.), City focuses too much on affordable rental. Ownership will help reduce displacement pressures.
- Pay attention to the unhoused population
- RHNA process is important to get more housing built, wants to see more housing at every income level

Affordable Housing?

- Trying to promote affordable housing in Rockridge, but land costs make it very difficult
- Land trusts are a good approach, since they keep land costs down. They have worked in East and West Oakland. Participants support land trusts is there is true equity for those involved – without equity that carries on after a resident has left this is deceptive.
  - Completed homes can be purchased and placed into the trust, or vacant land can be converted. The trust is owned by a non-profit organization with a board of directors to represent the community. Land is taken out of the equation, and future changes in cost are based only on improvements (not the cost of land).
  - Discussion returned towards land trusts at the end of the group – one participant noted that the return on investment in land trusts way outpaces what a resident would have been able to acquire as a renter.
  - One participant pointed to TOPA in Berkeley, which provides no equity for tenants. They would hate to see the same thing in Oakland, which would create two classes of people considered homeowners.
  - One participant noted that if there is a TOPA or land trust in Oakland it needs to be more than rental, and needs to have some equity (although it may have to be limited equity).

Unhoused Population?

- Participants are here looking for solutions
- Need for wrap-around solutions for homeless housing. Some people are fine with just housing, but other people need longer-term help.
- City is in the process of allowing more types of temporary units, like RVs, tiny homes, etc. on property that was previously excluded.
- City should look at manufactured housing to see if there are any barriers in City regulation.
- Some concerns about union opposition to this building type.
- Need to increase the number of units that can be developed quickly, even if temporary. There are immediate housing needs to be met. The city still needs to build more permanent buildings, but it takes a long time to get this done. Need to facilitate temporary housing in the short run, and treat people like human beings until the permanent housing gets built.
- Safe parking zones for those living in their cars.

Question #2 – What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of: Raising heights and densities to allow for more housing

, Restrictions on amount of parking to reduce housing costs, Allowing different housing options in single family neighborhoods, Ways to pay for affordable housing

- Even with higher densities and taller buildings, land costs in Oakland are so high that it often does not help make developments more affordable.
- If the non-profit sector is competing with the for-profit sector for land, the for-profit developers can always put up more money. Need to think of ways to keep the non-profit sector in the game and disincentivize for-profit developers. This applies to all parcels on the market, not just surplus public land.
  - An affordable housing overlay provides one approach. It is legal, and will make development less attractive for for-profit developers.
- The City should try to disincentivize people who buy units are investments and do not occupy them.
  - San Francisco is considering this, and Vancouver has a vacancy tax. Oakland has a vacancy tax currently, but it only applies to vacant land. The City should consider taxing vacant housing as well. In San Francisco's proposal the tax would increase year by year (although single-family residences and condos would be exempt).
- Increased density bonus incentives, even beyond what the State allows, should be considered. More bonus and more incentives for affordable housing are needed. This is similar to the affordable housing overlay, but it does not increase the basic value of the property. With a density bonus it only makes it more cost effective to build affordable housing units, not a market-rate development.
- Participants discussed the school district properties to be closed or consolidated, and that these should be considered for housing. It is unfortunate that they are closing, but the City needs to think about how to capitalize on that opportunity. A discussion of the State Surplus Land Act and its requirements also took place.
- Density and parking reductions – Oakland would need much better and more frequent transit to successfully reduce parking.
- One participant brought up Emeryville as an example of a city zoned entirely for medium density with a higher required minimum affordable percentage. Upzoning everything with higher affordable requirements is one potential approach.
  - The group discussed the history of Emeryville's development, including the need to reuse previously industrial land. Their experience with parking requirements has been very positive.
  - One participant discussed the Emeryville Go-Round, which goes everywhere in the city and takes residents directly to BART. If Oakland has something similar it would be great – although the city would need several shuttles going to most of the BART stations throughout Oakland.

- Plans for a road diet on Martin Luther King Way, potential for a bus only lane. However, infrequent service is also a major issue. Transit was disrupted by COVID, but it was bad before that too.
- One participant remarked that Oakland is not building enough housing at all income levels. Another participant disagreed and said there is enough higher-income housing.
- One participant said SB9 and SB10 were good steps in the right direction, and was disappointed that SB50 did not pass.

Zoom Chat

19:10:48 From Hope Williams to Everyone:

Hi all! I can only stay for a few minutes. Thank you!

19:18:19 From Hope Williams to Everyone:

A typical community land trust is a nonprofit run by a board, staff, and community members. The community land trust balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

19:19:31 From Hope Williams to Everyone:

hope@theselc.org

19:20:04 From Stuart Flashman to Everyone:

Thanks, Hope.

19:20:51 From Hope Williams to Everyone:

The thing with CLTs is that they are wildly underfunded

19:21:08 From Hope Williams to Everyone:

Small Sites Program in SF is a tale of caution and also hope

GROUP 4 FACILITATOR – LAURA KAMINSKI

- Participant 1-I lived near the lake, very concerned about the unhoused people and definitely interested in housing different levels. Taxing businesses. Parallel financing plan.
- Participant 2, work at Sustainable Economies Law Center. Realize how planning laws and building codes get in th way of the process. Concerned will have a Housing element on a tight timeline.

- Participant 3, had no fault eviction in san Francisco. Want to look at racial impacts. Want to also meet low and moderate income housing so have middle class. Strategies of how to keep our black community here and stop gentrification.
- Participant 4 lives in Rockridge, lived in Chicago. I am here in the YIMBY movement. Grew up in California as a NIMBY to save land, but now realize can build up. Mixed income is very important. I work in educational video games, we are building all of this technology, pushing on all of this front and we are losing all this part of people who don't have access to technology. How are we supporting the low income. We are separating the bottom and the top and Oakland's segregation is increasing, this is scary to me.
- Participant 5, live in Oakland for 3 years and a volunteer for YIMBY, want more housing in areas that have been exclusionary in the past and are by BART Stations.
- Participant 6 for assembly member Bonta, want to hear what the community is saying.

Participant 3 – upzone Rockridge and Montclair. We want transit-oriented development, we should have affordable housing near transit so they can get around. If at Fruitvale adding more density, how do you not have a speculative market, had that in the Mission in San Francisco.

Participant 4 – prevention of development made it harder to be there.

Participant 5 – focusing development along the wealthier neighborhoods.

Participant 3 – increasing inclusionary and impact fees, using underutilized commercial for housing. Big problem is church and empty lot properties that are not being used.

Participant 2 – heard we don't have control over this and that, market forces. One of biggest problems is people buying up land and houses. City should look at its ability to manage absentee ownership. Oakland has more power to control the market and access to funds. Transfer taxes for expensive housing. Last year there was a bill that increasing the penalties for a City not meeting the deadlines for the Housing Element. When we think of what can we do ourselves, Homefulness, we should be rolling out the red carpet for them. City creates these barriers.

Participant 3 – very creative use of development services fund in San Francisco. Jamie Samabatu in San Francisco to check on how they are doing that. Waiving of permit fees. Landlord's gets charged a fee for an annual inspection, can be more flexible many for use of that money

Participant 1 - Can developers be required to pay into an anti-displacement fund to pay for legal services for tenants. Also look at increasing impact fees.

Zoom Chat

19:20:11 From *Laura Kaminski to Everyone:

What housing issues are important to you?

19:20:37 From *Laura Kaminski to Everyone:

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons)

19:21:11 From *Laura Kaminski to Everyone:

Raising heights and densities to allow for more housing

19:21:34 From *Laura Kaminski to Everyone:

Restrictions on amount of parking to reduce housing costs

19:21:53 From *Laura Kaminski to Everyone:

Allowing different housing options in single-family neighborhoods

19:22:23 From Bobbi Barbara Lopez to Everyone:

But if you give a developer a break, there needs to be a value capture-more density, more affordability. The problem is up zoning without affordability in low income neighborhoods leads to displacement of Black and Brown folks.

19:22:31 From *Laura Kaminski to Everyone:

What other things do you think will make a difference in Oakland's ability to encourage more housing, especially affordable housing?

19:25:57 From Bobbi Barbara Lopez to Everyone:

You develop, but with more affordability requirements

19:26:05 From Bobbi Barbara Lopez to Everyone:

Treat different areas differently.

19:26:14 From Bobbi Barbara Lopez to Everyone:

https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/

19:26:50 From Bobbi Barbara Lopez to Everyone:

I think looking at the Urban Displacement Project mapping and thinking of zoning that way.

19:27:27 From Bobbi Barbara Lopez to Everyone:

Higher affordability in areas "susceptible to displacement," while lower requirements in areas that are in advanced gentrification or exclusive…

19:30:29 From Bobbi Barbara Lopez to Everyone:

Also allowing church/religious property to become housing

19:30:41 From Bobbi Barbara Lopez to Everyone:

We have a massive empty lot near my house.

19:33:06 From Bobbi Barbara Lopez to Everyone:

TOPA!!!

19:34:13 From Bobbi Barbara Lopez to Everyone:

Or even an EIFD would be legislative.

19:34:21 From Bobbi Barbara Lopez to Everyone:

Not even a need to do a Go Bond.

19:46:24 From Janelle Orsi to Everyone:

Can we create a totally separate Planning & Building department just for grassroots and nonprofit-led building projects? It could have totally different funding, different staff with training about the particular needs of such projects, and trauma-informed training to be sensitive to the needs of people with housing insecurity.

19:46:54 From Bobbi Barbara Lopez to Everyone:

Jamie Sanbonmatsu

19:47:19 From Sid Kapur to Everyone:

I have to leave a bit early. Thanks Laura for moderating, this was a really interesting conversation!

19:49:31 From Bobbi Barbara Lopez to Everyone:

Could you do a two tier fee system? One for projects of at least 50% affordable, one for less than 50% market?

GROUP 5 FACILITATORS – DIANA PEREZ AND ALICIA PARKER

- Participant 1 – Lives in assisted living, skilled nursing facility. I would love for all seniors in Oakland to have the support she has, regardless of income. Affordable housing development issues. Wealth of knowledge in the community to help advise the City. Commission on aging. Financing is very complex – someone
- Participant 2 – salvation army. Housing homeless families. Developer + finding contractor for putting up housing; raise money. The very important need to put housing as inexpensively as possible. We take care of people on the streets. Without regular builders who are incorporating low-income housing in their buildings + CEQA is an issue.
- Participant 3 – Oakland Heritage Alliance. Advocate for reusing existing buildings. Converting existing buildings that are underutilized. More cost effective to use existing building – Historical building code can.
- Participant 4 – Dimond District. Raising two boys. People living on the streets – why do we allow them. People are being pushed into homelessness. I want the city to build more homes. Diamond is commercial corridor, well-served by transit – allow zoning changes for.
- Participant 5 – Oakland needs to build housing at all income levels. I don't agree with some of the comments on restricting market rate. I think this puts pressure on displacement. Concerned about supply of family housing, concerned for people starting families and careers being able to stay in Oakland.
- Participant 6 – D1 resident. As a city we build abundant, dense, inclusive housing. Getting to interact with people from different backgrounds, our planning and regulations makes it hard to interact with people – Oakland had one of the lowest rent increases. City has been making some good changes. A lot of underutilized land. Most of Longfellow is single-family homes. To the extent that we can get the city to encourage

What are your thoughts on programs and actions to build more housing, including impacts (pros and cons) of:

Issue: Development process is too long. Streamline permitting and entitlement for new housing production. Time cost money for developers. Where can you cut the bureaucracy?

Does the state require streamlining? Where is Oakland in that process?

CEQA: The rounds of community input where lawsuits can be brought against projects // CEQA.

Broadway Valdez – this seems like a successful strategy --- new housing is going up, some preservation. Up zoning brought new production. Are there other specific areas in the city to increase density.

When Prop 13 went up taxes dried up – CEQA used to be a big source of lawsuits.

Participant 4 – very frustrated with CEQA. Supports SB 9—lot splits for single-family homes. Areas near transit need higher density. Apply parking limits/max. near transit areas.

Housing impact fee needs to be looked at closely. It's unclear where the money went.

Zoning: Limiting number of units based on lot size – in some areas some of these limits should be eliminated. Form-based standards (whatever fits in envelope). ADUS: we are not keeping up with the state. Making a broader use – going beyond state's min. requirements. City's mobile home rules are too restrictive – allow them in private property (cost effective/short-term housing strategy). House boats- is the housing looking at possibility of looking at some of these strategies? Be cautious about upzoning, because it's difficult to downzone. Be targeted with upzoning (form based code)

A lot of decions are made at the city – move to hyper local approval – zoning change could be made by block – incensitve people to paritciapte in these meetings. The burden of proving no harm is on person

Participant 4 – Social housing is not going to be the solution; Singapore and Switserland -- lease on house. People can save money. Mixed income social housing; following Singapore and switserland. Planning department needs more money; they don't have the time to look through all applications. Over one-month over due for pre-approval.

Current zoning rule that limits the number of kitchens – one way the city defines a regular housing unit – get rid of this to encourage shared housing or other innovative housing types.

Participant 3 – Some cities will contract out permit processing to consultants, to process applications very quickly. Another possibility to allow overtime plan checking.

- Some strategies included x, y, and z.
  - Form-Based codes and standards to increase the number of housing units that can be built on a lot.
  - Making sure that we're building the type of housing needed for families.
  - Building more housing around transit corridors.
  - Making it as inexpensive as possible to build housing – cutting red tape wherever possible.
  - Getting rid of the one-kitchen rule to allow for more creative housing solutions – such as shared housing.
  - Preserving existing affordable units, and also converting vacant buildings.
- Issues and concerns included x, y, and z.
  - Making sure that seniors at all income levels have access to safe, affordable and supportive housing options.
  - Housing the unhoused.

  - The cost of building affordable housing and how long it takes to entitle and permit housing.
- Other ideas for promoting affordable housing included x, y, z
  - Affordable Housing Zoning Overlay – areas of the city where streamlining affordable housing would be possible.
- Strategies to prevent displacement included x, y, z.
  - Looking at Singapore and Switzerland to see how they are implementing a social housing model; and bringing lessons learn for a social housing approach in Oakland.
  - Being very careful with up-zoning to prevent displacement due to increased land values.
  - Going beyond the state's incentives for ADUs – making sure,
- Other topics of importance include x, y, z.
  - Taking a close look at the impact fee – re-thinking whether this is an effective strategy to provide affordable housing.

GROUP 6 FACILITATOR – DANIEL FINDLEY

Participant 1:
- Policies to this point have been a failure- is wary of these discussions
- "ludicrous policies" set by the City e.g., city required Poor Magazine to build parking spaces for which there is no use which delayed move in for tenants.
- Conversations that she's had with the city acknowledged that some policies don't make sense. Takeaway message: "nice to talk to the community but the bottom line is these meetings and processes are inaccessible. Not much faith until I see that the city has approved policies that support low-income builders (like Poor Magazine)
- All conversations seem to be limited to market rate builders. City should impose fees on developers who can afford it, not on organizations like POOR.
- Oakland Homeless Advisory Committee seems useless.
- A solution is prioritizing construction of housing for low-income builders and building a supportive infrastructure for this. Improve the communication between Planning & Building departments

Participant 2 (city employee and Challenge Grant Fellow)
- City has never been able to create space for the unhoused and black and brown communities.
- What is the usefulness of the Housing Element?

- Staff should consider having a housing professional share the actions needed to build housing such that the unhoused are housed and people can remain in their housing. As we're building new housing, ensure that we're maintaining tenant protections
- Increase the advocacy efforts on behalf of the city
- Re-think how city taxes vacant land and properties

Participant 3
- The General Plan Update process is fragmented. Housing and transportation are intertwined. Environmental justice is intertwined with Housing and transportation.

Participant 4
- Generally, aligns with group feedback. Need to focus on infill and is surprised to see vacant and underutilized areas.
- Appreciates advocacy done for housing
- Housing at all affordability levels

Participant 5
- Resident of Eastlake. Why did Oakland miss the mark of housing goals? Do we have a sense of why Oakland missed the mark and what are the accountability measures to not miss the mark moving forward.

Participant 6
- Have there been any considerations of adding community partners that support groups that work for the unhoused? City should consider a resource fair for residents who need education on their options for offload their properties

Participant 7 (East Bay Housing Organizations)
- Housing goals are simply goals; Alameda County can dictate use of its own funds.
- Sees discrepancies of homelessness between SL and Oakland.
- Need a census of how much housing is needed and the services that people need.
- Need for triage of homeless individuals so that we understand the reasons for homelessness. *Homeless aren't living, but simply existing*
- Would rather see public sites such as OPD and County Jail become potential sites for housing

Appendix B: Zoom Chat

18:09:04 From WILLIE E STEVENS to Everyone:

I don't have that icode

18:10:17 From POOR Magazine to Everyone:

I don’t see public comment ?

18:12:20 From Ms. Omowale Fowles to Everyone:

I do not see the language

18:12:21 From Bridget Cervelli to Everyone:

I think public comment is the q&a section in the middle of the agenda- don’t know, just guessing

18:12:50 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

If you’re joining late, please select language from globe icon on your screen (on the bottom right). You have to select English as well.

18:12:53 From Casey Farmer to Everyone:

Can these slides (and the ones from the last workshop) please be posted or sent to attendees?

18:12:54 From Hazel O'Neil, Dyett & Bhatia to Everyone:

There is a globe icon labelled “interpretation” next to the reactions icon at the bottom of zoom screens

18:13:17 From Khalilha Haynes to Everyone:

Please check the bottom of the screen next to live transcript for interepretation.

18:14:11 From Khalilha Haynes to Hazel O'Neil, Dyett & Bhatia(Direct Message):

hi, could you make me a co-host please

18:14:15 From Gary Barg to Everyone:

What exactly is ‘environmental justice”?

18:14:35 From Iris Starr to Everyone:

How can Environmental Justice be “optionally” integrated??? It s/b a baseline contribution to the Plan, also with the infrastructure study going on

18:15:19 From *Laura Kaminski to Everyone:

It can ether be a stand alone element or integrated into all of the elements

18:15:36 From *Laura Kaminski to Everyone:

That is what State Law states

18:15:41 From *Diana Perez, City of Oakland to Everyone:

@Gary Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

18:16:05 From Iris Starr to Everyone:

Yes, so why isn't it definitely integrated?

18:16:16 From Gary Barg to Everyone:

Thanks for the definition!

18:16:17 From Iris Starr to Everyone:

It must be

18:16:35 From Sangeeta Sarkar to Everyone:

What is the timeline for the Equity Working Group?

18:16:45 From *Khalilha Haynes, City of Oakland to Everyone:

The EJ Element is a part of the General Plan.

18:16:58 From Iris Starr to Everyone:

It's hard to take this slide seriously. Is this a Housing Element Party?

18:17:24 From Mattie Scott to Everyone:

Mattie Scott, Vice-Chair of the Commission on Aging: Why is youth engagement included but no senior engagement?

18:17:58 From Hope Williams to Everyone:

Just curious. How many pop-ups events?

18:18:49 From *Khalilha Haynes, City of Oakland to Everyone:

Seniors are a part of our targeted outreach.

18:18:59 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Equity Working Group (EWG) recruitment just closed last week. The EWG meetings will be structured around key general plan milestones

18:19:07 From Iris Starr to Everyone:

Clearly staff intends to separate the Housing and Environmental Justice Elements even though it is imperative that they be developed together.

18:19:37 From Sangeeta Sarkar to Everyone:

Thank you Lakshmi!

18:19:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Thank you for your questions and comments here. Please also note that will be opportunity for live questions and answers right after the presentation.

18:20:03 From Mattie Scott to Everyone:

We'd b interested in hearing more about how you are targeting seniors, and we are happy to help. Have you used the Senior Centers for reaching seniors?

18:20:42 From Liana Molina to Everyone:

May someone on the team pls drop the link where we can access these meeting notes, slide decks and materials? Thanks!

18:21:07 From Hope Williams to Everyone:

Sorry to do a throwback. 44% declined to comment. That's a lot!

18:21:09 From *Khalilha Haynes, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meeting

18:21:09 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/general-plan-update#community-events-and-public-meetings

18:21:10 From Iris Starr to Everyone:

Rajeev, call on POOR Magazine

18:22:02 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will be reaching out to senior centers. Thank you for your input.

18:22:11 From Iris Starr to Everyone:

No where am I seeing mention of talking to unhoused people, or asking them what they need and know.

18:24:11 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

The Deeply Rooted Collaborative engagement also includes reaching out to unhoused people

18:25:13 From Janelle Orsi to Everyone:

That's a lot of housing for rich people.

18:25:14 From Christopher Norman to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:25:29 From Christine Hernandez to Everyone:

^^^^^^^

18:25:41 From Iris Starr to Everyone:

Who is the DRC reaching to, exactly?

18:25:43 From Hazel O'Neil, Dyett & Bhatia to *Lakshmi Rajagopalan, City of Oakland(Direct Message):

Ok

18:26:06 From Christine Hernandez to Everyone:

It is unacceptable that we did not meet any targets for moderate, low, and very-low income housing. That *needs* to be the focus for this housing element update.

18:26:09 From Iris Starr to Everyone:

^^^ Chris Norman and Janelle Orsi

18:26:25 From Raul Maldonado to Everyone:

Can you go back to the last slide, on the graph for RHNA

18:26:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

working class communities, communities of color, unhoused folks, formerly incarcerated folks, youth, undocumented folks, and folks who are experiencing environmental injustices.

18:26:58 From Iris Starr to Everyone:

CN - and we have a 66% increase in Unhoused!!!

18:27:15 From Bradley Cleveland to Everyone:

You identify housing sites in this element. Shouldn't the mitigate the problem: "Competition over limited sites," because sites aren't limited?

18:27:54 From Liana Molina to Everyone:

Please email registrants the slide decks from these mtgs when you have a chance.

18:27:57 From Megan Nguyen to Everyone:

The prioritization of affordable housing is particularly important in light of the CIty consistently exceeding its RHNA targets for market rate housing while falling far short of its affordable housing goals, as evidenced by a ratio of 9.5 market-rate units for every 1 affordable unit

18:28:17 From Christopher Norman to Everyone:

Not only did we not meet the RHNA goals, but we desperately failed to meet the needs of residents who need housing most. I understand that there are financing challenges, but this is where we need to advocate at the state and federal levels for more funds.

18:28:22 From *Laura Kaminski to Everyone:

We can post the slides on the website

18:28:22 From Janelle Orsi to Everyone:

In our experience, obstructive city policy and bureaucracy has been a big barrier to community groups building housing for themselves, which is why some of are here and waiting to know if the City is ready to look at adopting radically different approaches to supporting housing needs. (I work for Sustainable Economies Law Center which provides legal support to local land and housing projects)

18:28:44 From POOR Magazine to Everyone:

All the things the City said it did for outreach is what we do EVERY week in

18:28:48 From Christine Hernandez to Everyone:

The homeless population has jumped by 63% since 2017 in Oakland, where the median house sales price is about $750,000. There are about 4,000 homeless people — many of them living in at least 140 encampments of tents and RVs.

18:28:48 From POOR Magazine to Everyone:

Sliding

18:28:50 From Iris Starr to Everyone:

Stop supporting market rate housing in any way until our unhoused people are living in adequate homes.

18:28:54 From Bobbi Barbara Lopez to Everyone:

Fell short of meeting its affordable housing by a tremendous amount. Oakland met 174% of its market rate, but only 22% met for affordable housing-only 1,506 units of the state goal of 5,443 it was supposed to create for working people according to your own reports. I don't see the political will to do so from this administration. It won't even implement it's 2018 public lands policy.

18:29:09 From Christopher Norman to Everyone:

*** As mentioned at the last community meeting, we need a study to determine whether impact fees or inclusionary zoning will result in more affordable and deeply affordable units actually being built.

18:29:21 From POOR Magazine to Everyone:

SLIDING SALE CAFE in deep east Huchuin - oakland

18:29:26 From Bridget Cervelli to Everyone:

Housing unhoused people whose lives are in danger every day should be priority #1 period.

18:30:01 From Iris Starr to Everyone:

And 4000 vacant units available in the City. Most owned by speculators.

18:30:49 From POOR Magazine to Everyone:

Homefulness is DEEPLY Rooted Outreach and homeless peoples solution to homelessness- 82nd and MacArthur

18:30:54 From Iris Starr to Everyone:

4000 unhoused, 4000 units available if we make policy changes to help Oaklanders

18:31:00 From Janelle Orsi to Everyone:

In the last Housing Element, the City said it would take 131 Actions to meet housing needs. We're making a slideshow to learn about them here: https://bit.ly/3uY1ReJ

18:31:40 From Christopher Norman to Everyone:

While we need to increase density to meet the need, any upzoning or development *MUST* come with additional tenant protections to ensure current residents are not displaced.

18:31:55 From Preeti S to Everyone:

Does the Housing element provide guidance on how much affordable housing is needed in the city? And will this then translate into some kind of affordability requirement policy update by the city?

18:32:01 From Phyllis Horneman to Everyone:

Where can I get information on the 4000 vacant units?

18:32:09 From Christine Hernandez to Everyone:

The City of Oakland didn't fail to plan… so why did the City of Oakland plan to fail… our Black, Brown, Native and low income communities and why should we trust you now. THIS PROCESS DOESN"T ALLOW FOR REAL COMMUNITY ENGAGEMENT!!

18:32:34 From Christine Hernandez to Everyone:

Yes! I want the list of vacant units!!!!!!!!!

18:32:49 From Sean Golden to Everyone:

Has Oakland opted into SB10?

18:33:10 From Hope Williams to Everyone:

I was already worried about SB 9 and 10. It feels like it puts the onus on the tenants to organize to secure affordable housing.

18:33:31 From Iris Starr to Everyone:

The policies in the existing element have largely not been implemented! The past 5 years' "accomplishments" have done little to change people's circumstances.

There was a noted 47% increase in homelessness in a two-year period during this "time of change", totaling over 4,000 people. The dramatic increase, per the report, "demanded a refocus on strategies, resource allocation, and timing."

18:34:34 From Phyllis Horneman to Everyone:

Reducing parking means transit has to be good enough to make this work

18:34:47 From POOR Magazine to Everyone:

We were blocked from opening at Homefulness - even tho its right down the street from a "transit" center - and we have heard that other places are being approved without Parking

18:35:11 From Iris Starr to Everyone:

The Planners and Housing Department people have failed Oakland. We see what has resulted from existing work:

Dramatically increased homelessness and encampments

131 "actions" with virtually no results (not meeting the numbers for affordable housing and instead prioritizing market rate/corporations)

Failure to engage the community and listen.

Not asking the people who are suffering.

Dismissive and sabotaging of local community participation

Not listening, representing profiteers

Obstructing solutions brought by people who know what they need

18:35:11 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland: https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:35:13 From Janelle Orsi to Everyone:

We've learned that so many of these incentives and opportunities are practically impossible for grassroots groups to take advantage of in building housing.

18:35:44 From Bridget Cervelli to Everyone:

^^And the city does nothing to let low income builders know they are even available

18:36:15 From Janelle Orsi to Everyone:

Homefulness was obstructed from letting unhoused people move into their units because of parking requirements: “Maybe you shouldn’t be building this project…” Is the City of Oakland Really Doing All They Can To Create Affordable Housing? https://www.poormagazine.org/node/6164

18:36:20 From Sid Kapur to Everyone:

Can you go back to the parking slide? It went back kind of fast

18:36:25 From Sid Kapur to Everyone:

went by*

18:36:27 From Preeti S to Everyone:

Oakland needs to increase its minimum affordability requirements for housing projects and not allow market-rate developers to get away with paying in-lieu fees instead.

18:36:38 From *Khalilha Haynes, City of Oakland to Everyone:

Hi all, we're monitoring all the questions in the chat and are responding to all questions for clarification. Some questions require a deeper answer and will be answered in a follow-up FAQ.

18:36:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for all your excellent questions! Any question we're not able to answer today, we will answering through a Q&A after the meeting.

18:36:46 From Christine Hernandez to Everyone:

The City can get out of the way when we create our solutions. They can support instead of sabotage.

18:37:06 From Raul Maldonado to Everyone:

Love that <3

18:37:20 From Bridget Cervelli to Everyone:

Here is a blueprint of how City policies functioned to sabotage the construction of FREE housing (Homefulness) by POOR Magazine, an organization of poor and unhoused community members in East Oakland:

https://docs.google.com/document/d/196wyCPc6A63n-Rj2v44NiWmAwzDcjY-tbTK8f9irlTI/edit?usp=sharing

18:39:18 From Christine Hernandez to Everyone:

All the while the City paves the way for developers who are pricing us all out!!

18:40:15 From Janelle Orsi to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:40:25 From Iris Starr to Everyone:

Let people talk, answer/justify later

18:41:01 From Iris Starr to Everyone:

When we take a closer look at the 131 Actions the City said it would take, they are such weak and ineffective actions. Things that sound good have not turned out to be helpful in practice: https://bit.ly/3uY1ReJ

18:41:56 From Christine Hernandez to Everyone:

We need a department specifically for these projects. The developers run the building and planning department. It was designed by them for them.

18:42:08 From Iris Starr to Everyone:

Bill, regulations do not need to be “reviewed” they need to be changed!

18:42:32 From POOR Magazine to Everyone:

we have

18:43:17 From POOR Magazine to Everyone:

We have Homefulness #2 and no-one is making this easier for us poor houseless and indigenous peoples build ur own solutions

18:43:22 From Christine Hernandez to Everyone:

131 Flavors of Failure!

18:43:29 From Hope Williams to Everyone:

Super educational! Thank you, Janelle. Slides laying out the Housing Element https://bit.ly/3uY1ReJ

18:43:47 From Hope Williams to Everyone:

So unfortunate that none of these have come to fruition. 😕

18:43:55 From Janelle Orsi to Everyone:

The City really needs to use its power to SHAPE those market realities.

18:44:10 From Iris Starr to Everyone:

Yes, Christine, for developers, by developers, with the collusion of the City. They get special treatment, common folks get blocked and dismissed

18:45:55 From POOR Magazine to Everyone:

WE r exhausted = from getting ready fpr permits gangsters visit tomorrow - we may not be able to stay in for breakout rooms

18:45:58 From Bobbi Barbara Lopez to Everyone:

It's unfortunately to hear what is still happening to Homefulness. I wish we could use some of Fund 2415 to waive permits for groups like these. I don't think lands trusts and groups like hopefulness should pay for permits, frankly. Other cities like SF are more expansive in their use of Development Services Fund.

18:46:35 From Christine Hernandez to Everyone:

++++++

18:46:52 From Christine Hernandez to Everyone:

++++++

18:47:04 From POOR Magazine to Everyone:

thankUUUU @christine and Bobbi and Bridget!!!!

18:47:47 From Janelle Orsi to Everyone:

Thank you, Bobbi. On that note, Homefulness worked with Rebecca Kaplan to write legislation to exempt such projects from building permit fees, but the City said it wasn't possible. It stalled out.

18:47:51 From Stuart Flashman to Everyone:

We need to DISincentivize market rate projects!

18:48:05 From Janelle Orsi to Everyone:

Bridget, thank you so much for saying all this.

18:48:29 From Iris Starr to Everyone:

Wow, bring it Bridget!

18:48:49 From Hope Williams to Everyone:

Bridget, powerful!

18:48:57 From POOR Magazine to Everyone:

City of oakland has made this building opening possible and instead is putting down concrete barricades to make people not be able to park or sleep

18:50:13 From Hope Williams to Everyone:

Thank you, Dustin!!!

18:52:15 From Iris Starr to Everyone:

YES!!! Chris Norman, spot on, where is Housing Dept???

18:52:46 From Hope Williams to Everyone:

I can't unmute

18:52:53 From Christopher Norman to Everyone:

Not meaning to call out the housing department, moreso to ask how these departments are working together

18:53:03 From Christopher Norman to Everyone:

and would love a response, if possible

18:53:56 From Hope Williams to Everyone:

+1 Christine

18:53:57 From *Laura Kaminski to Everyone:

We are working regularly with the Housing Department on the Housing Element

18:54:09 From Christopher Norman to Everyone:

Would love to hear how!

18:55:06 From POOR Magazine to Everyone:

thank u christine

18:55:12 From Hope Williams to Everyone:

Thank you Christine!

18:55:43 From Christopher Norman to Everyone:

They are the ones administering affordable housing funds and policies in the City, so it seems like they should have a much bigger presence in this process. I'd love to hear from them.

18:55:53 From Janelle Orsi to Everyone:

I think this is HCD Strategic Action Plan, and it made me very sad: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:56:02 From Bridget Cervelli to Everyone:

And just because these meetings are largely inaccessible to our prolific community of unhoused organizers does not mean that their needs for life-saving shelter shouldn't be priority #1

18:56:08 From Iris Starr to Everyone:

Submit the same old element to the State now and start over with an inclusive real community process.

18:56:35 From Raul Maldonado to Everyone:

I may have to jump off the call soon. If I cannot attend, is there an email I can provide feedback for this workshop #2.

18:56:43 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

generalplan@oaklandca.gov

18:56:44 From Raul Maldonado to Everyone:

Also, enjoyed the raised hands & questions

18:56:45 From Janelle Orsi to Everyone:

The slideshow about HCD's Strategic Action Plan feels less like a plan and more like the City throwing up its hands. Look at the last two slides: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:57:17 From Bridget Cervelli to Everyone:

We need access janelle^^

18:57:21 From Iris Starr to Everyone:

The had director has been there over a year now…

18:58:16 From Janelle Orsi to Everyone:

The HCD slideshow again: https://drive.google.com/file/d/1G2Tb9LMsINDVtU2Da18scG_Fxtfo3blU/view?usp=sharing

18:58:21 From Iris Starr to Everyone:

The HCD Director I mean

18:58:30 From Christine Hernandez to Everyone:

++++++

18:58:30 From Bradley Cleveland to Everyone:

Thank you Bobbi.

18:59:04 From Christine Hernandez to Everyone:

Thank you Bobbi.

18:59:42 From Janelle Orsi to Everyone:

Here's the HCD Strategic Action Plan again. Don't have the public link handy at the moment: https://drive.google.com/file/d/1DoQF6HRNAo5cose8OB0UOzOZdVs9oyGf/view?usp=sharing

18:59:43 From Christopher Norman to Everyone:

@Janelle - what you highlighted in the HCD strategic action plan (2nd to last page) shows what the issue is - it says we need over $450 million to meet our current housing goals. This question about financing is what we need to be discussing.

18:59:50 From *Audrey Lieberworth to Everyone:

EIFD = Enhanced Infrastructure Financing Districts

18:59:52 From Caleb Smith to Everyone:

Good evening, this is Caleb Smith with the City of Oakland Housing Department- as mentioned, I am observing tonight. We look forward to continuing to partner with Planning and to attending future meetings to hear all this valuable community input.

18:59:55 From Bobbi Barbara Lopez to Everyone:

100% Affordable housing or even a mixed income prioritizing affordable housing EIFD would be a great start.

18:59:59 From Stuart Flashman to Everyone:

Impact fees are a joke!!

19:00:25 From POOR Magazine to Everyone:

Impact fees are

19:00:30 From POOR Magazine to Everyone:

Wrong

19:00:35 From Iris Starr to Everyone:

Yes they are, Stuart, so developers need to build housing not pay to escape it

19:00:36 From Janelle Orsi to Everyone:

^Christopher, exactly. It says we need $450M to meet the last Housing Element's goals, and the "punchline" slide just says: we need more money.

19:00:39 From Hope Williams to Everyone:

Special request going forward : Please don't use diffusive language by repeating the same sound bites. It's demoralizing.

19:00:43 From Bridget Cervelli to Everyone:

Where are you implementing community input? Where are you allowing the unhoused community to create policy? Enough of pretending that the people creating housing policy in oakland have any idea of what is needed and how to implement it effectively. Lives are lost in the City's translation of community input.

19:01:05 From Janelle Orsi to Everyone:

Meanwhile, the City is looking to build this $500M police administration building: https://skarc.com/projects/oakland-police-administration-building/

19:01:24 From POOR Magazine to Everyone:

what we need is requirement of every luxury or moderate rate housing to go to offset poor people housing

19:01:51 From Stuart Flashman to Everyone:

We need to require a MINIMUM of 20% affordable in any project.

19:01:53 From Alexis Oviedo to Everyone:

I believe they are looking to develop the existing OPD admin building into housing units

19:02:27 From Iris Starr to Everyone:

There is money and property held by corporations. That is what we need.

19:02:52 From POOR Magazine to Everyone:

But Bill the City has money for Concrete barricades and sweeps

19:03:18 From Bridget Cervelli to Everyone:

POOR Magazine organizers have policies ready to go that should be implemented and have support of City Council

19:03:34 From Stuart Flashman to Everyone:

Repurposing for market rate is waste.

19:03:43 From Bradley Cleveland to Everyone:

Unions aren't the problem

19:04:01 From Raul Maldonado to Everyone:

I have to jump off, but I am for diverse dense housing development in all regions in Oakland, but especially in affluent areas that had hard time for development. Moreover, mixed housing projects with >=20% affordable housing would be great. 🙂 Sending more details via email. Thanks!

19:04:05 From POOR Magazine to Everyone:

SPEND the millions of dollars spent on poLicing of houseless people and creating barriers to sleep spent on creation of housing

19:04:07 From Iris Starr to Everyone:

And plenty of money being spent for the A's stadium (1Billion for infrastructure

19:04:15 From Bobbi Barbara Lopez to Everyone:

City should take a "support" position on SB 6, which allows for underutilized commercial and parking lots for housing!

19:04:17 From Raul Maldonado to Everyone:

Love the comments & views being expressed

19:05:07 From POOR Magazine to Everyone:

We charge NO RENT - at Homefulness - this is a poor and houseless people solution and we know why we become houseless

19:05:26 From Iris Starr to Everyone:

Unions and corporations support many of our politicians

19:05:35 From Dustin Parciasepe to Everyone:

factoryOs is a local union modular shop manufacturer. Many projects in SF are being constructed with union modular.

19:06:26 From Bradley Cleveland to Everyone:

Thanks, Dustin

19:06:35 From POOR Magazine to Everyone:

Most of the houseless people in oakland are disabled elders

19:07:51 From POOR Magazine to Everyone:

We have input from seniors /elders in Homefuness and we have to go cuz we have to keep building we hope this wants a waste of time

19:08:41 From Christine Hernandez to Everyone:

Where do I get that list of vacant properties?

19:08:51 From Bradley Cleveland to Everyone:

I need to sign off. Thanks so much for dialogue

19:09:30 From Bridget Cervelli to Everyone:

Please don't make us share our experiences for nothing, this is exhausting

19:09:30 From Iris Starr to Everyone:

And is there a list of tenants and landlords?

19:52:38 From Daphine Lamb-Perrilliat to Everyone:

Great meeting.. Thank you very informative.

19:52:42 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

All community event information including meeting presentations and summaries are posted here:https://www.oaklandca.gov/topics/meetings-and-events

19:53:18 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Translated notes in Spanish and Chinese will be post as soon as the english notes are translated and the video as well.

19:53:31 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

*video recordings will be posted as well

19:54:27 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please register for the general plan update mailing list: https://www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates

19:54:58 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Information around community events: https://www.oaklandca.gov/topics/meetings-and-events

19:55:33 From Janelle Orsi to Everyone:

Am I recalling right that the City or D&B was going to create a more interactive website for the general plan website? Like a forum where people can submit comments and be in conversation with each other?

19:56:04 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Yes, City Staff are working on options to do that

19:56:43 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Our group also discussed taxes on vacant units and prevent housing speculation

19:57:12 From Janelle Orsi to Everyone:

Specifically, could a City pause the Housing Element process for a year and do a Truth & Reconciliation focused on the harms of the Oakland Housing situation?

19:57:32 From Janelle Orsi to Everyone:

^The Truth & Reconciliation process was Tiny Gray-Garcia's idea

19:58:16 From Iris Starr to Everyone:

I just heard that there are "Stakeholder meetings" that do not include most of us that are not professional. They are targeted to Large developers and non-profits like EBHO. As a result of this meeting they plan to invite POOR Magazine. This is very, very bad. The system is set up to hear from influential insiders who are doing what they've always done. This must change, @Bill. Everyone needs to be included in these meetings. I have not seen one developer here. We should not be treated differently as "community" (many of which are not included in DRC's outreach)

19:59:27 From Bridget Cervelli to Everyone:

Community are the actual stakeholders, ridiculous to let the profiteers set the rules

19:59:48 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

In response to the question: The state-mandated deadline for Housing Element is critical, otherwise the City can lose funding and land use control. The deadline can only be extended by the State. Even the State Department of Housing and Community Development (HCD) does not have the power to extend deadlines.

20:00:38 From Bridget Cervelli to Everyone:

Not just ridiculous to consider insiders as prioritized stakeholders, incredibly harmful and dangerous for actual stakeholders-community

20:01:17 From Christine Hernandez to Everyone:

+rental property registry

20:01:21 From Sean Golden to Everyone:

Regarding the vacancy tax, I think Oakland has had one in effect since 2020? https://www.oaklandca.gov/topics/vacantpropertytax

20:01:24 From Iris Starr to Everyone:

@Rajeev and @Bill - submit a minimal eport as a placeholder that keeps money flowing. Commit to a real housing element process

20:01:41 From Janelle Orsi to Everyone:

+ owner registry so we can find out who is behind the corporations and real estate investment trust that are grabbing up the land

20:02:17 From Stuart Flashman to Everyone:

Oakland's vacancy tax is pretty minimal - not much of a threat to speculators.

20:02:18 From Iris Starr to Everyone:

@Sean, I think that is a vacant PROPERTY tax, not vacant units

20:02:37 From Stuart Flashman to Everyone:

It also goes to vacant units.

20:02:52 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

We not only need to adopt the Housing Element, but have that be robust enough to be certified by the State.

20:03:09 From Stuart Flashman to Everyone:

I know - a neighbor got dinged for an apartment her son was occupying.

20:03:15 From Alex Campbell to Everyone:

The tax does apply to vacant units but iirc is very difficult to enforce + a flat fee vs. progressive taxation

20:03:29 From Iris Starr to Everyone:

@Rajeev: Resubmit what you have with an update for 26,000 units

20:03:39 From Christine Hernandez to Everyone:

+++++

20:03:57 From Christine Hernandez to Everyone:

Ban Land Grabs!!!!

20:04:52 From Iris Starr to Everyone:

@rajeev, I know this may hurt your contract, but it is the RIGHT thing to do for Oakland

20:04:52 From Janelle Orsi to Everyone:

+1 to Ban Land Grabs

20:05:46 From Alex Campbell to Everyone:

AB2053 for social housing!

20:06:36 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Oakland Housing Element Post-Workshop Questionnaire: https://forms.gle/DsvFfXiS4zxcHFkD8

20:06:44 From Hazel O'Neil, Dyett & Bhatia to Everyone:

屋崙 (奧克蘭) 市住房因素研習會會後問卷 : https://forms.gle/rWqCGUcHDEnhzAw78

20:06:49 From Hazel O'Neil, Dyett & Bhatia to Everyone:

Cuestionario posterior al taller sobre elementos de vivienda en Oakland: https://forms.gle/urECGoQRjBafif6r8

20:07:09 From Janelle Orsi to Everyone:

Inviting collaboration in learning more about the 131 Actions here: https://bit.ly/3uY1ReJ

20:07:18 From Hazel O'Neil, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

20:07:48 From Janelle Orsi to Everyone:

Can you tell us the date the 2nd week of March? THat’s coming up

20:08:14 From Hazel O'Neil, Dyett & Bhatia to Everyone:

www.oaklandca.gov/topics/general-plan-update

20:08:33 From *Rajeev Bhatia, Dyett & Bhatia to Everyone:

Interactive housing sites map is still up for input https://new.maptionnaire.com/q/7iu2obr8j6yi

20:09:11 From Bridget Cervelli to Everyone:

Can we have an invite to the secret stakeholder meetings?

Oakland 2045: Housing Element Workshop #3 Report

Oakland's Housing Element and Housing Programs

MARCH 12, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The third Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes are located in the appendices.

Workshop Location and Format

The workshop took place on Saturday, March 12, 2022 from 10:00am to 12:00 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 40 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in three Zoom polls. The first poll asked whether participants had attended a prior Housing Element workshop; about half, or fifty percent, responded that they had attended one of the prior two workshops. The second poll asked participants if they had heard of any current City programs that were covered in the presentation, including Project Homekey, the First-Time Homebuyer Program, Funding for Housing Preservation, the Rent Adjustment Program (RAP), and Housing Counseling. More than half of the responding participants indicated that they were familiar with Project Homekey, the First-time Homebuyer Program, and the Rental Adjustment Program (RAP). Fifteen percent of respondents had not heard of any of the programs listed. The third poll asked which of those programs participants were most interested in learning more about. In this order, respondents were most interested in learning about the First-Time

Homebuyer Program, Funding for Housing Preservation, RAP, Project Homekey, and then Housing Counseling. Again, 15 percent of respondents were not interested in learning more about any of those programs. Zoom poll results are presented in Appendix B.

After the presentation, participants then proceeded to one of six Zoom breakout rooms for small group discussion. Attendees were not required to participate in breakout room discussion and were allowed to spend as much or as little time in their small group discussion breakout room as they wished.

Breakout Group Discussions

The second half of the meeting was spent in six small group discussions where community members had the opportunity to brainstorm together on potential programs to be included in the Housing Element. For the discussions, six to eight participants were sent into Zoom breakout rooms with one to two facilitators from the planning team. The group conversations were structured around the following questions:

1. **What are the housing issues you care about in Oakland?**
2. **How can Oakland add more housing while protecting tenants from displacement?**
3. **Have you heard of these City programs? What programs do you think are working well? Where are the gaps?**
4. **With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?**
5. **What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?**
6. **What did we not ask that you'd like to talk about? What else should we be asking?**

Unique discussions from each group, key takeaways, and common themes are described below. For more detailed notes from each group facilitator, see Appendix A.

KEY TAKEAWAYS

During the workshop, the planning team heard a wide range of opinions on all topics.

- **Affordable Housing Production.** Participants in every group felt that building new affordable and deeply affordable housing options is a key strategy to prevent displacement. Many group conversations focused on potential sites, funding, and policies to add new affordable, deeply affordable, and mixed/middle-income housing

throughout the City. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects.

- **Homelessness.** Homelessness was a key housing issue among nearly all participants. Many groups stressed that the City needs to prioritize housing the unhoused immediately and treat the situation as a state of emergency. The most common suggestion for addressing the situation was for the City to build or fund the construction of deeply affordable housing intended for people currently experiencing homelessness. Many participants were interested in including wraparound services such as healthcare, counseling, and case management within new deeply affordable housing. Other suggestions included engaging with the City's unhoused populations to identify their concerns, and providing unhoused people with housing vouchers and incentivizing landlords to accept those vouchers.
- **Public Education.** Participants generally were supportive of Oakland's existing housing programs, such as the Rental Adjustment Program (RAP), first time homebuyer program, and housing counseling. However, many participants stressed the need for the City to better publicize the availability of these programs, perhaps through increased community outreach. Many participants were not aware, for example, of HCD's housing counseling or the details of the City's Covid-related tenant protections. Some participants mentioned that many of the housing programs are advertised primarily on the internet, which makes them difficult to access for tenants who do not have internet access.
- **Measuring Impacts and Success.** In response to the question, "how should the City prioritize its limited resources to forward housing affordability," participants across groups stressed the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals in the most cost-efficient manner possible.
- **Tenant Preference and Right to Return.** Participants in all groups shared personal perspectives on displacement that has already occurred due to rising housing costs over the last two decades. Housing in Oakland is increasingly out of reach for moderate- and low-income levels. Many participants expressed interest in programs such as a right to return policy or preference programs that give Oakland residents who have been impacted by displacement priority for City housing funding, or allow users of housing vouchers to choose to stay in their neighborhoods as prices increase.

BREAKOUT GROUP SUMMARIES

Group 1

- Group 1 expressed interest in increasing affordable home ownership opportunities and strengthening the ability of communities to get involved and carry out the implementation of neighborhood level planning projects.
- Group members had differing opinions about zoning as a tool to preserve housing affordability. Some felt that the City should prioritize allowing increased density in areas that are currently zoned as single family residential and approving more projects by right. Other group members felt that zoning could only do so much, and the greatest constraints to preserving housing affordability are the high cost of land and labor to build new housing units.
- Group 1 also discussed examples of neighborhood preference programs that could be a good model for Oakland to stabilize residents at risk of eviction and displacement.

Group 2

- Group 2 discussed how gentrification and displacement has changed the character of the City by making it difficult for blue collar workers to find affordable housing choices in what was formerly a working class city. The group agreed that providing housing for the unhoused should be the City's top priority.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.

Group 3

- Group 3 participants discussed the City's existing programs. Many group members felt that HCD's housing counseling is an effective tool to protect residents from eviction. Participants were also in support of the first-time homebuyer program and RAP. The group discussed the importance of closing the digital divide so that vulnerable tenants who do not have internet access can still access City resources. The group was also interested in strengthening the enforcement of existing tenant protections. Group members expressed desire to develop tangible metrics to monitor and target existing resources for various housing programs. New program suggestions included property maintenance support, rental assistance, TOPA tenant ownership programs, and increasing the City's inclusionary housing requirements.
- Other discussion topics included disincentivizing speculation, adding zoning flexibility for schools and other institutions to build housing more easily on their land, exploring an inclusionary housing policy, and building new affordable housing on City-owned/surplus land. The group also discussed development, redevelopment,

and speculation. Many group members felt that building new affordable housing was the best way to stabilize low- and moderate-income renters.

Group 4

- Group 4 discussed homelessness, including one person sharing from personal experience about homelessness as the culmination of other systemic problems such as the 2008 economic/foreclosure crisis, a lack of new affordable units to keep pace with rising housing cost in previous decades, and a lack of options for people experiencing homelessness in the interim period before they are able to re-enter housing.
- Group 4 suggested expanding and exploring new options for outreach to make tenants aware of existing housing programs. Group members expressed desire for mortgage assistance, down payment, and rental assistance programs that are available for very-low, low- and moderate-income levels. The group was also interested in exploring community land trusts, pursuing data-informed solutions to make the best use of limited resources, and increasing collaboration among City agencies and departments.

Group 5

- Group 5's discussion primarily centered around homelessness. Group members were very interested in pairing supportive housing and services such as access to transit, quality food, and mental health care. The group felt that it was important to engage unhoused populations in discussions about services and housing. Some group members expressed desire for the City to move away from investing in shelter systems, stating that shelter systems are a band-aid approach to a deeper problem, and instead invest in long-term resources such as deeply affordable housing. Group members were generally distrustful of tiny homes as a solution for homelessness, with some expressing concern about the quality and safety of tiny homes.
- Group members discussed the need for housing policies to address segregation, as displacement, housing affordability, and segregation are related issues.
- Group 5 discussed potential sites for new affordable housing. Some group members suggested partnering with the Oakland Unified School District and other public agencies to identify public sites for affordable housing. Other group members suggested investing in new housing along transit corridors.

Group 6

- Group 6 agreed that the City should prioritize housing the unhoused, and also was in consensus that more housing options are needed that are affordable to middle income earners. Group members expressed that providing more mixed-income housing and affordable housing within high opportunity neighborhoods would help to decrease segregation and allow struggling working class and middle income families to stay in their communities. Some group members had heard of Oakland's rent adjustment

program and had good experiences with it, though the group expressed desire for the City to better publicize and fund its existing programs.

- Other discussion topics included ensuring that ADU tenants/landlords are aware of tenant protection policy in place, supporting local property owners (rather than large outside companies), and ensuring that the City is measuring success and impact of its current programs.

Appendix A: Breakout Group Facilitator Notes

GROUP 1 FACILITATOR – DIANA PEREZ

- Participant 1: Career in planning and design. Placemaking – people feel at home, not just housed.

- Participant 2: Rockridge and Temescal. Concerned about loss of affordable and historic buildings. Large developments are higher rent not affordable.

  - Finding ways to use properties that don't change character.

- Participant 3: Trained as an architect and planner – interest in housing is broad, has been involved in many affordable housing projects. There could be more of an emphasis on neighborhood planning, creative solutions. Homeownership solutions of all kinds get underserved. Help low-income people stabilize and build equity.

- Participant 4 – worked in affordable housing development with EBHO, works with D&B but here as a participant. Strong believer in non-profit housing development. Best way to preserve housing over the long-term.

- Participant 5 – D3 Uptown neighborhood. Experienced eviction and pressures of gentrification. Lift up affordable housing, and preserve communities – preference to existing tenants to keep cultui

- Participant 6 – exploring land trust model to create permanent affordability. Our policies are counterproductive. Our policy making has become political --- and it's not a good way to solve problems. It's good to say --- continue in-depth work to create policy work.

- We need affordable rental and affordable homeownership, 90% of the affordable housing development resources are being targeted to rental housing production in the pipeline. Do more to include renters and involve them in the process, this is one of the benefits of neighborhood-level planning. Economics have changed so radically.

- Participant 1: Community planning-neighborhood planning. Birmingham – has a neighborhood participation program. Every square inch of the city belongs to an association. Neighborhood association allows you to always be ready --- the community is always ready to engage for anything—specific plan, project. It's a well-oiled machine for engagement. The more we can get communities to stay connected over implementation --- ownership – then leads to political push for elected officials who will implement. Public-private partnerships can – More ongoing, congealed community framework for us to implement the policies and keep up with the plan --- no matter what it is, things will change – association can be the champion.

- Participant 6 – our zoning will need revisiting. How can we increase housing in the way that still preserves the character of our neighborhood? Condo conversion – could

there be an opening here; with preference for existing tenants. Keep community conversations going – these are so healthy, and so needed. Large for profit entities have their place.

- Participant 5 – zoning changes are something we really need to pay attention to. Large amount zoned for single family—get rid of it to determine if some areas can have greater density, since we have this huge need to build more housing. In previous --- up-zoning the hills does have fire hazard – okay. For future sessions, I am seeing a lot of comments on how people can be heard. A lot of the problems can be solved at the state-level. There is a piece of education at this meeting, to help – where buttons can get pressed. About politics – The political is personal, I understand the need to look at data to inform our decisions – we met market rate allocations, but not ELI or VLI --- it is a political choice to make sure that we're actually preserving and creating deeply affordable housing.

- Zoning – There has been many changes to zoning in Oakland, but changes in zoning will not create housing. Price of land and cost of labor. Shortage of staff and aging infrastructure are a problem in Oakland. The site is still vacant – the site was properly zone and had support from neighborhood and nothing happen. Another example: abandoned gas station – numerous proposals for developing senior housing – neighbors opposed it --- everything stalled, until SB35 – the project is moving forward. The City has got to change regulations to allow City to approve projects by-right.

- Amnesty program for illegal/unwarranted units – to prevent the Ghostship tragedy. Increase housing in a way that is – great way to build relationships for housing "In it together" – grassroots. Not up to code, non-conforming.

- Participant 1: Design review requirement for all residential properties; in New Orleans we have districts were we have to come to associations --- the extent to which we do design review here --- we need to take a hard look at regulations to reduce – get housing into the market place – have integrity of the process.

CHAT NOTES

11:18:52 From Christopher Norman to Everyone:

Feel free to review these slides on a Berkeley preference policy: https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/Item%2010_Community%20Preference%20Policies030619.pdf

11:22:24 From Christopher Norman to Everyone:

An example of San Francisco's preference policy: https://sfmohcd.org/certificate-preference

11:36:59 From Jim Bergdoll to Everyone:

Regarding zoning for housing, rather than up zoning everywhere which raises the price of the land and therefore prices for housing, a new trend is to establish Affordable Housing Overlay zoning which allows Affordable projects higher density and therefore can compete better in acquiring the land.

GROUP 2 FACILITATORS – MATT ALVAREZ-NISSEN, CALEB SMITH, DANIEL FINDLEY

Key Takeaways

- Gentrification and displacement has changed the city. It is difficult to find affordable housing, which restricts housing choice – especially for blue collar workers.
- The City needs to prioritize housing the unhoused and provide deeply affordable housing. Some participants emphasized building housing at all income levels, while others disagreed and emphasized the need for affordable housing.
- Some participants believed that there is a lack of political will to address affordable housing needs.
- Participants provided a number of potential policy approaches, including building affordable housing on public land, a right to return, a workforce housing overlay, and a market rate moratorium. Participants had mixed opinions on a moratorium of new market rate residential development. Some saw it as a means to refocus resources and energy on affordable housing, while others saw development at all income levels as a means to increase affordability overall. Participants emphasized that a right of return policy would need to be enforced and provide actually affordable housing.
- Generally, there is a desire to know more about the Housing Element process, and what can and cannot be accomplished through it. This includes any limitations imposed by State law.

Detailed Notes by Question

Participants were asked Question #1 as part of the initial round robin. Questions #2 and #3 were asked during group discussion. The group did not have time to react to Questions #4 through #6, although there is considerable overlap between the answers given in Questions #1 through #3 and the subject matter of Questions #4 through #6.

Question #1 – What are the housing issues you care about in Oakland?

- Neighborhood has changed due to gentrification, but not for the better. Oakland is/was a blue collar town, but can no longer afford to live there.
- Priority is to house the unhoused. Homelessness is a state of emergency that needs to be addressed immediately – the City needs to get people off the streets and into secure housing.
- Focus on where the housing will be located.

Question #2 – How can Oakland add more housing while protecting tenants from displacement?

- Build housing on public land. There is a lot of City-owned land that is not being used.
- Populations at risk that could benefit from additional affordable housing include the thousands of people who live on the streets, including those who are disabled or elderly.
- Another need group is people who work in nonprofits, are self-employed, are blue collar workers, etc. They are being pushed out of the city, and new housing is geared towards people who do not even live in Oakland yet – this is not fair.
  - Some people move here for work or temporarily and vote on policies that harm Black and brown Oaklanders – but not all new residents.
- Is Oakland going beyond what's required in terms of displacement analysis and outreach?
- The City should streamline, upzone, etc. to develop more housing at all income levels – more construction overall will decrease costs.
- If residential units are demolished or displaced during development, the developer can offer replacement units to residents to return (policy is already in place).
- Problem with right of return is that the units offered are often way above what the original resident was paying prior to demolition – especially if that resident had lived there for a while with low rent. They cannot afford to come back. Seen on their block – it's not feasible.
  - If a rent controlled unit is demolished, the developer needs to offer a replacement unit back at an affordable rate.
  - Need to update policy at the City level – density bonus provisions also require offering a unit back at lower prices.
  - It is important that tenants have a real right to return
- Can no longer afford to rent in the city.
- Unpermitted construction nearby, and the City does not act.
- Lives in a rent controlled unit, but wants to move to other neighborhoods. Restricted in their housing options because down payments are expensive, and one-bedroom apartments are just too expensive.
- The City should think more radically about how to change things. Lots of policies are focused on homeowners and the rights of capital.
- Moratorium on market rate housing until affordable housing development reaches needed levels.
  - Encourage ways to build more housing at all income levels. Discourages a moratorium on market rate housing – new supply of any time of housing will help alleviate things.

  - The City is way over the mark on market rate housing per the Mayor's projections on housing development, and way under the percentage of affordable housing. Need to stop building market rate altogether. Building market rate to decrease prices reminds them of "trickle down" economics, which is a theory that does not work. Need to up the ante on building deeply affordable housing.
  - How would a moratorium help keep people in Oakland?
    - Would increase emphasis on affordable housing.
    - Put resources currently going towards building market rate housing to affordable housing.
  - City should think of creative ways to build housing to bring rents back down. If wages do not rise, Oakland needs places with rents that are $600. The City needs people who work lower-wage jobs (e.g., service jobs).
- Yearning for an educational component on how the Housing Element works, something like a video.
- City should consider a workforce housing overlay.
- Previously able to move to different neighborhoods in Oakland and treasures the opportunity to live in different segments of the city. Each part of the city has so much to offer, and it's great to be able to live around the city.

Question #3 – Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

- Project Homekey, same as the statewide program?
- The City has said it has no money for affordable housing, but just committed to the Howard Terminal project. There is a lack of political will.
- The City does not subsidize market rate housing, market rate housing helps develop affordable.
  - The City does subsidize market rate. Impact fees are too low – the developer would rather pay the fees than provide housing. The City needs to put more resources towards affordable housing
- Want to know about State law, and what can and cannot be done in the Housing Element. Lack of understanding about what is allowed, how do we get to a common understanding of what can happen? What happens when the City reaches its RHNA goal for market rate?

GROUP 3 FACILITATORS – ALISON MOORE

Summary of Issues:

Programs/Needs:

- Rental assistance

- Housing counseling: keeping people from getting evicted. Proving cost effective.
- Building resilience and digital divide- huge issue in housing
- Redevelopment- cant build our way out of this crisis. Need for Housing with supportive services.
- Accountability for various housing programs- desire for tangible metrics to better target resources.
- How do we disincentivize speculation- driving up a lot of the costs in Oakland.

Housing production of affordable and deeply affordable as a key part of reducing pressures.

- Surplus land- city must build affordable housing on land, how do we allow flexibility for institutions like schools to add housing on their land?
- Zoning as a hindrance to additional housing, and challenges to funding more housing.
- Exploration of an inclusionary housing policy.

Detailed notes:

- Participant 1- Still a chain link fence that says no trespassing on the Moms for Housing site. Land trust bought that home 2 years ago. Encampments still there- someone moved into land downstairs. Fife said if there is one vacant home, there shouldn't be anyone living on the streets. Home was sold to Oakland land trust and remodeling costs. Half of it is still vacant. ToPA model- sell homes to land trust. Desire for more metrics and accountability- a program that's helped 20 people a year shouldn't be considered effective.
- Participant 2- active in upper Broadway/Rockridge area- interested in how Oakland will respond to multiple challenges, including access to money, legal challenges. While there is great intention in this group, coordination and making people aware of programs is going to be incredibly important.
- Participant 3- Oakland resident D3, incredible increase in price and reduction in affordability in past 16 years. Not hearing any serious discussion of how we reverse that. If we're going to keep tripling the prices of housing, that's going to get worse. Don't hear acknowledgement that where we are is intentional. Cities throughout the bay area have intentionally caused this, and policies continue to cause this, it takes radical change to change that.
- Participant 4- Concerned about issues and challenges in terms of trying to prevent displacement. Living here for 30 years, and have seen prices rise. More and more people getting forced out of area. Some people are being bought out, people are willing to pay higher prices. Same things happen with rental units- new owners can set the new rents. Prices go up and up for rental units. Enforcement- a lot of good programs, but how do we enforce them?
- Participant 5- wrap around with services**.** A lot of need in terms of building resilience. That people have access to resources. Sad that infrastructure bill that Biden put

forward with digital broadband infrastructure didn't pass. Leveling playing field for services is increasingly difficult when not everybody has access to the internet. Even physically [within neighborhoods], there need to be places where people could access services online.

- People need support for how to maintain a property. Lack of maintenance where property deteriorates where its uninhabitable.
- Rental Assistance: Most people are not able to purchase their homes. TOPA and OPA promise that tenant opportunities can buy, but many are are not in position to buy. First time homeowner approaches are helpful, tax breaks, revolving loans, credit counseling.
- Inclusionary policy. Building housing- all we're seeing is building large market rate apartment complexes. Rents around these areas go up; this is happening in north Oakland.
- What's needed is an inclusionary requirement- a certain amount of affordable units, not just in-lieu fees, because they don't affect damage caused by gentrification. Need to build affordable.
- Places that are gentrifying are where housing crisis is escalating. The way to get new affordable units built them is to require them in areas with higher land costs. Equity of where we're building affordable housing. public land for public good.
- City owned land: city owned land that goes to auction- too many restrictions on production, there's no production to quantity we need. What if we have more flexibility- allow impact fee, but target city owned land in higher well-to-do neighborhoods?
- D1- Have recently built homes to house homeless residents. When we have city-owned property, surplus land act applies, prioritize land to impact affordable housing.
- City doesn't own any land around Rockridge. School districts own parcels that are underutilized, but separate from the city- would be great if there were analogous law passed by legislature for what's been done for BART, but for schools.
- The City is coordinating with school district as much as possible, because they do have a lot of land adjacent to some of the City's, and in impactful locations. Exploring how we zone to allow that flexibility. Surplus land act doesn't apply to schools in the same way.
- Zoning- if city wanted to do as much as possible to increase housing supply, easiest way to do that is repeal zoning code in its entirety. City is constraining supply. Rather simple- get rid of entirety of zoning code. Acknowledge that this would upset a lot of housing secure residents if their values were not doubling/tripling.
- Counterpoint: If you get rid of zoning and allow people to build whatever they want, you will get more housing built, but other things too, like industrial near residential. North Oakland- demand for housing is so high, even if you dropped all the zoning requirements, still wouldn't get any affordable.

- We need to be talking about how we pay for more affordable housing. Increasing income tax, etc.
- What we're offering to address homelessness- offer a range of housing types so its not full permanent supportive housing-lighter touch. Agree on digital divide. Use some of relief funds to support infrastructure. What happens with what the city is offering
- Housing condition issue- tenants should reach out to housing counselors.

GROUP 4 FACILITATORS – CLARE KUCERA AND KHALILHA HAYNES

What are the housing issues you care about in Oakland?

- Homeless resident, saw how homelessness was escalating, no attainable housing solutions being put forth. What are people supposed to do in the interim period before they get housed? Why hasn't a lot more been done when these solutions?
- Concerns that there isn't enough will to resolve homelessness issues; homelessness is result of other systemic marginalization problems; e.g. 2008 economic crisis, misguided decision making, not insisting that affordable housing is built

How can Oakland add more housing while protecting tenants from displacement?

- Interested in mortgage assistance programs – lack of funding; money has routinely been directed to other programs; even though there is some state funding for 80% ami or below
- Hope to fund 120% ami, helping folks in the extremely-low-income and middle-income housing
- Down payment assistance
- Build or buy some of these flex small sites, not waste money on bureaucratic processes
- Land trust to buy up properties that can be rent controlled
- Nonpayment of rent is the majority of evictions; rental assistance programs

With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

- How data is used – what does your data tell you; make data-informed decisions
- Data collection – one of the top reasons for eviction is nonpayment rate, city can take a look at rental assistance for the problems that people are facing in the midst of the pandemic and continue programs post pandemic
- How readily available and accessible is that information that you shared just now?
- Increasing outreach activities to make sure tenants are aware of programs that can assist them.

- Engage the Oakland housing authority a little more, have more collaboration between agencies, more info about what section 8 housing vouchers can do – something that can be used to help folks purchase homes

Chat:

11:07:13 From Kimberly King to Everyone:

https://www.outthinkthebox.net/projects/docs/092921_CityOfOakland_RFQ_EcoSan+.pdf

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:11:14 From Kimberly King to Everyone:

I also put forth this offering to BACS (Bay Area Community Services) who received the lion's share of the $1.6bil from the state. Jaimie Almanza, Exec. Dir. paid me for 8 hours to locate the tax delinquent/defaulted structures/vacant lots, with the aims of housing AT least 500 persons, to start; permanently and temporarily. She ONLY housed ~26 persons last year and awarded woman of the Year by CA State Senator Nancy Skinner. What's wrong with this picture?!

11:18:14 From Kimberly King to Everyone:

There was a recent report addressing housing challenges programs and (lack of) effectiveness of some directives. https://belonging.berkeley.edu/unpacking-housing-crisis "He also charts the path toward not only solving these crises, but addressing our nation's widening economic inequality and the perennial problem of structural racism."

11:23:01 From Kimberly King to Everyone:

But if you're homeless, one is essentially on one's own. The city is failing abysmally in getting folks off the street, because stakeholder engagement with ALL parties has a great deal to be desired and stakeholders on the streets are RARELY heard.

11:24:21 From *Khalilha Haynes, City of Oakland to Everyone:

in many cases, direct cash assistance is usually the best way to keep people in their homes (i'm saying this from my experience as a planning consultant, not as a City worker)

11:26:02 From Kimberly King to Everyone:

But if people aren't kept housed, it's too late. If one is too abled bodied, there is very little help; $192/mo in food stamps and Medical. The vouchers is a problem too. I encourage ya'll to listen to the video of from the belonging Berkeley report

11:29:20 From *Khalilha Haynes, City of Oakland to Everyone:

@Nic - do you have suggestions about outreach strategies? unfortunately, the city does not have a tik tok

11:31:34 From Nic Ming to Everyone:

https://www.newamerica.org/future-land-housing/events/introducing-the-foreclosure-and-eviction-analysis-tool-feat/?utm_medium=email&utm_campaign=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event&utm_content=FLH%20Follow%20Up%20for%2032%20FEAT%20Release%20Event+CID_116ab3658718bab1207adf8778196b3d&utm_source=Campaign%20Monitor%20Newsletters&utm_term=Introducing%20FEAT%20the%20Foreclosure%20and%20Eviction%20Analysis%20Tool

11:33:53 From Kimberly King to Everyone:

This conversation sounds like curbside communities aren't important as part of the conversation and up to their own creative resources. Nic has it right.

11:35:01 From Kimberly King to Everyone:

If one has a voucher, it's RARE one can even locate a landlord who will accept a voucher, whereby they often expire.

11:36:10 From Kimberly King to Everyone:

Thank you.

11:36:27 From *Clare Kucera, Dyett & Bhatia to Everyone:

generalplan@oaklandca.gov

11:39:51 From Nic Ming to Everyone:

Outreach Strategies suggestions:
1) have housing protection awareness/reminders/tips at the start or every council related session
2) Broad sharing across other City housing and homelessness services involved departments and division
3) Digitize training -

GROUP 5 FACILITATORS – LAKSHMI RAJAGOPALAN AND RAJEEV BHATIA

- #1 D1 area - from central valley - Section 8 to be in high resource area. Part of East Bay YIMBY. Dense and diverse housing in high resource areas for moderate income and affordable income

- #2 D4 - 30 yrs - aware of housing and homeless issues. Where new housing is going to go. Learn about process. Impact on existing neighborhoods - displacement - renter, more than owner occupied housing. Look at investing along transit corridor, effectiveness and cost of these programs and how can we improve them for the GPU
- #3 - 6 years, live in market rate housing - concerned about unhoused folks, potential criminalization of people living of the streets, center needs of disabled residents/people with disabilities, how can we make sure the good programs can reach. HUD inspector general - does not have reasonable accommodation policies. How can the city look into improving the needs of black and brown people with disabilities?
- #4 - Bay area native, 6 yrs, homelessness and level of unhoused in D2, listening and learning
- #5 - D1 resident. Rockridge area - 1990. Like to support actionable items to bring affordable housing to rockridge. Lack of diversity now - unaffordable. Outreach should include NCPCs, neighborhood groups
- #6 - 50 years - Board of Oakland Heritage Alliance. Increase in homelessness - severe impacts - unhoused people move into structurally unsound structures and are subject to dangers to life due to fires. - experience with Eden Housing - wraparound services for unhoused in addition to housing.
- #7 - D3 resident - housing unhoused people. Difference between LA and Oakland - safety concerns in encampments and untenable conditions - need to address. Need more outreach for housing programs that the city provides and accountability for the programs.

Comments:

- Housing unhoused people, services for unhoused, improved safety
- In-lieu fee vs. requiring housing on site - in-lieu fees are low and not economically feasible for developers in affordable housing.
- Funding - how is funding being used? Measure effectiveness.
- Support affordable housing with support resources such as access to transit accessibility quality food access, mental health services.
- Work with OUSD, other public agency partners to identify public sites for affordable housing
- Engage unhoused populations in the discussions
- Need additional investment in deeply affordable housing - what constitutes deeply affordable with respect to income levels - between 30 - 50% AMI
- Move away from investing in shelter systems - band aid approach esp. with the pandemic to provide housing with support services. - invest in long term resources.
  - Voucher program to unhoused, incentivizing landlords to accept vouchers.

  - Diverse **dense Housing production, *along* with a voucher system**
- Policies should address increased segregation - interrelated issues

Chat

11:26:54 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/news/2022/city-of-oakland-awarded-more-than-200-million-to-build-500-deeply-affordable-housing-units

11:27:12 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Over 200 million to build 500 deeply affordable housing units

11:28:02 From Raul Maldonado to Everyone:

IMO: Tiny homes are a short term fix to permanent housing. See LA tiny homes density and their deterioration due to rainy weather conditions

11:28:24 From Raul Maldonado to Everyone:

*density being 1 story small units :(

11:30:21 From Erica Dunkle to Everyone:

+1 Allie, I agree

11:31:05 From Erica Dunkle to Everyone:

agree with that as well, Allie

11:32:12 From George Naylor to Everyone:

Agree tiny homes are a short term solution - we need short and long term solutions to make housing work for all.

11:33:31 From Erica Dunkle to Everyone:

I love all your points, Allie!!

11:34:01 From Raul Maldonado to Everyone:

My family is on section 8 back home(Modesto). Costs is going up for that, and exposure to being defunded by govt.

That's why I believe in diverse dense Housing production, *along* with a voucher system

11:34:33 From Erica Dunkle to Everyone:

+1 Raul

11:34:35 From Raul Maldonado to Everyone:

A sole voucher system isn't effective. I wish though:(

11:35:36 From Raul Maldonado to Everyone:

Nice 👏

11:37:34 From Raul Maldonado to Everyone:

Great point Ronnie, on transit and accessibility

11:39:00 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@erica, our engagement includes reaching out to unhoused

11:40:32 From Erica Dunkle to Everyone:

Would love to see leadership by unhoused as well

GROUP 6 FACILITATOR – SHANNON BOWMAN

1. Housing Issues:
    a. Housing homeless population and addressing poor living conditions
    b. Rental assistance programs
    c. Housing for lower-income residents
    d. The "Missing Middle" - housing for middle-income folks
    e. Creating more housing
    f. Addressing consequences of redlining, gentrification and how a resident's future is linked to their zip code
    g. More mixed-income housing and affordable housing that is located in neighborhoods of opportunity

h. Ensuring we are examining measures of success, and measuring outcomes/effectiveness of programs

2. Tenant Protections:

    a. Ensure homeowners are aware of tenant protections in their ADUs

    b. Need for small local landlords, provide resources to smaller property owners and incentivize them instead of larger, outside property owners/managers

    c. Addressing the "Missing Middle," struggling working class and middle income families who should be able to stay in their communities

    d. Rent control

3. Programs:

    a. (Heard of a few programs, need more from all of them).

    b. Good experience with RAP

4. Prioritize:

    a. Housing for middle income/working class

    b. Financial programs/housing for the unhoused, and more than just short-term/temporary housing for the homeless

    c. Rental assistance programs. Issue with First Time Homebuyer Program is that homes are so expensive these days, it's difficult for the average person to have a down payment/reasonable housing costs.

    d. Instead of just prioritizing resources, how about introducing a parcel tax for existing homeowners, so they contribute funds to affordable housing programs?

    e. How are we monitoring the effectiveness of our programs?

Appendix B: Zoom Polls

1. Have you attended a previous Housing Element workshop? (Single Choice)

100% answered

Yes 47%

No 53%

2. Which of these programs have you heard of? (Multiple Choice)

100% answered

Project Homekey 59%

First-Time Homebuyer Program 56%

Funding for Housing Preservation 37%

Rent Adjustment Program (RAP) 52%

Housing Counseling 19%

None of these 15%

3. Which of these programs are you most interested in? (Multiple Choice)

100% answered

Project Homekey 37%

First-Time Homebuyer Program 52%

Funding for Housing Preservation 48%

Rent Adjustment Program (RAP) 44%

Housing Counseling 30%

Something Else 11%

None of these 15%

Appendix C: Zoom Chat

10:06:16 From Christopher Norman to Everyone:

Morning!

10:06:27 From Mattie Scott to Everyone:

The language globe icon has disappeared from my screen.

10:06:33 From Phyllis Horneman to Everyone:

Good morning

10:07:03 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

We will turn it on once the interpretations are done in Spanish

10:07:13 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

on how to use the tool

10:07:15 From Mattie Scott to Everyone:

Got it. Thanks.

10:09:24 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear.

10:09:26 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar.

10:09:30 From Cantonese Interpreter - Weikuen Tang to Everyone:

需要廣東話傳譯的請選 Chinese 中文。

10:09:56 From *Alison Moore, Dyett & Bhatia to Everyone:

https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf resource document

10:17:16 From Cathy Leonard to Everyone:

There are still many impacted folks in North Oakland. Why is no community engagement showing in North Oakland on your map? Impacted communities are still being forced and gentrified out of North Oakland.

10:17:59 From *Laura Kaminski, City of Oakland to Everyone:

We are still in the community engagement process, this is ongoing.

10:18:19 From Cathy Leonard to Everyone:

Thank you Laura.

10:18:53 From George Naylor to Everyone:

Also in Deep East Oakland near the Coliseum and 98th Avenue- please include those communities as the process moves forward.

10:19:58 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

For new participants -

10:20:00 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

In your meeting/webinar controls, click Interpretation.

Select the language that you would like to hear: English.

10:20:05 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

En los controles de la reunión o el seminario web, haga clic en Interpretación.

Haga clic en el idioma que desee escuchar: español (Spanish).

10:20:11 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

在會議/網路研討會控制項中,按一下口譯。

按一下您想要聽的語言:中文 (Chinese)。

10:20:15 From *Laura Kaminski, City of Oakland to Everyone:

If there are neighborhood meetings that you would like us to speak at, please let us know as well.

10:20:44 From *Hazel O'Neil, Dyett & Bhatia to *Alison Moore, Dyett & Bhatia(Direct Message):

Screenshot polls!

10:20:59 From Cathy Leonard to Everyone:

North Oakland homes on my Santa Fe block are now being sold for over $1.5m. A house in the Golden Gate sold two weeks ago for $2.5m!! Flippers are destroying the character of our neighborhoods.

10:22:30 From Ronnie Spitzer to Everyone:

Have you contacted neighborhood groups and NCPCs for their input?

10:23:29 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Ronnie, we are in the process of reaching out to neighborhood groups and NCPCs - We are still in the community engagement process, this is ongoing.

10:24:29 From Cathy Leonard to Everyone:

Gentrification also brings people to our neighborhoods who call the police on Black people for walking down streets 3-4 generations of their family have lived on.

10:27:11 From Cathy Leonard to Everyone:

I find in North Oakland the housing stock does not appeal to flippers and new neighbors who completely remodel these homes.

10:28:04 From Cathy Leonard to Everyone:

Isolation from friends, family, their family churches, etc.

10:28:10 From Ronnie Spitzer to Everyone:

Cathy, I wish that was true.

10:28:24 From Kiran Shenoy to Everyone:

Is there outreach planned to minority homeowners and housing providers that have owned property in Oakland for multiple generations?

10:28:36 From Cathy Leonard to Everyone:

Ronnie, you wish what was true?

10:29:01 From Ronnie Spitzer to Everyone:

I wish there were no flippers buying property in North Oakland.

10:29:02 From *Diana Perez, City of Oakland to Everyone:

** Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources

collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

Are we missing a helpful community resource? Please let us know: generalplan@oaklandca.gov

10:29:29 From Kimberly King to Everyone:

RE: Healthy food access. Is Oakland and Alameda County so adverse to urban agriculture? Repurposing tax defaulted/delinquent lots that can also provide fair & affordable housing opportunities in rent to own (in 3-5 years) tiny dwellings for the farm stewards? https://www.outthinkthebox.net/projects/homesteady.html

10:30:41 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

@Kiran, We are conducting outreach to affordable housing providers and organizations. Please let us know if there are organizations/providers we should reach out to

10:32:16 From Cantonese Interpreter - Weikuen Tang to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Can presenter slow down somewhat ?

10:32:58 From Kimberly King to Everyone:

But do land trusts include opportunities to grow food, too? I have yet to see this offering embraced in Oakland and Alameda County. Why?

10:33:16 From Kiran Shenoy to Everyone:

@lakshmi I will be in touch. Thank you.

10:33:45 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Please send your feedback/suggestions to generalplan@oaklandca.gov

10:34:24 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:35:39 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Community Events and Public Meetings - All information about upcoming and past events - meeting summaries, video etc. are here: https://www.oaklandca.gov/topics/meetings-and-events

10:36:29 From Kiran Shenoy to Everyone:

There needs to be far more funding directed at the First-Time Homebuyer Program or Oakland MAP. The program has not had funding for some time now and revolving funds have routinely been directed to other programs https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map

10:36:47 From Kimberly King to Everyone:

I have sent my urban agriculture and tiny dwelling suggestions as far back as the first general plan brainstorming events years ago, and to city council since 2014, only to historically, and habitually fall on deaf ears. I am under the distinct impression the will never be any political will for this opportunity—especially because fortifying food security via urban farms is embraced, in cities like Baltimore, MD. https://farmalliancebaltimore.org/

10:37:57 From Cathy Leonard to Everyone:

Why no just cause protection against evictions for most apartments built later? I still see folks in new housing being forced out.

10:38:37 From *Diana Perez, City of Oakland to Everyone:

@Kimberly. We want to explore innovative solutions to build healthy communities. The ideas and questions you raise around healthy food access are relevant to both the Housing Element and the Environmental Justice element. These are the type of ideas and questions we're looking to explore with you during the small-group discussions.

10:38:54 From Kimberly King to Everyone:

Unless land trusts are earmarked to support urban agriculture, zoning is changed, etc. and not just for small garden plots, it’s futile and probably best I leave until there is political wil.

10:40:21 From Colin Piethe to Everyone:

Does the City have the ability to zone land exclusively for affordable housing or CLTs? How do we protect our housing development from the whims of the free market?

10:41:46 From *Diana Perez, City of Oakland to Everyone:

@Kimberly The General Plan Update will include the adoption of an Environmental Justice element, which will address healthy food access. We'd love to continue hearing your ideas about increasing access to healthy food and affordable housing.

10:42:21 From Jim Bergdoll to Everyone:

Newer apartments cannot have rent control because of State Costa Hawkins Act. The Legislature needs to be pressured to amend these limitations. Get involved via East Bay Housing Organizations (EBHO.org) or other housing advocacy groups.

10:42:49 From *Laura Kaminski, City of Oakland to Everyone:

We cannot mandate 100% affordable housing on private land. The City does have requirement for either paying affordable housing impact fees or providing a certain percentage of affordable housing on site. There also is the option of having Inclusionary Zoning that also mandates a certain percentage of affordable units per develvelopment.

10:42:58 From Cathy Leonard to Everyone:

Thanks @Jim Bergdoll. Yes, now I remember the Costa Hawkins Act.

10:43:58 From Colin Piethe to Everyone:

Thanks Laura. Why not start a program to buy back that land and preserve for affordable housing?

10:44:33 From Cathy Leonard to Everyone:

@Laura Kaminski, can the City mandate affordable housing on some City owned public lands?

10:44:35 From Jim Bergdoll to Everyone:

Also call the Governor's office and complain.

10:45:17 From Kimberly King to Everyone:

Yes Tuan on the unhoused. As a matter of fact my RFQ for tiny dwellings on wheels supported by urban agriculture was provisionally accepted by the City of Oakland Housing Department, altho the funds run out in July 2022!! What's troubling is I have engaged them on this front only to be dismissed, habitually and historically.

10:45:57 From Cathy Leonard to Everyone:

Thanks Tuan.

10:45:57 From *Diana Perez, City of Oakland to Everyone:

@Colin Those are great policy ideas to explore further. Thank you for raising them. These and other ideas can be discussed further during the small-group discussions.

10:46:39 From *Diana Perez, City of Oakland to Everyone:

Thank you for being here Donna!

10:46:46 From Christina Borowski to Everyone:

Thanks, Tuan & Mattie.

10:47:51 From Kimberly King to Everyone:

I also understand from a direct conversation with Joe DeVries years ago when he was Asst. City Manager spent $650K/annum on encampment evictions from the millions provided by the state, instead of embracing offerings like mine or investing in land trusts.

10:47:55 From *Laura Kaminski, City of Oakland to Everyone:

On City owned land property is listed first for groups to purchase for affordable housing first before the land can be offered for other purposes. The City can make any policy that it chooses with its' publicly owned land

10:48:42 From *Diana Perez, City of Oakland to Everyone:

A reminder to all: Chat comments will be part of the meeting notes & posted online. Please continue to share your ideas to keep Oaklanders housed and prevent displacement.

10:49:05 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

RAP@oaklandca.gov - for housing questions

10:49:26 From Allie Cannington to Everyone:

Yes I support adoption of right to counsel

10:49:41 From Christopher Norman to Everyone:

Right to Counsel support would be extraordinary for tenants in the coming months

10:49:53 From Cathy Leonard to Everyone:

Thanks @Laura Kaminski, as you are probably aware we need "deeply" affordable housing as well as "affordable" housing.

10:50:15 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Rent Adjustment Program - https://www.oaklandca.gov/topics/rent-adjustment-program

10:50:30 From Christopher Norman to Everyone:

It would be great to have community education around the fact that tenants cannot be evicted due to covid-related challenges once the moratorium ends

10:50:33 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Housing Counseling - https://www.oaklandca.gov/services/contact-housing-counselor

10:50:35 From Christopher Norman to Everyone:

greater education*

10:50:47 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

510-238-3721, RAP@oaklandca.gov

10:51:06 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Thank you Chanee

10:52:15 From Kimberly King to Everyone:

How about affordable and fair housing? https://belonging.berkeley.edu/unpacking-housing-crisis

10:52:48 From DONNA GRIGGSMURPHY to Everyone:

Housing with supportive services

10:52:56 From Nic Ming to Everyone:

it's important to note that people may not even know that tenants are protected... how readily available/accessible in this information? major education and awareness campaigns seem desperately needed

10:52:58 From DONNA GRIGGSMURPHY to Everyone:

Yes indeed

10:53:16 From George Naylor to Everyone:

In terms of the variety of programs discussed, putting the narrative in a table might be helpful for lay people to understand. For any program, need to establish a measure of effectiveness, long-term v. short-term benefit, units preserved/built versus $ invested and if the funding streams and sources are sustainable.

10:55:50 From Cathy Leonard to Everyone:

Just advertised in my neighborhood: "Sunny North Oakland Craftsman available for 1-year lease beginning August 1Open concept, fully remodeled, light-filled single-family house2 bedrooms/1 bath with a garden, 800 sq ftFurnished preferred, including upright

piano tuned annuallyIdeal for a couple or a family with 1-2 children$3500 per month. Water, garbage, and high-speed Internet included."

10:56:50 From *Alison Moore, Dyett & Bhatia to Everyone:

https://www.oaklandca.gov/topics/meetings-and-events#past-events-and-meetings

10:56:52 From *Shannon Bowman, City of Oakland to *Hazel O'Neil, Dyett & Bhatia(Direct Message):

Hi Hazel, I lost my connection for a moment. Want to make sure I'm set up for hosting a breakout room later (you may need to add me as a co-host again) thanks!

10:57:00 From *Diana Perez, City of Oakland to Everyone:

@Nic and @Christopher When you envision a successful educational campaign to share information about tenant rights & services. What does that campaign look like? How can we be sure the information is reaching families and households most at need?

10:57:02 From Raul Maldonado to Everyone:

Thanks!

10:57:13 From Christopher Norman to Everyone:

Would be happy to discuss in a breakout room!

10:57:17 From *Shannon Bowman, City of Oakland to Shannon Bowman(Direct Message):

Thanks!

10:57:27 From *Laura Kaminski, City of Oakland to Everyone:

And we can still accept your input on those sites as well

10:57:52 From *Diana Perez, City of Oakland to Everyone:

@Christopher, thanks!

10:59:16 From Christopher Norman to Everyone:

In order for more people to benefit from programs like the first-time homebuyer program, we need to support the City (and City Council) in identifying additional funding that could allow these opportunities to become more accessible.

11:00:36 From *Diana Perez, City of Oakland to Everyone:

Looking for legal services for low-income tenants or homeowners, covid/medical assistance, tax preparation assistance, or other services? Please see this list of resources collected by the General Plan Update team & share with your friends, neighbors, and family: https://cao-94612.s3.amazonaws.com/documents/Oakland-Housing-Resources_v1-1.pdf

11:00:54 From *Hazel O'Neil, Dyett & Bhatia to Everyone:

1. What are the housing issues you care about in Oakland?

2. How can Oakland add more housing while protecting tenants from displacement?

3. Have you heard of these City programs? What programs do you think are working well? Where are the gaps?

4. With limited resources available, how should the City target and prioritize these resources for new or expanded programs that meet the greatest community needs?

5. What other strategies and programs should be adopted as part of the Housing Element to protect tenants and keep people in their homes?

6. What did we not ask that you'd like to talk about? What else should we be asking?

11:01:21 From Christopher Norman to Everyone:

I also wanted to highlight this report from SPUR that speaks specifically to the negative effects of CA's Prop 13 on Oakland. Per their analysis, Prop 13 costs the City over $400 million that could be used for its departments, such as over $33 million for the housing department. See page 16 for more

11:01:21 From Christopher Norman to Everyone:

https://www.spur.org/sites/default/files/2022-02/SPUR_Burdens_and_Benefits.pdf

11:02:10 From Cantonese Interpreter - Weikuen Tang to Everyone:

現在開始分組房間討論，請需要廣東話傳譯服務的參加者利用舉手功能讓我們知道你需要幫忙

11:10:23 From Nic Ming to Everyone:

@Kiran, who is it that redirects the funding for that program to other programs? is it the mayor, the council, the dept?

11:41:05 From Chris White to Everyone:

Thanks Cathy and Phoenix, great comments.

11:41:40 From Cathy Leonard to Everyone:

Chris, perhaps I can let you know what District you live in? Wh is your councilperson?

11:41:44 From Phyllis Horneman to Everyone:

Speaking of speculators, assembly bill proposing 25% tax on flipping.

11:42:15 From Raymon Sutedjo-The to Everyone:

Prop 13 is incredibly unfair. One household can quite literally pay 10x the amount of property tax that their neighbor does. https://twitter.com/nextdoorsv/status/1502361966374916097

11:42:26 From Cathy Leonard to Everyone:

Thanks @Phylis, do you know the bill number?

11:45:20 From Phyllis Horneman to Everyone:

didn't write it down before the call, sorry.

11:45:39 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

We also touched on a workforce housing overlay, forgot the mention!

11:46:16 From *Matt Alvarez-Nissen, Dyett & Bhatia to Everyone:

And the need to provide comprehensive education about what a Housing Element can and cannot do.

11:46:18 From Raul Maldonado to Everyone:

Moratorium on new MR housing may be a bad idea, and worsens displacement. Example of that could have been Mission District, SF

11:46:20 From Raul Maldonado to Everyone:

https://sfist.com/2016/08/08/campos_revives_controversial_missio/

11:47:09 From Cathy Leonard to Everyone:

MR housing is already displacing people. I can see it worsening with more MR housing.

11:47:09 From Raul Maldonado to Everyone:

Campos is currently an AD 17 (SF) candidate. He still doesn't believe in "supply side housing "

11:47:50 From Raul Maldonado to Everyone:

That's why we need dense and diverse housing, particularly prioritizing affordable goals, compared to the last Housing Cycle (HE #2 mentioned)

11:48:26 From Raul Maldonado to Everyone:

I missed HE #1 unfortunately:/

11:49:50 From Stuart Flashman to Everyone:

Ironically, providing affordable housing and housing for currently unhoused doesn't come cheap.

11:50:12 From Raymon Sutedjo-The to Everyone:

New housing today will become old housing down the line and increase supply. Blocking new housing makes the existing housing stock more expensive and even more so in the future.

11:50:54 From Brian Stanke to Everyone:

Hundreds of thousands of new Market rate housing is the only solution. But building enough to reduce prices… would reduce prices. So there will be a lot of talk but prices will keep going up, because that is want most people really want.

11:50:54 From Raul Maldonado to Everyone:

+1 to the above. That's "filtering" in housing, as time goes on

11:51:13 From *Diana Perez, City of Oakland to Everyone:

Our group also raised an Affordable Housing Overlay, which allows Affordable projects higher density and therefore can compete better in acquiring the land.

11:51:19 From Stuart Flashman to Everyone:

Need an excess profit tax to deter speculation and keep housing prices from continuing to escalate.

11:51:30 From Raul Maldonado to Everyone:

I wouldn't say it's the only solution. A combination of diverse housing, including missing middle housing, is needed

11:51:38 From Raul Maldonado to Everyone:

*it being MR only

11:51:49 From Cathy Leonard to Everyone:

@Stuart Flashman, so what is the answer? The number of unhoused are increasing. We need the County, State, and Feds to step up more. Look at all the money this country is spending on other countries, that money should be spent to take care of our own first.

11:52:08 From *Lakshmi Rajagopalan, City of Oakland to Everyone:

Also look at investing in long term resources - provide housing with support services - mental health, access to transit, quality food and move away from band-aid solutions - shelters/congregate setting esp. in a pandemic

11:52:35 From *Alison Moore, Dyett & Bhatia to Everyone:

English https://bit.ly/oakfeedback3

Español https://bit.ly/oakfeedback3esp

广东话 https://bit.ly/oakfeedback3canton

11:52:42 From Cathy Leonard to Everyone:

The trickle down theory is just that a theory, it never worked.

11:52:50 From Stuart Flashman to Everyone:

We need to be willing to tax ourselves to keep from becoming a 3rd world country.

11:52:53 From Raul Maldonado to Everyone:

Trickle down is for money

11:52:59 From Raul Maldonado to Everyone:

Filtering is for housing

11:53:16 From Raul Maldonado to Everyone:

People confuse the terms and properties of it.

11:53:19 From *Diana Perez, City of Oakland to Everyone:

We also had a great suggestion to incorporate more community education during these workshops -- to help us all learn more about how to implement some solutions.

11:53:37 From DONNA GRIGGSMURPHY to Everyone:

Thank you

11:53:43 From Raul Maldonado to Everyone:

Thanks y'all ❤️❤️

11:53:50 From *Christina Mun, Oakland HCD to Everyone:

Thanks everyone for a really great discussion

11:53:51 From Raul Maldonado to Everyone:

Have a good weekend

11:53:53 From *Shannon Bowman, City of Oakland to Everyone:

I meant to also add a comment from our group to consider a parcel tax to increase revenue

11:53:56 From Christopher Norman to Everyone:

I think it's particularly important to educate the public on *how* to engage and advocate - via City Council, the Planning Commission, State agencies, etc. That could help us determine where to put our attention and efforts to get more resources for Oakland

11:54:06 From Erica Dunkle to Everyone:

Thank you!

11:54:07 From DONNA GRIGGSMURPHY to Everyone:

Donna.Griggsmurphy HumanGood

11:54:15 From Christina Borowski to Everyone:

Thank you!

Oakland 2045: Housing Element Workshop #4 Report

Oakland's Housing Element and Housing Programs

JUNE 13, 2022

Prepared for

The City of Oakland

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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Project Background and Meeting Objectives

The City of Oakland is preparing a comprehensive update of its Housing Element, which is a component of Oakland's General Plan that will serve as a blueprint for housing the City's residents at all economic levels—including low-income residents and households with special needs—from 2023 through 2031. The Housing Element, one of seven State-required general plan elements, was last updated in 2015 and is now being updated to reflect more recent housing opportunities, challenges, and approaches that have emerged in the community, as well as comply with new State laws.

The fourth Housing Element workshop was part of Phase 1 of the General Plan update. The purpose of this workshop was to provide information about the General Plan and Housing Element update process and gather community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. This short report summarizes the key themes and ideas that emerged during the workshop. Detailed discussion notes can be found in the appendices.

Workshop Location and Format

The workshop took place on Thursday, June 9, 2022 from 6:00 pm to 8 pm online via Zoom meeting. The workshop was held in an online format due to public health concerns from the ongoing Covid-19 pandemic; this gave community members flexibility to attend the meeting from any location and drop in and out at any time. Approximately 20 community members attended the workshop. The workshop was simultaneously translated into Cantonese and Spanish.

The planning team gave a short presentation during the workshop that included an overview of the General Plan and Housing Element update process; an update on community outreach to date; definitions of gentrification, displacement, and affordable housing preservation; and staff from the City's Housing & Community Development (HCD) department shared a summary of current programs that focus on housing preservation, tenant protection, and neighborhood stabilization. The presentation concluded with a Q&A session for participant questions and comments.

During the presentation, attendees were asked to participate in one Zoom poll. The poll asked which Housing Action Plan Goal participants were most interested in discussing. 80% of chose Goal 3: Expand Affordable Housing Opportunities, 65% of participants chose Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness, and 50% chose Goal 2: Preserve and Improve Existing Affordable Housing Stock in addition to Goal 5: Promote Neighborhood Stability and Health. 20 out of 26 community members participated in this poll (76%). The complete results of the zoom poll results are presented in Appendix B.

After the presentation, a group discussion and Q&A with planning staff was initiated. Attendees were not required to participate in discussion, and some participated in a listening capacity exclusively.

Group Q&A Discussion

The second half of the meeting was spent in group discussion. Community members had the opportunity to share general input on the draft Housing Element or ask clarifying questions. Community members were also encouraged to give specific input on the sites inventory methodology, and thoughts on actions where interest has been raised. For the discussions, participants were able to ask questions to facilitating members of the planning team. Much of the discussion was oriented around the group Q&A, and group conversations were structured around the following questions:

1. **Overall:**
   - Generally, do you see anything that's missing in the draft Housing Element?
   - Is there anything in the draft Housing Element that needs to be changed or refined?
   - What actions would make the biggest difference? What should the City prioritize?
2. **Specific:**
   - Sites:
     - How do you feel about this approach to identifying sites?
     - Do you have any concerns about how sites were identified?
     - Do you have any other ideas on how the City can find more sites in higher resource areas, given State-mandated site requirements?
   - Actions:
     - What challenges or opportunities do you see with actions described?
     - Are there any concerns? How could they be strengthened?
     - What did we not ask that you'd like to talk about? What else should we be asking?

A summary of the Q&A discussion and common themes are described below. For more detailed notes, see Appendix A.

Q&A SUMMARY AND KEY THEMES

Due to the Q&A based format of the discussion, much of the conversation took shape around clarifying questions participants had regarding specific details of the Housing Element. Participants focused on several key topics including: the affordable housing overlay and site inventory, the relationship between zoning and racial justice and equity. Participants were also interested in specific sections of the housing element regarding vacancy taxes, and TOPA (Tenant Opportunity to Purchase Act) policy, and offered suggestions related to the site inventory interactive mapping tools available on the City of Oakland Website.

The affordable housing overlay and site inventory were key topics of discussion. Participants echoed the need for affordable housing sites around transit areas, but there were additional concerns about housing located near transit zones and associated environmental and equity concerns (freeway and other transit related pollution). Participants were also concerned about how the affordable housing overlay might affect the timeline of rezoning. Concerns were expressed about the potential obstruction of affordable housing projects due regulatory hurdles. Participants were concerned that improperly zoned projects would require a lengthy HE amendment if not included in the overlay. Participants proposed a more expansive overlay to

cover broader swathes of the city. Participants questioned if the overlay would take the form of one uniform district or if it would differ by area, suggesting it could be more effective if policies differed according to regional context. Additionally, participants expressed concern that ADUs will not be affordable to very low and low-income residents in high land-cost areas.

Participants were particularly concerned about the Housing Element's relationship to racial justice and equity. Much of the discussion focused on how construction of new affordable units in sites would serve low-income people and address patterns of racial segregation. Participants commented that rezoning should have been necessary prior to the establishment a site inventory (not after) to address historic racial and income disparities. Participants also suggested that if low-income housing was going to be established in low-income and racially concentrated areas, there should also be placed-based strategies to create opportunity in those areas. Several participants echoed the need to ensure that rezoning could open exclusionary areas to affordable housing. Participants identified the Rockridge area as a region of Oakland that has historically excluded low-income and minority residents and suggested that the affordability overlay have a more targeted approach to increase affordability and encourage desegregation in Rockridge and other similarly exclusive areas of Oakland.

In terms of specific policies and features of the Housing Element, participants discussed TOPA (Tenant Opportunity to Purchase Act) and expressed support for its inclusion in the housing element. It was suggested that "adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting." Additionally, several participants had questions and comments regarding vacancy taxes in Oakland. Many participants commented on high vacancy rates visible in new luxury developments in Oakland, and several participants inquired about the process of incorporating new vacancy taxes into law and the role of the housing element in establishing new vacancy taxes.

Several had comments and suggestions regarding the interactive site inventory map on the City of Oakland website: Participants requested more detailed maps at the neighborhood and site-specific scale to determine the feasibility of each site more clearly for affordable housing development. One participant commented that she did not see activity in the site inventory in neighborhoods where her non-profit was interested in developing affordable housing. Several participants echoed the need for interactive map layers relating to racial and income disparities, which were described as necessary for an effectively identifying strategies for reducing racial segregation in Oakland through the site inventory.

Appendix A: Detailed Q&A Notes

Affordability Overlay and Rezoning

- Participant wanted to clarify what planning staff meant with regards to expanding affordable housing opportunities. The participant suggested that planners seemed focused on expanding for ELI (extremely low-income), and wanted to know if planning staff were also focused on the other two below market categories.
- Participant wanted to better understand the current state of the affordable housing overlay. The participant questioned "Is there one, or is the question about whether you start one at all?"
- Participant questioned, "Would it be crazy to apply the housing overlay to the whole city? Why exclude certain areas?"
  - Another participant commented in response that it might not make sense in the very high fire risk areas.
  - Participant commented in response, "I get the worry about risks in the hills, but that might create an unintentional modern redline if we're still letting rich people build new housing there…"
- One participant mentioned that they didn't see much activity in the maps in areas where the participant had interest in developing affordable housing in deep East Oakland.
  - Participant commented that they had observed areas zoned commercial are good for housing development. This person's non-profit organization wants to develop affordable senior housing (not 100%)
  - Zoning around coliseum is mostly commercial but participants organization would like to develop housing in this area due to its suitability. Some of the areas don't have ideal environmental conditions but there are people living on the street in those areas right now.
  - Participant wants to have conversations about how the overlay can help their non-profit organization develop affordable property along this corridor because they haven't been able to get it rezoned.
- Participant commented, "Commenting on overlay district, is it one uniform district or is it tailored to each district where it is applied? For example would it be different for Rockridge?"
- Participant expressed their concern that the housing element seems to inform where the housing overlay is placed. The participant remarked that if the overlay is placed based on data/spreadsheets and set for the next 8 years, there will be some projects that won't make it into the housing element.
  - Participant expressed concern that the previously mentioned timeline and standards make it difficult to change and rezone down the road. The participant suggested in response to this problem that it would be better to make the overlay broader so that it applies all over Oakland.

Site Inventory

- Participant commented, "There was an informal poll done within Rockridge of what should go on the vacant Broadway/Pleasant Valley site. High density affordable housing was by far the most popular option. The big problem of building affordable housing in Rockridge isn't community

opposition, it's very high land costs. I think community land trust may be a way to provide some permanently affordable units for existing housing."

- Participant questioned, "For sites listed in the inventory that needs to be rezoned, does the city have a sense of timeline on when it would pursue a zoning change of those sites?"
- Participant expressed skepticism about affordability of multiple units or ADUs in areas with high land costs.
  - Participant commented that the City's site inventory identifies 90% of anticipated ADUs will be affordable to very low and low income. Participants wanted to know what evidence there is that ADUs will serve these income levels.
- Participant identified that they were disabled wanted to clarify what low, moderate-income housing, and how to find good housing for people with disabilities
- Participant commented, "Questions about choosing the opportunity sites; one is about the DaVita Dialysis site, and much of it an empty space parking lot, DaVita is for-profit unlike normal medical center. We had done a study about feasibility and affordability and the two sites mentioned were identified as some of the most feasible for affordable housing."
  - Participant remarked, "If there's a history of housing being built on parking lots, that can be used to demonstrate that the "existing use" is not a constraint"
- Participant commented, "At the beginning of the presentation y'all asked for input about the site inventory. I don't really understand what the inventory impacts, is that linked to the housing element?"
- Participant commented that fire zones shouldn't be the only climate threat factored into the site inventory. The participant also proposed considering that Oakland's flat lands may be much more impacted by extreme heat, high urban pollution, as well as trapped smoke from wildfires. The participant commented that "One of the housing + EJ considerations for where and how to build."

Racial Segregation and Equity

- Participant questioned, "What zoning density does the City anticipate for sites rezoned for "missing middle"? The participant also wanted to know if the expansion of this housing type would serve low income and address patterns of racial segregation.
- Participant commented, "The fair housing assessment in appendix D did not consider the existing zoning pattern and did not account for historic discrimination pre-existing in this zoning pattern. The city should have re-zoned first."
  - If the city is only going to locate affordable housing in low-income neighborhoods, there also must be place based strategy to improve neighborhoods.
- Participant suggested, "You need to have a program to open up exclusionary areas to affordable housing."
- Participant commented, "There is no analysis of how zoning in places like Rockridge have contributed to racial discrimination, and that's a glaring problem."

Vacancy Taxes

- Participant commented "I'm not sure where this falls with the Housing Action Plan goals or the site identification on the previous slide," and suggested that "we need to talk about all of the new luxury apartment towers sitting 50%+ empty, because of ridiculous rent."

- Participant questioned, "What is the status of the occupancy tax for luxury apartment towers, which have had high vacancy rates for several months/years? It is infuriating to walk around downtown Oakland and see half-empty buildings with rent starting at $3k for studio apartments."
- Participant commented, "State law does not allow vacant existing units to be counted toward meeting future needs for purposes of the site inventory, though a program to put those units into use could certainly be included."
- Participant commented that she didn't see an analysis of existing vacancies and apartments as potential sites for affordable housing. The participant remarked that in downtown Oakland there are many vacant apartments even though people are houseless in direct proximity to empty buildings.

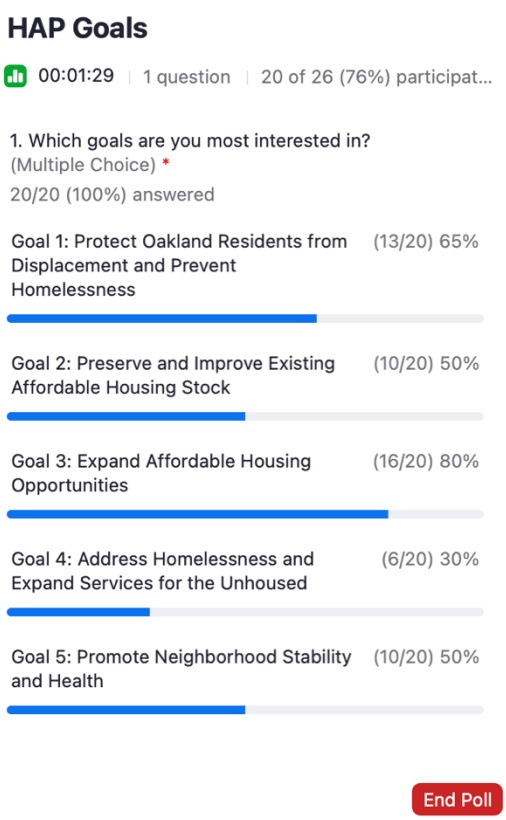
Tenant Option to Purchase (TOPA)

- Participant commented, "Adjusting the first-time homebuyer income limits to include higher income ranges can also contribute to greater homeownership vs renting, and as a result contribute to more stable and healthier communities/neighborhoods in Oakland."
- Participant wanted to discuss more the vacancy program. Participant questioned "is a house used as an air bnb a vacant home?"
- Participant remarked, "If TOPA is in the housing element, a better vacancy tax should be too!"
- Participant questioned, "TOPA is a policy that has to be passed by city council, so why can't vacant property tax also get passed?"
- Participant remarked, "Setting a target date to 2026 seems very far out there and urges the city to put TOPA consideration in general election in 2024. City council doesn't have draft in front of it yet."

Interactive Maps and Specific Clarifications

- Participant requested, "Please give us some maps that are at the neighborhood scale, and would also like the maps to have racial and income overlays. How is the site inventory going to result in reduce racial segregation? "
  - Participant commented, "The state has a wealth of resources about AFFH and different map layers containing information about racial discrimination which should be added."
- Participant commented, "Left-field question - Would the city consider allowing single stair apartments? Is that at all within the space of the housing element?"
- Participant wanted to know why housing is planned in a toxic & polluted area. The participant questioned "How can the city, county stop planning this way?"
- Participant mentioned that apartments in US require two exits, which results in either very large or very small housing. Could city modify this requirement?

Appendix B: Zoom Poll Results



Appendix C: Zoom Chat

10:02:53 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

I think we can start, just let people trickle in

10:04:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

Sorry, too many people stopping by my cube today

10:04:25 From Matt Weber to Everyone:

Matt Weber - Ellis Partners

10:04:29 From Keith Diggs to Everyone:

Keith Diggs (Yes In My Back Yard / YIMBY Law)

10:04:30 From Nicole Merino Tsui to Everyone:

Morning all! Nicole Merino Tsui, WOEIP

10:04:30 From Darbi Howard, East Oakland Collective to Everyone:

Darbi Howard, East Oakland Collective

10:04:33 From Trisha Barua, she/they to Everyone:

Good morning! Trisha Barua, Policy Analyst, Oakland Starting Smart and Strong

10:04:36 From David Wooley, UC Berkeley Goldman School to Everyone:

David Wooley, UC Berkeley Goldman School

10:04:36 From Rajeev Bhatia, Dyett & Bhatia to Everyone:

Rajeev Bhatia, Dyett & Bhatia

10:04:37 From Raul Maldonado to Everyone:

Raul Maldonado - East Bay YIMBY Colead

10:04:38 From Nora (she/her/ella) to Everyone:

Nora Martinez (she/her/ella)- Parent Voices Oakland (PVO)

10:04:40 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Please add your name in the chatbox with your organization

10:04:43 From Aaron Eckhouse (California YIMBY) to Everyone:

hello! I'm Aaron Eckhouse (he/him), with California YIMBY & also East Bay for Everyone

10:04:46 From Sarah Karlinsky, SPUR (she/her) to Everyone:

HI Everyone, this is Sarah Karlinsky, SPUR

10:04:49 From Warren Logan to Everyone:

Warren Logan, Transport Oakland

10:04:50 From Courtney Welch to Everyone:

Courtney Welch, CaRLA

10:04:54 From Susie Criscimagna to Everyone:

Susie Criscimagna, with Eden Housing

10:04:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element

10:05:09 From Nico Nagle (he/him) - HAC to Everyone:

Nico Nagle, Housing Action Coalition

10:05:26 From Jeff Levin, EBHO to Everyone:

Good morning - Jeff Levin, Policy Director with East Bay Housing Organizations

10:06:20 From Charles Reed to Everyone:

Charles Reed WOEIP/Emerald New Deal

10:06:23 From MarÃa DomÃnguez ACPHD Health Equity (she/ella) to Everyone:

Good morning, buenos dÃas. MarÃa D. DomÃnguez, local policy coordinator with the Alameda County Public Health Department- Health Equity, Policy and Planning (HEPP) team.

10:06:31 From Tracey Nails-Bell to Everyone:

Tracey Nails-Bell, Housing service provider for A Diamond in the Ruff Incorporated

10:07:05 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Please mute yourself if you are not speaking

10:07:06 From Laura Kaminski, City of Oakland to Everyone:

Laura Kaminski, Strategic Planning Manager, City of Oakland

10:07:29 From Beth Altshuler Munoz to Everyone:

Beth Altshuler Munoz, Consultant to the West Oakland Community Action Plan AB 617 Process (BAAQMD & WOEIP)

10:08:41 From Beth Altshuler Munoz to Everyone:

Will you be sharing the slides?

10:08:54 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Beth, we can share the slides after this meeting

10:09:02 From Beth Altshuler Munoz to Everyone:

thanks Lakshmi!

10:11:27 From Jeff Levin, EBHO to Everyone:

Oakland's RHNA increase is actually a lower percentage than the region as a whole.

10:11:35 From Charles Reed to Everyone:

Despite the increase how do we assure that the disenfranchised needs are met.

10:12:28 From Lakshmi Rajagopalan, City of Oakland to Everyone:

If you just joined, please add your name in the chat with your organization

10:12:49 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The draft housing element is available here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element

10:13:09 From Charles Reed to Everyone:

Who do we target, and how do we penalize them when lower income needs are not met?

10:13:48 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

try to wrap the presentation by 10.25

10:15:11 From Lakshmi Rajagopalan, City of Oakland to Everyone:

An overview presentation summarizing the draft Housing Element is also available on the City Website - https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element#draft-housing-element-resources

10:17:47 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements?

10:18:28 From Aaron Eckhouse (California YIMBY) to Everyone:

Sarah, I believe they are specific to Lower Income sites, but cities can also use small sites for their Lower Income Inventory if they can point to a track record of development on similar sites

10:18:55 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thnx

10:19:27 From Charles Reed to Everyone:

Identifying sites is a first step, but it means nothing without meaningful accountability measures with quantifiable financial repercussions for non compliance.

10:19:46 From Audrey Lieberworth, City of Oakland to Everyone:

Here is a link to an interactive map of the draft sites inventory (from Table C-25, Appendix C): https://oakgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=6e5a81ace7ce4a9b906da42f75b4ddd4

10:22:13 From Lakshmi Rajagopalan, City of Oakland to Everyone:

@sarah the guidance is for affordable housing for sites between 0.5 and 10 acres. For sites less than 0.5 ac and larger than 10 ac, we have to demonstrate a track record like Aaron mentions

10:22:35 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thank you.

10:23:16 From Lakshmi Rajagopalan, City of Oakland to Everyone:

The guidance from the State is here: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

10:26:43 From Lakshmi Rajagopalan, City of Oakland to Everyone:

RD, RM zones

10:27:22 From Alison Moore (Dyett & Bhatia) to Everyone:

Matt- you can check out Action 3.2.1, which addresses missing middle housing through zoning standards

10:27:53 From Alison Moore (Dyett & Bhatia) to Everyone:

https://oakland.konveio.com/draft-2023-2031-general-plan-housing-element

10:28:37 From Aaron Eckhouse (California YIMBY) to Everyone:

does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does

10:31:45 From Jeff Levin, EBHO to Everyone:

TOPA/COPA combines a right of first offer with a right of first refusal, but does not require a discounted price

10:33:40 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

we can just thank him for his comment. no need to respond

10:35:13 From Audrey Lieberworth, City of Oakland to Everyone:

@Aaron - I'll follow up and check to see if the City has a published methodology

10:35:49 From Aaron Eckhouse (California YIMBY) to Everyone:

thanks! I think it will be important for Oakland to find a way to produce Moderate Income housing without subsidies/deed restriction

10:41:36 From Jeff Levin, EBHO to Everyone:

Aaron - I believe that historically the City has only counted moderate income housing if its deed restricted as it has not tracked rental rates or sales prices on newly produced housing.

10:41:48 From Sarah Karlinsky, SPUR (she/her) to Everyone:

Thank you so much for the responses to my questions. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it.

10:41:58 From Trisha Barua, she/they to Everyone:

First 5 Alameda County letter on Oakland Housing Element: http://www.first5alameda.org/files/Comment%20Draft%202023%20to%202031%20General%20Plan%20Housing%20Element.pdf

10:42:07 From David Wooley, UC Berkeley Goldman School to Everyone:

One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu

10:43:28 From Keith Diggs to Everyone:

that's what I want to know too

10:44:42 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

can you respond to the maps?

10:45:00 From Aaron Eckhouse (California YIMBY) to Everyone:

I agree that table would be a great resource!

10:45:32 From Audrey Lieberworth, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

Could you answer the last of Warren's questions? Let them know we are working on this

10:47:28 From Alison Moore (Dyett & Bhatia) to Audrey Lieberworth, City of Oakland(Direct Message):

There's a table by tract, I will share that

10:47:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Table C-21

10:49:18 From Jeff Levin, EBHO to Everyone:

Yes, a summary analysis of what C-21 actually tells us would be useful

10:49:45 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on summary of C-21. Thank you!

10:50:19 From Aaron Eckhouse (California YIMBY) to Everyone:

yes, very hard to parse C-21 on a parcel by parcel basis

10:51:03 From Brent Bucknum to Everyone:

I want to strongly second David Wooley's comments. We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures.

10:53:21 From Warren Logan to Everyone:

One more comment: please consider ALL of AC Transitâ€™s Rapid corridors, not just the BRT line, when considering upzoning opportunities.

10:54:06 From Aaron Eckhouse (California YIMBY) to Everyone:

+1

10:55:08 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

Is this format ok? We did have other targeted discussion questions but I think we're getting good input

10:55:13 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

yes

10:55:16 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

this is great

10:55:38 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

these Qs are only if we go off topic

10:55:50 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

sounds good

10:56:06 From Raul Maldonado to Everyone:

+1 to @Brent. I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned, @Warren's comment, which is above ^^^ â€" upzoning opportunities near **all** transit corridors.

10:57:11 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

will you save the chat or do you want me to?

10:57:29 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

I can save chat but please do too just in case

10:57:51 From Darbi Howard, East Oakland Collective to Everyone:

Agreed and current developers have already been violating current zoning rules and not being held to their proposals approved.

10:58:13 From Darbi Howard, East Oakland Collective to Everyone:

For decadesâ€¦

11:01:13 From Charles Reed to Everyone:

with all the new buildings being built that impact fee account should at least be 300 million by now

11:01:32 From Raul Maldonado to Everyone:

+1 to Charles feelings. From attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR housing w/MR. It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today :/

11:03:30 From Lakshmi Rajagopalan, City of Oakland to Everyone:

We do not have a map yet

11:03:41 From Lakshmi Rajagopalan, City of Oakland to Everyone:

we are working on identifying the areas

11:03:51 From Beth Altshuler Munoz to Everyone:

What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?

11:04:36 From Sarah Karlinsky, SPUR (she/her) to Everyone:

+1 on upzoning the flatiron parcel and upzoning in Rockridge in general.

11:06:29 From Ms.Margaret Gordon to Everyone:

need to leave for my other meeting

11:07:20 From Warren Logan to Everyone:

+1 everything Aaron said

11:08:34 From Raul Maldonado to Everyone:

+1 To Aaronâ€™s notes, as well.

11:09:05 From Nico Nagle (he/him) - HAC to Everyone:

+1 to Aaron

11:10:05 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

pending project = permit has been filed right?

11:10:55 From Charles Reed to Everyone:

Is there a way for the public to monitor the impact fee account?

11:12:21 From Alison Moore (Dyett & Bhatia) to Lakshmi Rajagopalan, City of Oakland(Direct Message):

Yes, I believe so

11:13:58 From Beth Altshuler Munoz to Everyone:

I'm not a super housing expert tracking all the Oakland policies....BUT I remember hearing that in 2008 Oakland removed the requirement to break ground after 18 months of approval bc of the recession. has that rule been put back into place?

11:15:08 From Tracey Nails-Bell to Everyone:

So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary

11:16:37 From Lakshmi Rajagopalan, City of Oakland to Everyone:

Comment from Charles: Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used?

11:16:54 From Sonja Trauss to Everyone:

+1 AFFH is not just an analysis

11:17:19 From Charles Reed to Everyone:

Transparency is paramount

11:19:18 From Aaron Eckhouse (California YIMBY) to Everyone:

+1 to this comment from Jeff

11:20:24 From Trisha Barua, she/they to Everyone:

+1 for Jeff's comment

11:21:00 From Lakshmi Rajagopalan, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):

we will just thank him and consider his comments

11:21:09 From Christina Mun, Oakland HCD to Everyone:

Impact fees are reported on annually as informational reports to CED and Council. It will go to 6/28 CED for this year, here is last year's: https://oakland.legistar.com/LegislationDetail.aspx?ID=4769988&GUID=9F0A7046-EED8-4631-A4D1-BF5FFC1CA301&Options=&Search=

11:23:31 From Audrey Lieberworth, City of Oakland to Everyone:

email comments to generalplan@oaklandca.gov

11:25:35 From Darbi Howard, East Oakland Collective to Everyone:

I agree Sonja- The poor air and no green space is a disadvantage to improvements

11:27:13 From Darbi Howard, East Oakland Collective to Everyone:

Nico- this speaks to many issues with the City in terms of getting things actually done or more of the same!

11:27:29 From Raul Maldonado to Everyone:

+1 to Nico on kudos to AH overlay, and providing Berkeley as an example.

11:27:40 From Audrey Lieberworth, City of Oakland to Everyone:

@Tracey - can you send us an email about the project so that we can better understand the project and the zoning for the site? generalplan@oaklandca.gov

11:28:41 From Jeff Levin, EBHO to Everyone:

AH overlay - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus

11:29:21 From Lakshmi Rajagopalan, City of Oakland to Everyone:

https://www.oaklandca.gov/events/general-plan-update-housing-element-workshop-4

11:29:29 From Jeff Levin, EBHO to Everyone:

Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies

11:29:34 From Aaron Eckhouse (California YIMBY) to Everyone:

agree with Jeff, and I think the city should move to ministerial approval generally

11:29:47 From Aaron Eckhouse (California YIMBY) to Everyone:

thank you for convening this meeting!

11:29:54 From Laura Kaminski, City of Oakland to Everyone:

https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports

11:30:22 From Laura Kaminski, City of Oakland to Everyone:

I included a link to impact fee reports, included are reports on the collection of the fees

11:30:25 From Nico Nagle (he/him) - HAC to Everyone:

Thank you for convening as well! And +1 to ministerial approval

11:31:01 From Sarah Karlinsky, SPUR (she/her) to Everyone:

I need to leave now. Thank you so much for holding this meeting it was very helpful and I learned alot.

11:31:14 From Raul Maldonado to Everyone:

Need to leave now; Thank you!

11:31:17 From Tracey Nails-Bell to Everyone:

Thank you for today's information!

Appendix I: Public Outreach Materials

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Appendix J. Summary of Preliminary Draft Missing Middle, Other Planning Code Amendments, and Zoning Map Amendments to Facilitate More Housing Proposal

As part of its Housing Action Plan, the City has identified several zoning reforms that would further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. Below is a summary of the proposed rezonings from the Housing Action Plan that will go to City Council for adoption in June/July of 2023. The proposed changes are also available as an interactive map.

PURPOSE

The proposed missing-middle and other related Planning Code amendments will encourage a diversity of housing types such as flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and accessory dwelling units (ADUs) in currently single-family-dominated neighborhoods, and along corridors, transit-proximate areas, and high resource neighborhoods and remove constraints on the development of housing. The City is also proposing two overlay zones:

1. Affordable Housing Overlay (AHO) Zone: The proposed Affordable Housing Overlay (AHO) Zone is intended to create and preserve affordable housing restricted for extremely low, very low, low, and/or moderate-income households (as defined in California Government Health and Safety Code Sections 50093, 50105, and 50106 50052.5 and in Oakland Planning Code Section 17.107.020). By-right approvals for 100% affordable housing projects will apply in the AHO Zone.
2. Housing Sites Overlay Zone: The City is proposing through Action 3.4.10 to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) that build 20 percent or more of the units as affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. This could include by-right approval and/or other incentives to be further evaluated. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle), if redeveloped, will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay.

The proposed missing-middle Planning Code amendments will:

- Reduce minimum lot size and setback standards where appropriate throughout the Planning Code to facilitate small lot development.
  - Minimum lot size is reduced to 2,000 square feet (sf.) in RD and RM Residential Zones.
  - Residential side setbacks are reduced to 3 ft. for lots less than 3,000 sf. and 4 ft. for lots 3,000 sf. or greater in RD and RM Zones.

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  - Residential rear setbacks are reduced from 20 ft to 10 ft. in RD Zones and reduced from 15 ft. to 10 ft. in RM Zones.
  - Residential front setbacks in the RD and RM-1 and RM-2 Zones are reduced from 20 ft. to 15 ft (there is an existing provision that allows for further reduction if structures on either side of the parcel are closer than the setback requirement).
- Allow for encroachments of regular units into the rear setback, similar to encroachments allowed for Accessory Dwelling Units (ADUs).
- Revise density, maximum building heights, and minimum lot size standards to permit more housing units per lot where appropriate throughout the city in Hillside Residential RH-4, all Detached Residential (RD) Zones, all Residential Mixed Housing Type (RM) Zones, and Urban Residential RU-1 and RU-2 Zones.
  - Create new RD Zone to replace RD-1 and RD-2 so that both zones now have the same standards.
  - All RD, RM and RU Residential Zones will allow 4 or more units on lots that are 4,000 sf or more and 2 units on any lot smaller than 4,000 sf.
  - Maximum floor area ratio (FAR) and lot coverage has been increased to 55% lot coverage in RD and RM Zones, and they only apply to one and two residential units (FAR only applies to lots with a slope greater than 20%).
  - Minimum lot frontage for RD and RM Zones is reduced from 25 ft. to 20 ft.
  - Height limits increased for RD from 25 ft. wall height and 30 ft. roof height to 30 ft. wall height and 35 ft. roof height.
  - Height limits increased for RM-1, RM-2, and RM-3 from 25 ft. wall height and 30 ft. roof height to 35 ft. height for both wall and roof.
  - Open space requirements reduced in RD, RM, and RU Zones.
  - No minimum parking requirements for residential facility types within ½ mile of a major transit stop and if located farther than ½ mile from a major transit stop a minimum of 0.5 parking spaces per unit is required (reduced from 1 parking space per unit).
- Create a new residential facility type called "Two- to Four-Family Residential Facility" that would replace the current "Two-Family Residential Facility" Type throughout the Planning Code; and change the definition of a "Multifamily Residential Facility" from the current 3 or more units to 5 or more units.
- Eliminate all conditionally permitted densities throughout Planning Code (densities will all be by right); and the current requirement for a Major Conditional Use Permit for 3 or more dwelling units in the RM-2 Zone; 7 or more dwelling units in the RM-3 or RM-4 Zone; and for any project that exceeds the basic or permitted density resulting in 7 or more dwelling units in the RU or CBD-R Zones.

OTHER PLANNING CODE AMENDMENTS

Other Planning Code amendments to facilitate more housing:

- Increase permitted densities in areas near transit and along transit corridors through zoning map changes (see Figure 2 and Table 2 below for densities).

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- Reduce parking requirements to lower the cost of new housing production and allow for more housing to be built.
  - No minimum parking requirements for residential facility types within ½ mile of a major transit stop and if located farther than ½ mile from a major transit stop a minimum of 0.5 parking spaces per unit is required (reduced from 1 parking space per unit).
  - No minimum parking requirements within the S-15 Transit Zone, and D-CO-1 Zone in addition to the existing no minimum parking requirements in the CBD, D-LM, and S-2 Zones.
  - Reduced maximum parking requirements in the CBD, S-15 Transit Zone, D-CO-1, D-LM, and S-2 Zones.
  - No minimum parking requirements for 100% affordable housing developments.
- Reduce and revise open space regulations to allow flexibility on its onsite location and configuration to ensure that more of the allowed buildable area can be dedicated to new housing units.
- Remove an existing disincentive to mixed-use development outside of downtown – current regulations require that any nonresidential floor area over 3,000 sf. counts against the amount of lot area that can be used to calculate allowed residential density. The proposed amendments would utilize citywide the standard that applies now in downtown only and allow the total lot area to be used as the basis for computing both maximum nonresidential FAR and maximum residential density for mixed use projects.
- Remove conditional use permit requirements for grocery stores in food deserts.
- Remove conditional use permit requirements in RM Zone food deserts for food sales, cafes, restaurants, and retail activities in spaces that are 600 square feet or less,
- Streamline design review procedures and approve more project types ministerially.
- Remove unnecessary barriers in the Planning Code to the approval of Emergency Shelters and Residential Care activities.
- Reduce the allowed intensity of commercial and industrial activities permitted in the Housing and Business Mix (HBX) Commercial Zones, particularly HBX-1, to minimize impacts on the residential uses existing in and nearby these zones.
- Reduce allowed heavier industrial uses within certain distances of residential zones in the Commercial Industrial Mix (CIX), General Industrial (IG), and Industrial Office (IO) Zones to minimize impacts on the residential uses nearby.

Table 1 lists the existing and proposed zoning changes for missing middle zones, and Figure 1 shows existing zoning and proposed zoning changes. Table 2 lists the existing and proposed zoning changes for Commercial Zones associated with the key corridors in Figure 2. Figure 2 shows existing and proposed height changes along key corridors. Figure 3 shows existing and proposed height changes as part of the Downtown Oakland Specific Plan.

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Table 1: Oakland's Missing Middle Zones

Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RH-4	1 unit per lot	• 1 unit on any legal lot; • 2 units on any lot (with limitation that the project is not located within the Very High Fire Hazard Severity Zone)	For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	(Same - No Change)	6,500 sf. or 8,000 sf.	(Same - No Change)	For Lots with Footprint Slope of ≤20%: Front - 20 ft. St. Side - 5 ft. Int. Side - 5 ft. Rear - 20 ft.	(Same - No Change)
RD ***(new zone to replace RD-1 & RD-2)***	**RD-1:** 1 unit per lot	*New* **RD:** • 1-2 units on any legal lot; • 3 units on lots 3,000 sf. or greater; • 4 units on lots 4,000 sf. or greater	**RD-1:** For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	*New* **RD:** For Lots with Footprint Slope of ≤20%: Max. Wall Height: 30 ft. Max. Roof Height: 35 ft.	**RD-1:** Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	*New* **RD:** Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	**RD-1:** For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 20 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	*New* **RD:** For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
	RD-2: ***PERMITTED-*** • 1 unit per lot ***ALLOWED WITH CUP-*** • 2 units on lots 6,000 sf. or greater		**RD-2:** For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.		**RD-2:** Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.		**RD-2:** For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 15 ft. For Lots <4,000 and <3,000 sf., same as RD-1	
RM-1	***PERMITTED-*** • 1 unit per lot ***ALLOWED WITH CUP-*** • 2 units on lots 4,000 sf. or greater	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,750 sf. of lot area	For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 15 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-2	***PERMITTED-*** • 1 unit on lots less than 4,000 sf. • 2 units on lots 4,000 sf. or greater ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 3 or more units – 1 unit per 2,500 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,500 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 4/5 ft. Int. Side: 4/5 ft. Rear: 15 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-3	***PERMITTED-*** • 1 unit on lots less than 4,000 sf.; • 2 units on lots 4,000 sf. or greater ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 3 or more units – 1 unit per 1,500 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,250 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-4	***PERMITTED-*** • 1 unit on lots less than 4,000 sf.; • 2 to 4 units on lots 4,000 sf. or greater at 1 unit per 1,100 sf. of lot area ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 5 or more units – 1 unit per 1,100 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,000 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	(Same - No Change)	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.
RU-1	1 unit per 1,100 sf. of lot area	1 unit per 1,000 sf. of lot area	40 feet	45 feet	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,500 sf. Min. Lot Frontage: 25 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf, w/

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
							Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.
RU-2	1 unit per 800 sf. of lot area	1 unit per 750 sf. of lot area	50 feet	55 feet	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,500 sf. Min. Lot Frontage: 25 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Figure 1: Existing Zoning and Proposed Zoning Changes

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Table 2: Commercial Zones along Corridors and BART stations, CN, CC, CR, & S-15 Zones,

Existing Commercial Height Areas	***Existing* Max. Bldg. Height**	***Proposed Max. Bldg. Height***	***Existing Permitted Density*** ***(square feet of lot area per dwelling unit)***	***Proposed Permitted Density*** *(square feet of lot area per dwelling unit)*	**Existing Permitted Density Rooming & Efficiency Units** *(square feet of lot area per dwelling unit)*	**Proposed Permitted Density Rooming & Efficiency Units** *(square feet of lot area per dwelling unit)*
35 feet	35 ft.	35 ft.	550 sf	550 sf	275 sf	275 sf
45 feet	45 ft.	45 ft.	450 sf	450 sf	225 sf	225 sf
55 feet	55 ft.	55 ft.	375 sf	350 sf	185 sf	175 sf
60 feet	60 ft.	65 ft.	375 sf	350 sf	185 sf	175 sf
90 feet	90 ft.	95 ft.	225 sf	200 sf	110 sf	100 sf
100 feet	100 ft.	110 ft.	225 sf	200 sf	110 sf	100 sf
120 feet	120 ft.	125 ft.	225 sf	200 sf	110 sf	100 sf
140 feet	140 ft.	175 ft.	225 sf	200 sf	110 sf	100 sf
160 feet	160 ft.	175 ft.	225 sf	200 sf	110 sf	100 sf
160 feet (S-15 zone)	160 ft.	250 ft.	225 sf	200 sf	110 sf	100 sf

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Figure 2: Existing and Proposed Corridor Heights

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Figure 3: Existing/Proposed Downtown Oakland Specific Plan Heights

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Summary of Preliminary Draft Affordable Housing Overlay Zone (AHO) Proposal

The City of Oakland (City) has completed a public hearing draft update to the 2023-2031 Housing Element as part of Phase 1 of the 2045 General Plan Update (GPU) process. As part of the Housing Element's Housing Action Plan, the City has identified several zoning reforms, including an Affordable Housing Overlay (AHO) Zone (see Action 3.3.5 in the Housing Action Plan).

The proposed AHO Zone is intended to create and preserve affordable housing restricted for extremely low, very low, low, and/or moderate-income households (as defined in California Health and Safety Code Sections 50093, 50105, and 50106). By-right approvals for 100% affordable housing projects will apply in the AHO Zone.

Generally, the AHO Zone would allow for a bonus height for eligible affordable housing projects, as well as relaxation of other listed development standards and an elimination of any maximum residential density standards.

The City would apply the AHO Zone (Shown in Figure 4) on top of existing Hillside Residential-4 (RH-4), Detached Unit Residential (RD), Mixed Housing Type Residential (RM), Urban Residential (RU), Housing and Business Mix Commercial (HBX), Central Estuary District (D-CE), Neighborhood Center Commercial (CN), Community Commercial (CC), Central Business District (CBD), Regional Commercial (CR), Transit-Oriented Development Commercial (S-15), Broadway Valdez District (D-BV), Lake Merritt District (D-LM), and Coliseum Area District (D-CO) zones. Property development standards for each zone are shown in Table 1.

The AHO zone would not be applied to these underlying zoning districts if they are in the designated very high fire hazard severity zone (VHFHSZ). The City is studying the potential for areas that might be appropriate to be included in the VHFHSZ based on further analysis that is currently being conducted from consultants, including evacuation scenarios. In no circumstances would the AHO Zone apply within the S-9 Fire Safety Protection Combining Zone.

Table 1: Base Zone and Property Development Standards in AHO

Zone	*Property Development Standards*
RH-4*, RD, RM, RU, HBX, D-CE	• Allow bonus height (of two additional stories) • Allow additional lot coverage of up to (70%) • Allow reduced rear setback (up to 10 feet.) • Allow unlimited density that fits within the allowed building envelope of new or existing structures • Additional height to allow a minimum of 65 feet is being studied for larger lots that could accommodate a 6-story affordable housing development. • Reduced open space requirements. • No minimum parking requirements.
CN, CC, CBD, CR, S-15, DB-V, D-LM, D-CO	• Allow bonus height (two - three additional stories) • Allow unlimited density that fits within the allowed building envelope of new or existing structures • Additional height to allow a minimum of 65 feet is being studied for larger lots that could accommodate a 6-story affordable housing development.

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	• Reduced open space requirements. • No minimum parking requirements.

*= RH-4 parcels that are not located in the Very High Fire Hazard Severity Zone.

EXEMPTIONS

The AHO zone would not apply in:

- Areas of the Very High Fire Hazard Severity Zone. Some parts of the Very High Fire Hazard Severity Zone may be included in the AHO zone, pending the result of further analysis on safety impacts. In no circumstances will the S-9 combining district be covered by the AHO.
- Parcels with Designated City, State, and Federal Historic Landmarks.

The AHO *height* addition would not apply in:

- Areas with established historical significance known as Areas of Primary Importance (API), if the site currently contains a structure that contributes to the Area of Primary Importance. This shall only apply to APIs that are currently designated.
  - Projects in these areas must meet certain design requirements and preserve structures that contribute to the Area of Primary Importance.

BY RIGHT APPROVAL

100 percent affordable projects proposed within the AHO zone would be subject to a ministerial approval process. A proposed project would not be subject to CEQA and would not be appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed-income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as potentially applying the overlay to select areas within the VHFHSZ . The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay.

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Table 2: Existing Heights vs. Proposed AHO Height Changes

Zoning District[1]	*Maximum Building Heights*		
	Existing Heights	*Proposed Height Changes as part of Missing Middle Zoning Changes*	*Proposed Height Changes as part of AHO*[2]
RH-4	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	(Same - No Change)	Max. Wall Ht.: 45 ft. Max. Roof Ht.: 50 ft.
RD-1	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 50 ft. Max. Roof Ht.: 55 ft.
RD-2	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 50 ft. Max. Roof Ht.: 55 ft.
RM-1	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-2	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-3	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-4	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	(Same - No Change)	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RU-1	40 ft.	45 ft.	65 ft.
RU-2	50 ft.	55 ft.	75 ft.
RU-3	65 ft.	65 ft.	85 ft.

1. Zones: RH-4 Hillside Residential Zone, RD-1 and RD-2 Detached Unit Residential Zones, RM-1 Mixed Housing Type Residential Zone with a footprint slope of <20%, RM-2, RM-3, and RM-4 Mixed Housing Type Residential Zones with a footprint slope of <20%, RU-1, RU-2, and RU-3 Urban Residential Zones and HBX-1 and HBX-2 Housing and Business Mix Commercial Zones
2. Note: Includes proposed new heights already in Preliminary "Missing Middle" Proposal. See: "Summary of Preliminary Missing Middle Proposal"

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Table 3: Existing vs. Proposed AHO Height Changes for HBX-1 to HBX-4 Housing and Business Mix Commercial Zones

Zoning District	*Maximum Building Heights*	
	Existing	*Proposed Height Changes as part of AHO*
HBX-1	35 ft.	55 ft.
HBX-2	45 ft.	65 ft.
HBX-3	55 ft.	75 ft.
HBX-4	55 ft.	75 ft.

Table 4: Existing vs. Proposed AHO Height Changes for RU-4 and RU-5 Urban Residential Zones

RU-4 and RU-5 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet	35 ft.	55 ft.
45 feet	45 ft.	65 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
120 feet	125 ft.	145 ft.

Table 5: Existing vs. Proposed AHO Height Changes for CN Neighborhood Commercial Zones

CN Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO –*
35 feet	35 ft.	55 ft.
35 feet*	35 ft*	55 ft.
45 feet	45 ft.	65 ft.
n/a	55 ft.	85 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
* See Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations		

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Table 6: Existing vs. Proposed AHO Height Changes for CC Community Commercial Zones

CC Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO –*
35 feet	35 ft.	55 ft.
45 feet	45 ft*	65 ft.
55 feet	55 ft.	85 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
1205 feet	125 ft.	145 ft.
150 feet	175 ft.	200 ft.
* See Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations		

Table 7: Existing vs. Proposed AHO Height Changes for New CBD Central Business District Zones in the Downtown Specific Plan

Height Area - DOSP	*New Height Areas*	*Proposed Height Changes as part of AHO*
1	45 ft.	65 ft.
2	45 ft.	65 ft.
3	45 ft.	65 ft.
4	45 ft.	65 ft.
5	55 ft.	85 ft.
6	65 ft.	95 ft.
7	65 ft.	95 ft.
8	65 ft.	95 ft.
9	90 ft.	115 ft.
10	90 ft.	115 ft.
11	Residential not permitted	Residential not permitted
12	135 ft.	155 ft.
13	175 ft.	200 ft.
14	175 ft.	200 ft.
15	275 ft.	275 ft.
16	275 ft.	275 ft.
17	450 ft.	450 ft.
18	No height limit	No height limit
(see Figure 6, Summary of Preliminary Missing Middle Proposal for proposed DOSP height areas -1 through 18)		

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Table 8: Existing vs. Proposed AHO Height Changes in the Downtown Specific Plan - Zoning Incentive Area

Height Area in DOSP - ZIP	*New Height Areas*	*Proposed Height Changes as part of AHO*
A	65 ft.	65 ft.
B	90 ft.	95 ft.
C	90 ft.	95 ft.
D	175 ft.	200 ft.
E	275 ft.	275 ft.
F	275 ft.	275 ft.
G	450 ft.	450 ft.
H	No height limit	No height limit
I	No height limit	No height limit

Table 9: Existing vs. Proposed AHO Height Changes in the CR-2 Regional Commercial Zones

CR-2 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet.	35 ft.	55 ft.
45 feet.	45 ft	65 ft.
60 feet.	65 ft.	95 ft.
90 feet.	95 ft.	115 ft.
120 feet.	125 ft.	145 ft.
160 feet.	175 ft.	200 ft.
(see Figure 3 - Summary of Preliminary Missing Middle Proposal for the Zoning Incentive Area)		

Table 10: Existing vs. Proposed AHO Height Changes in the S-15 Transit-Oriented Development Commercial Zones

S-15 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet.	35 ft.	65 ft.
45 feet.	45 ft.	65 ft.
55 feet.	55 ft.	85 ft.
60 feet.	65 ft.	95 ft.
90 feet.	95 ft.	115 ft.
100 feet.	110 ft.	130 ft.
120 feet.	125 ft.	145 ft.
140 feet.	175 ft.	200 ft.
160 feet.	250 ft.	275 ft.

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Table 11: Existing vs. Proposed AHO Height Changes in the D-BV-2, D-BV-3, D-BV-4 Broadway Valdez District Commercial Zones

D-BV-2, D-BV-3, D-BV-4 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
45 feet.	45 ft.	65 ft.
45 feet*.	45 ft.*	65 ft.
65 feet.	65 ft.	95 ft.
85 feet.	95 ft.	115 ft.
85/135 feet.	95/135 ft.	115/155 ft.
135 feet.	135 ft.	155 ft.
135/200 feet.	135/200 ft.	155/225 ft.
250 feet.	250 ft.	275 ft.
* See Table 17.101C.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations		

Table 12: Existing vs. Proposed AHO Height Changes in the D-LM Lake Merritt Station Area District Zones

D-LM Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
45 feet.	45 ft.	65 ft.
85 feet.	95 ft.	115 ft.
175 feet.	175 ft.	200 ft.
275 feet.	275 ft.	275 ft.

Table 13: Existing vs. Proposed AHO Height Changes in the D-CO-1, D-CO-2, and D-CO-4 Coliseum Area District Zones

D-CO-1, D-CO-2, D-CO-4 Height Areas - Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
159 feet.	159 ft.	159 ft.
159 feet.	159 ft.	159 ft.
85 feet.	95 ft.	115 ft.

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Figure 4. AHO Zone

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Summary of Preliminary Draft Housing Sites Overlay Zone Proposal

As part of the Housing Element's Housing Action Plan, the City has identified several zoning reforms.

For Action 3.4.10 the City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) that build 20 percent or more of the units as affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. This could include by-right approval and/or other incentives to be further evaluated. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle) will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay.

The proposed Housing Sites Overlay Zone is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to the Housing Element.

APPLICATION OF THE HOUSING SITE OVERLAY ZONE

The Housing Site Overlay zone would apply to all housing sites identified in the Housing Sites Inventory in the Housing Element (See Housing Sites Inventory Map, Figure C-1 and Table C-26 in Appendix C).

Requirements

A minimum percentage of housing must be built on the site, with some allowance for limited non-residential on the site, such as the ground floor.

Incentives

Under a by right approval process, as per State requirements, any projects providing at least 20% affordable housing units proposed within the Housing Opportunity Sites Overlay Zone would be subject to a ministerial approval process. A proposed project would not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Opportunity Overlay Zone and meets the objective zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. This will also provide an incentive for mixed income buildings to be built on these designated opportunity sites.

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Appendix J. Summary of Preliminary Draft Missing Middle, Other Planning Code Amendments, and Zoning Map Amendments to Facilitate More Housing Proposal

As part of its Housing Action Plan, the City has identified several zoning reforms that would further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. Below is a summary of the proposed rezonings from the Housing Action Plan that will go to City Council for adoption in June/July of 2023. The proposed changes are also available as an interactive map.

PURPOSE

The proposed missing-middle and other related Planning Code amendments will encourage a diversity of housing types such as flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and accessory dwelling units (ADUs) in currently single-family-dominated neighborhoods, and along corridors, transit-proximate areas, and high resource neighborhoods and remove constraints on the development of housing. The City is also proposing two overlay zones:

1. Affordable Housing Overlay (AHO) Zone: The proposed Affordable Housing Overlay (AHO) Zone is intended to create and preserve affordable housing restricted for extremely low, very low, low, and/or moderate-income households (as defined in California Government Health and Safety Code Sections 50093, 50105, and 50106 50052.5 and in Oakland Planning Code Section 17.107.020). By-right approvals for 100% affordable housing projects will apply in the AHO Zone.
2. Housing Sites Overlay Zone: The City is proposing through Action 3.4.10 to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) that build 20 percent or more of the units as affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. This could include by-right approval and/or other incentives to be further evaluated. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle), if redeveloped, will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay.

The proposed missing-middle Planning Code amendments will:

- Reduce minimum lot size and setback standards where appropriate throughout the Planning Code to facilitate small lot development.

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- Minimum lot size is reduced to 2,000 square feet (sf.) in RD and RM Residential Zones.
- Residential side setbacks are reduced to 3 ft. for lots less than 3,000 sf. and 4 ft. for lots 3,000 sf. or greater in RD and RM Zones.
- Residential rear setbacks are reduced from 20 ft to 10 ft. in RD Zones and reduced from 15 ft. to 10 ft. in RM Zones.
- Residential front setbacks in the RD and RM-1 and RM-2 Zones are reduced from 20 ft. to 15 ft (there is an existing provision that allows for further reduction if structures on either side of the parcel are closer than the setback requirement).

- Allow for encroachments of regular units into the rear setback, similar to encroachments allowed for Accessory Dwelling Units (ADUs).
- Revise density, maximum building heights, and minimum lot size standards to permit more housing units per lot where appropriate throughout the city in Hillside Residential RH-4, all Detached Residential (RD) Zones, all Residential Mixed Housing Type (RM) Zones, and Urban Residential RU-1 and RU-2 Zones.
  - Create new RD Zone to replace RD-1 and RD-2 so that both zones now have the same standards.
  - All RD, RM and RU Residential Zones will allow 4 or more units on lots that are 4,000 sf or more and 2 units on any lot smaller than 4,000 sf.
  - Maximum floor area ratio (FAR) and lot coverage has been increased to 55% lot coverage in RD and RM Zones, and they only apply to one and two residential units (FAR only applies to lots with a slope greater than 20%).
  - Minimum lot frontage for RD and RM Zones is reduced from 25 ft. to 20 ft.
  - Height limits increased for RD from 25 ft. wall height and 30 ft. roof height to 30 ft. wall height and 35 ft. roof height.
  - Height limits increased for RM-1, RM-2, and RM-3 from 25 ft. wall height and 30 ft. roof height to 35 ft. height for both wall and roof.
  - Open space requirements reduced in RD, RM, and RU Zones.
  - No minimum parking requirements for residential facility types within ½ mile of a major transit stop and if located farther than ½ mile from a major transit stop a minimum of 0.5 parking spaces per unit is required (reduced from 1 parking space per unit).
- Create a new residential facility type called "Two- to Four-Family Residential Facility" that would replace the current "Two-Family Residential Facility" Type throughout the Planning Code; and change the definition of a "Multifamily Residential Facility" from the current 3 or more units to 5 or more units.
- Eliminate all conditionally permitted densities throughout Planning Code (densities will all be by right); and the current requirement for a Major Conditional Use Permit for 3 or more dwelling units in the RM-2

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Zone; 7 or more dwelling units in the RM-3 or RM-4 Zone; and for any project that exceeds the basic or permitted density resulting in 7 or more dwelling units in the RU or CBD-R Zones.

OTHER PLANNING CODE AMENDMENTS

Other Planning Code amendments to facilitate more housing:

- Increase permitted densities in areas near transit and along transit corridors through zoning map changes (see Figure 2 and Table 2 below for densities).
- Reduce parking requirements to lower the cost of new housing production and allow for more housing to be built.
  - No minimum parking requirements for residential facility types within ½ mile of a major transit stop and if located farther than ½ mile from a major transit stop a minimum of 0.5 parking spaces per unit is required (reduced from 1 parking space per unit).
  - No minimum parking requirements within the S-15 Transit Zone, and D-CO-1 Zone in addition to the existing no minimum parking requirements in the CBD, D-LM, and S-2 Zones.
  - Reduced maximum parking requirements in the CBD, S-15 Transit Zone, D-CO-1, D-LM, and S-2 Zones.
  - No minimum parking requirements for 100% affordable housing developments.
- Reduce and revise open space regulations to allow flexibility on its onsite location and configuration to ensure that more of the allowed buildable area can be dedicated to new housing units.
- Remove an existing disincentive to mixed-use development outside of downtown – current regulations require that any nonresidential floor area over 3,000 sf. counts against the amount of lot area that can be used to calculate allowed residential density. The proposed amendments would utilize citywide the standard that applies now in downtown only and allow the total lot area to be used as the basis for computing both maximum nonresidential FAR and maximum residential density for mixed use projects.
- Remove conditional use permit requirements for grocery stores in food deserts.
- Remove conditional use permit requirements in RM Zone food deserts for food sales, cafes, restaurants, and retail activities in spaces that are 600 square feet or less,
- Streamline design review procedures and approve more project types ministerially.
- Remove unnecessary barriers in the Planning Code to the approval of Emergency Shelters and Residential Care activities.
- Reduce the allowed intensity of commercial and industrial activities permitted in the Housing and Business Mix (HBX) Commercial Zones, particularly HBX-1, to minimize impacts on the residential uses existing in and nearby these zones.

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- Reduce allowed heavier industrial uses within certain distances of residential zones in the Commercial Industrial Mix (CIX), General Industrial (IG), and Industrial Office (IO) Zones to minimize impacts on the residential uses nearby.

Table 1 lists the existing and proposed zoning changes for missing middle zones, and Figure 1 shows existing zoning and proposed zoning changes. Table 2 lists the existing and proposed zoning changes for Commercial Zones associated with the key corridors in Figure 2. Figure 2 shows existing and proposed height changes along key corridors. Figure 3 shows existing and proposed height changes as part of the Downtown Oakland Specific Plan.

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Table 1: Oakland's Missing Middle Zones

Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RH-4	1 unit per lot	• 1 unit on any legal lot; • 2 units on any lot (with limitation that the project is not located within the Very High Fire Hazard Severity Zone)	For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	(Same - No Change)	6,500 sf. or 8,000 sf.	(Same - No Change)	For Lots with Footprint Slope of ≤20%: Front - 20 ft. St. Side - 5 ft. Int. Side - 5 ft. Rear - 20 ft.	(Same - No Change)
RD ***(new zone to replace RD-1 & RD-2)***	**RD-1:** 1 unit per lot	*New* **RD:** • 1-2 units on any legal lot; • 3 units on lots 3,000 sf. or greater; • 4 units on lots 4,000 sf. or greater	**RD-1:** For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	*New* **RD:** For Lots with Footprint Slope of ≤20%: Max. Wall Height: 30 ft. Max. Roof Height: 35 ft.	**RD-1:** Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	*New* **RD:** Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	**RD-1:** For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 20 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	*New* **RD:** For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
	RD-2: ***PERMITTED-*** • 1 unit per lot ***ALLOWED WITH CUP-*** • 2 units on lots 6,000 sf. or greater		**RD-2:** For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.		**RD-2:** Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.		**RD-2:** For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 15 ft. For Lots <4,000 and <3,000 sf., same as RD-1	
RM-1	***PERMITTED-*** • 1 unit per lot ***ALLOWED WITH CUP-*** • 2 units on lots 4,000 sf. or greater	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,750 sf. of lot area	For Lots with Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 5 ft. Int. Side: 5 ft. Rear: 15 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-2	***PERMITTED-*** • 1 unit on lots less than 4,000 sf. • 2 units on lots 4,000 sf. or greater ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 3 or more units – 1 unit per 2,500 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,500 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥4,000 sf, w/ Footprint slope of ≤20%: Front: 20 ft. St. Side: 4/5 ft. Int. Side: 4/5 ft. Rear: 15 ft. For Lots <4,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-3	***PERMITTED-*** • 1 unit on lots less than 4,000 sf.; • 2 units on lots 4,000 sf. or greater ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 3 or more units – 1 unit per 1,500 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,250 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 30 ft.	For Lots with Footprint Slope of ≤20%: Max. Ht.: 35 ft.	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
RM-4	***PERMITTED-*** • 1 unit on lots less than 4,000 sf.; • 2 to 4 units on lots 4,000 sf. or greater at 1 unit per 1,100 sf. of lot area ***ALLOWED WITH CUP-*** *(only on lots 4,000 sf. or greater):* • For 5 or more units – 1 unit per 1,100 sf. of lot area	• 1-2 units on any legal lot; • 3 units on minimum 3,000 sf. lots; • 4 units on minimum 4,000 sf. lots; • For 5 or more units – 1 unit per 1,000 sf. of lot area	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	(Same - No Change)	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,000 sf. Min. Lot Frontage: 20 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf., w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.
RU-1	1 unit per 1,100 sf. of lot area	1 unit per 1,000 sf. of lot area	40 feet	45 feet	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,500 sf. Min. Lot Frontage: 25 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 15 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf, w/

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Zoning Districts	*Existing Permitted Densities*	*Proposed Permitted Densities*	*Existing Max. Bldg. Height*	*Proposed Max. Bldg. Height*	*Existing Min. Lot Size and Frontage*	*Proposed Min. Lot Size and Frontage*	*Existing Setbacks*	*Proposed Setbacks*
							Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	Footprint slope of ≤20%: Front: 15 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.
RU-2	1 unit per 800 sf. of lot area	1 unit per 750 sf. of lot area	50 feet	55 feet	Min. Lot Size: 5,000 sf. Min. Lot Frontage: 25 ft.	Min. Lot Size: 2,500 sf. Min. Lot Frontage: 25 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 15 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 15 ft.	For Lots ≥3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 4 ft. Int. Side: 4 ft. Rear: 10 ft. For Lots <3,000 sf, w/ Footprint slope of ≤20%: Front: 10 ft. St. Side: 3 ft. Int. Side: 3 ft. Rear: 10 ft.

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Figure 1: Existing Zoning and Proposed Zoning Changes

ORINDA
MORAGA
BERKELEY
PIEDMONT
EMERYVILLE
OAKLAND
ALAMEDA
SAN LEANDRO
San Francisco Bay
Lake Merritt
Lake Chabot
Oakland International Airport
Coast Guard Island Alameda
To Antioch
To Richmond
To San Francisco
To Berryessa/ North San Jose
Claremont Ave
Tunnel Rd
Shattuck Ave
Dwight Way
Ashby Ave
University Ave
Alcatraz Ave
College Ave
Telegraph Ave
Broadway
Harrison St
Oakland Ave
Park Blvd
Lincoln Ave
35th Ave
Fruitvale Ave
Davis St
23rd Ave
High St
Foothill Blvd
Bancroft Ave
Seminary Ave
73rd Ave
82nd Ave
98th Ave
Dutton Ave
Skyline Blvd
Keller Ave
Golf Links Rd
Hollis St
Powell St
San Pablo Ave
W Grand Ave
Mandela Pkwy
Adeline St
Market St
MLK Jr Way
14th St
11th St
Oak St
Posey Tube
Webster St
Santa Clara Ave
Grand St
Otis Dr
Park St
Versailles Ave
Main St
Pacific Ave
Sea View Pkwy
Island Dr
Maitland Dr
Doolittle Dr
Grand Ave
Lake Merritt
E 20th St
E 21st St
E 12th St
International Blvd
Foothill Blvd
Macarthur Blvd
Bancroft Ave
San Leandro St
Edes Ave
Park St
E 14th St
Jack London Square Ferry Terminal
Alameda Gateway Ferry Terminal

RM-1 to RM-2
RM-1 to RM-3
RM-1 to RM-4
RM-1 to CN-1
RD-1 to RM-4
RM-2 to RM-3
RM-2 to RM-4
RM-3 to RM-4
RU-1 to RU-2
RU-3 to RU-4
RM-4 to RU-2
RM-4 to RU-3
RM-5 to CC-2
RD-1 to RD-2
RD-1 to RM-3
RD-2 to RM-2
RD-2 to RM-3
RM-3 to CN-2
RM-3 to HBX-2
RM-1 to RM-2
RM-1 to RU-1
RD-1 to RU-1
RD-1 to RU-2
RD-1 to RM-2
RD-1 to RD-2
RM-4 to RU-3
RM-4 to CIX-1B
CC-1 to CC-2
CIX-1A to HBX-2
CIX-1A to CIX-1B
CIX-2 to HBX-2
RM-1 to RM-4
RM-2 to RM-4
RM-3 to RU-3
RM-4 to RU-2
RM-4 to RU-3
RM-1 to RM-2
RM-1 to RM-3
RM-1 to RM-4
RM-2 to RM-2
RM-2 to RM-3
RM-2 to RM-4
RM-3 to RM-4
RU-1 to RU-2
RU-2 to RU-3
RU-3 to RU-4
RM-4 to RU-2
RM-4 to RU-3
RM-1 to RM-2
RM-1 to RM-3
RM-1 to RM-4
RM-2 to RM-2
RM-2 to RM-3
RM-2 to RM-4
RM-3 to RM-4
RU-1 to RU-2
RU-2 to RU-3
RU-3 to RU-4
RM-4 to RU-2
RM-4 to RU-3
RD-1 to RD-2
RD-1 to RM-3
RD-2 to RM-2
RD-2 to RM-3
RM-3 to CN-2
RM-3 to HBX-2
RM-1 to RM-2
RM-1 to RU-1
RD-1 to RU-1
RD-1 to RU-2
RD-1 to RM-2
RD-1 to RD-2
RM-4 to RU-3
RM-4 to CIX-1B
CC-1 to CC-2
CIX-1A to HBX-2
CIX-1A to CIX-1B
CIX-2 to HBX-2
M-30 to CC-2
IG to CIX-2
HBX-1 to HBX-2
CC-1 to CC-2
CIX-2 to CIX-2
IO to CR-2
CR-1 to IO
CR-1 to CR-2
CIX-2 to CR-1

Proposed Zoning District
- S-15
- IO
- CIX-1B
- CIX-2
- RD-2
- HBX-2
- CN-1
- CN-2
- CN-3
- CC-2
- CR-1
- CR-2
- RM-2
- RM-3
- RM-4
- RU-1
- RU-2
- RU-3
- RU-4

- BART Stations
- BART Lines
- Railroads
- Major Roads
- City of Oakland
- Alameda County

0 0.5 1 2
MILES

SOURCE: City of Oakland, 2022; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

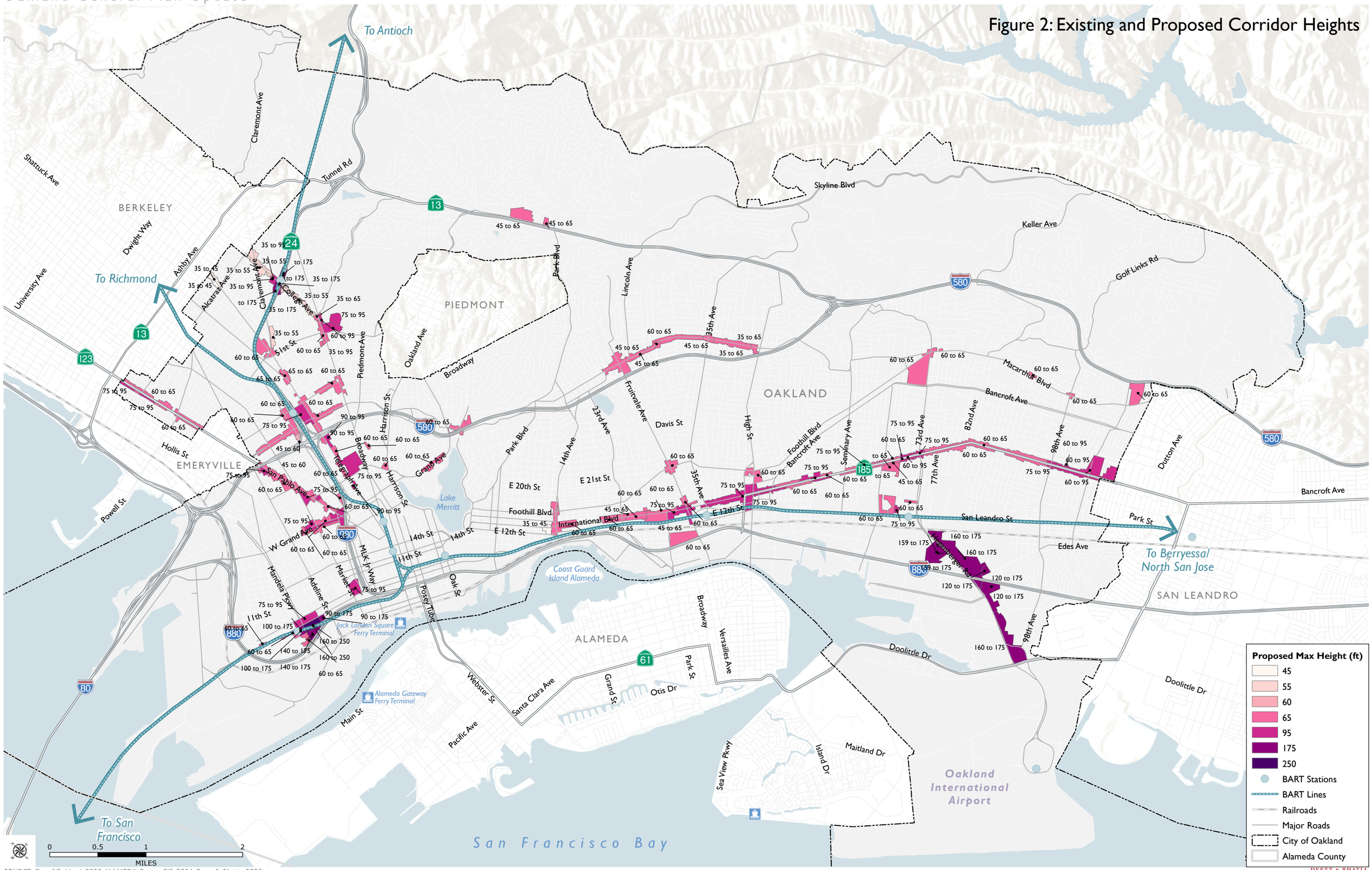
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Table 2: Commercial Zones along Corridors and BART stations, CN, CC, CR, & S-15 Zones,

Existing Commercial Height Areas	***Existing* Max. Bldg. Height**	***Proposed Max. Bldg. Height***	***Existing Permitted Density*** ***(square feet of lot area per dwelling unit)***	***Proposed Permitted Density*** *(square feet of lot area per dwelling unit)*	**Existing Permitted Density Rooming & Efficiency Units** *(square feet of lot area per dwelling unit)*	**Proposed Permitted Density Rooming & Efficiency Units** *(square feet of lot area per dwelling unit)*
35 feet	35 ft.	35 ft.	550 sf	550 sf	275 sf	275 sf
45 feet	45 ft.	45 ft.	450 sf	450 sf	225 sf	225 sf
55 feet	55 ft.	55 ft.	375 sf	350 sf	185 sf	175 sf
60 feet	60 ft.	65 ft.	375 sf	350 sf	185 sf	175 sf
90 feet	90 ft.	95 ft.	225 sf	200 sf	110 sf	100 sf
100 feet	100 ft.	110 ft.	225 sf	200 sf	110 sf	100 sf
120 feet	120 ft.	125 ft.	225 sf	200 sf	110 sf	100 sf
140 feet	140 ft.	175 ft.	225 sf	200 sf	110 sf	100 sf
160 feet	160 ft.	175 ft.	225 sf	200 sf	110 sf	100 sf
160 feet (S-15 zone)	160 ft.	250 ft.	225 sf	200 sf	110 sf	100 sf

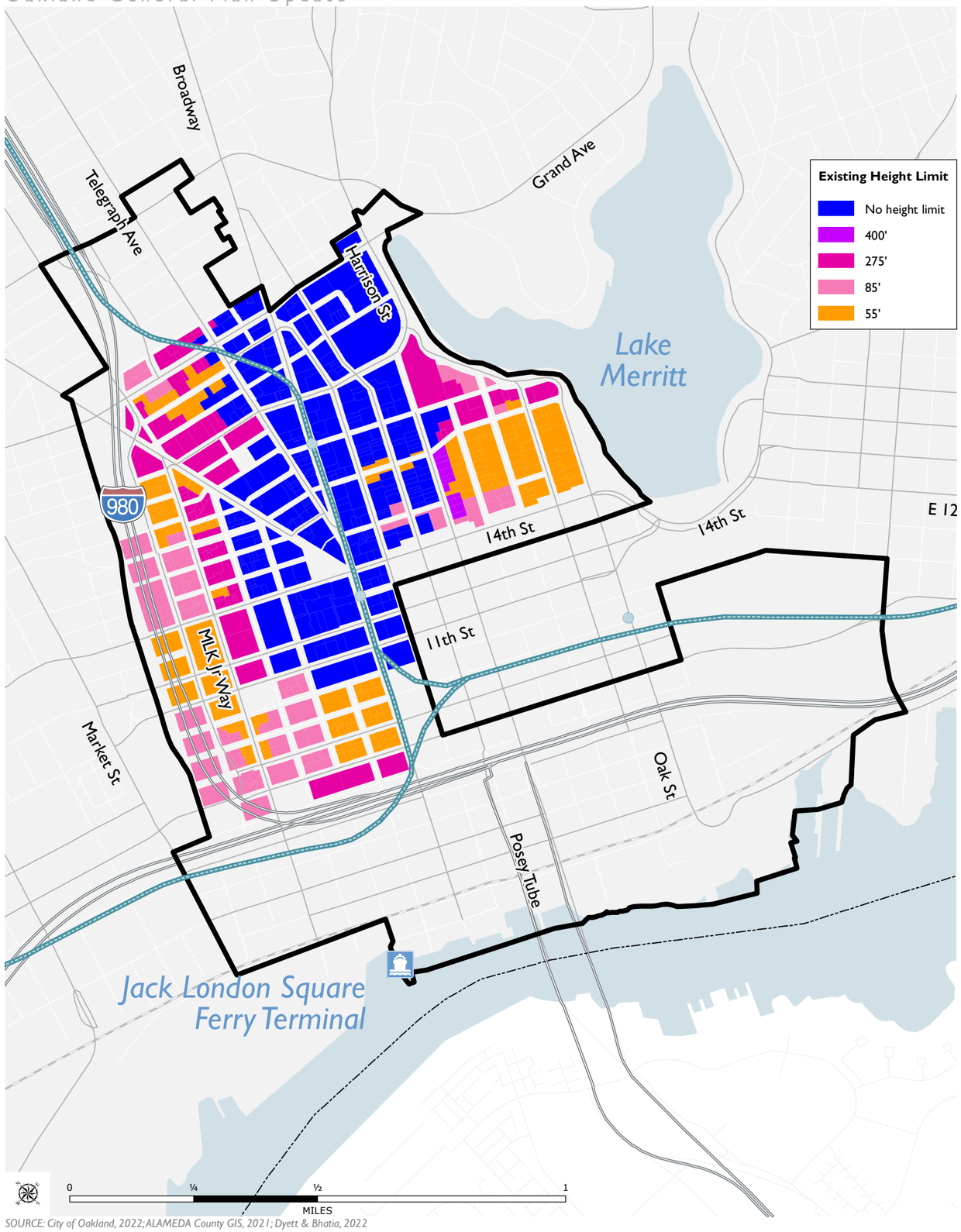
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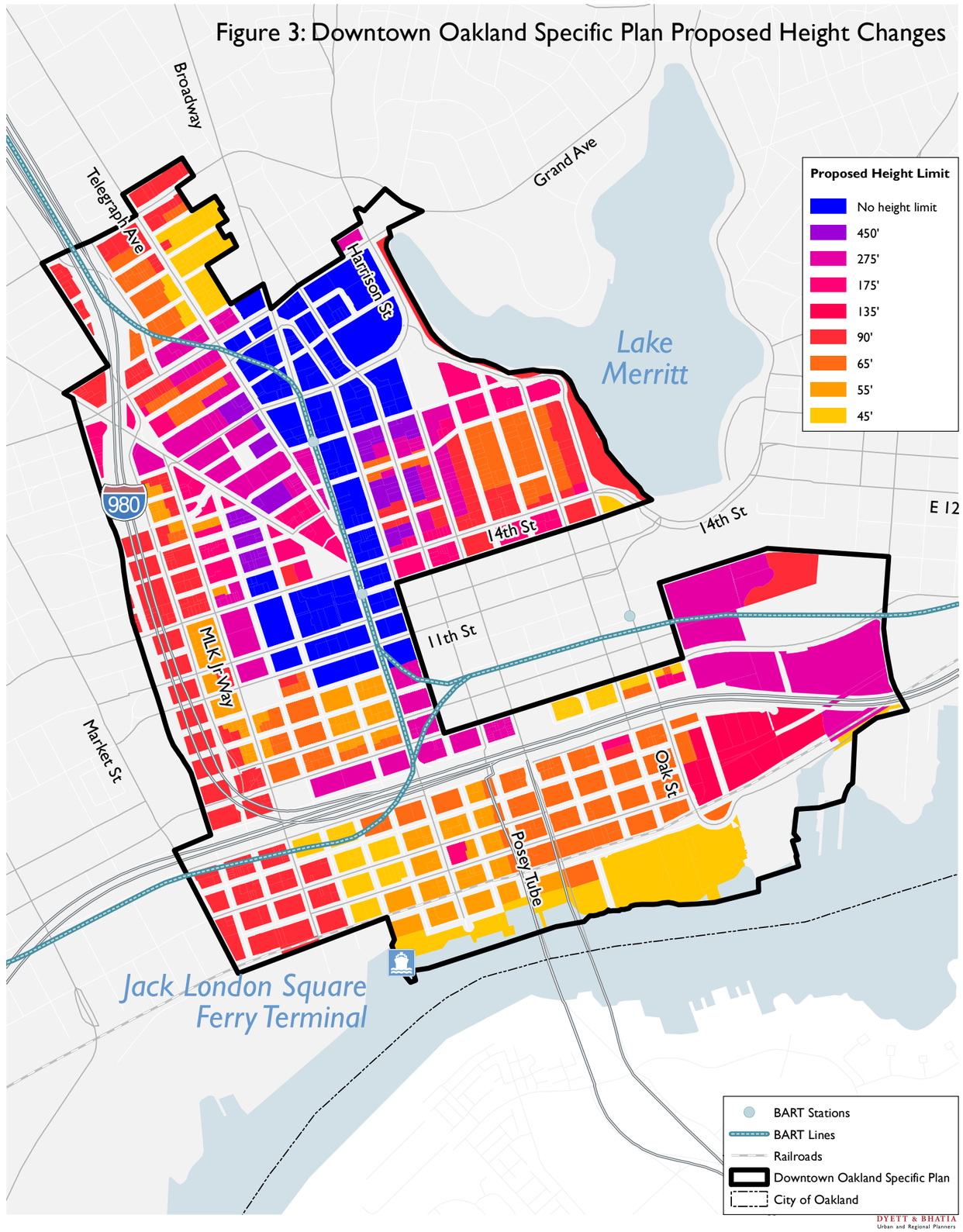
Figure 2: Existing and Proposed Corridor Heights



SOURCE: City of Oakland, 2022; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

Figure 3: Downtown Oakland Specific Plan Proposed Height Changes





SOURCE: City of Oakland, 2022; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

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Urban and Regional Planners

Summary of Preliminary Draft Affordable Housing Overlay Zone (AHO) Proposal

The City of Oakland (City) has completed a public hearing draft update to the 2023-2031 Housing Element as part of Phase 1 of the 2045 General Plan Update (GPU) process. As part of the Housing Element's Housing Action Plan, the City has identified several zoning reforms, including an Affordable Housing Overlay (AHO) Zone (see Action 3.3.5 in the Housing Action Plan).

The proposed AHO Zone is intended to create and preserve affordable housing restricted for extremely low, very low, low, and/or moderate-income households (as defined in California Health and Safety Code Sections 50093, 50105, and 50106). By-right approvals for 100% affordable housing projects will apply in the AHO Zone.

Generally, the AHO Zone would allow for a bonus height for eligible affordable housing projects, as well as relaxation of other listed development standards and an elimination of any maximum residential density standards.

The City would apply the AHO Zone (Shown in Figure 4) on top of existing Hillside Residential-4 (RH-4), Detached Unit Residential (RD), Mixed Housing Type Residential (RM), Urban Residential (RU), Housing and Business Mix Commercial (HBX), Central Estuary District (D-CE), Neighborhood Center Commercial (CN), Community Commercial (CC), Central Business District (CBD), Regional Commercial (CR), Transit-Oriented Development Commercial (S-15), Broadway Valdez District (D-BV), Lake Merritt District (D-LM), and Coliseum Area District (D-CO) zones. Property development standards for each zone are shown in Table 1.

The AHO zone would not be applied to these underlying zoning districts if they are in the designated very high fire hazard severity zone (VHFHSZ). The City is studying the potential for areas that might be appropriate to be included in the VHFHSZ based on further analysis that is currently being conducted from consultants, including evacuation scenarios. In no circumstances would the AHO Zone apply within the S-9 Fire Safety Protection Combining Zone.

Table 1: Base Zone and Property Development Standards in AHO

Zone	*Property Development Standards*
RH-4*, RD, RM, RU, HBX, D-CE	• Allow bonus height (of two additional stories) • Allow additional lot coverage of up to (70%) • Allow reduced rear setback (up to 10 feet.) • Allow unlimited density that fits within the allowed building envelope of new or existing structures • Additional height to allow a minimum of 65 feet is being studied for larger lots that could accommodate a 6-story affordable housing development. • Reduced open space requirements. • No minimum parking requirements.
CN, CC, CBD, CR, S-15, DB-V, D-LM, D-CO	• Allow bonus height (two - three additional stories) • Allow unlimited density that fits within the allowed building envelope of new or existing structures

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	• Additional height to allow a minimum of 65 feet is being studied for larger lots that could accommodate a 6-story affordable housing development. • Reduced open space requirements. • No minimum parking requirements.

*= RH-4 parcels that are not located in the Very High Fire Hazard Severity Zone.

EXEMPTIONS

The AHO zone would not apply in:

- Areas of the Very High Fire Hazard Severity Zone. Some parts of the Very High Fire Hazard Severity Zone may be included in the AHO zone, pending the result of further analysis on safety impacts. In no circumstances will the S-9 combining district be covered by the AHO.
- Parcels with Designated City, State, and Federal Historic Landmarks.

The AHO *height* addition would not apply in:

- Areas with established historical significance known as Areas of Primary Importance (API), if the site currently contains a structure that contributes to the Area of Primary Importance. This shall only apply to APIs that are currently designated.
  - Projects in these areas must meet certain design requirements and preserve structures that contribute to the Area of Primary Importance.

BY RIGHT APPROVAL

100 percent affordable projects proposed within the AHO zone would be subject to a ministerial approval process. A proposed project would not be subject to CEQA and would not be appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed-income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as potentially applying the overlay to select areas within the VHFHSZ . The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay.

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Table 2: Existing Heights vs. Proposed AHO Height Changes

Zoning District[1]	*Maximum Building Heights*		
	Existing Heights	*Proposed Height Changes as part of Missing Middle Zoning Changes*	*Proposed Height Changes as part of AHO*[2]
RH-4	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	(Same - No Change)	Max. Wall Ht.: 45 ft. Max. Roof Ht.: 50 ft.
RD-1	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 50 ft. Max. Roof Ht.: 55 ft.
RD-2	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 50 ft. Max. Roof Ht.: 55 ft.
RM-1	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-2	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 25 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-3	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 30 ft. Max. Roof Ht.: 30 ft.	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RM-4	For All Lots with a Footprint Slope of ≤20%: Max. Wall Ht.: 35 ft. Max. Roof Ht.: 35 ft.	(Same - No Change)	Max. Wall Ht.: 55 ft. Max. Roof Ht.: 55 ft.
RU-1	40 ft.	45 ft.	65 ft.
RU-2	50 ft.	55 ft.	75 ft.
RU-3	65 ft.	65 ft.	85 ft.

1. Zones: RH-4 Hillside Residential Zone, RD-1 and RD-2 Detached Unit Residential Zones, RM-1 Mixed Housing Type Residential Zone with a footprint slope of <20%, RM-2, RM-3, and RM-4 Mixed Housing Type Residential Zones with a footprint slope of <20%, RU-1, RU-2, and RU-3 Urban Residential Zones and HBX-1 and HBX-2 Housing and Business Mix Commercial Zones
2. Note: Includes proposed new heights already in Preliminary "Missing Middle" Proposal. See: "Summary of Preliminary Missing Middle Proposal"

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Table 3: Existing vs. Proposed AHO Height Changes for HBX-1 to HBX-4 Housing and Business Mix Commercial Zones

Zoning District	*Maximum Building Heights*	
	Existing	*Proposed Height Changes as part of AHO*
HBX-1	35 ft.	55 ft.
HBX-2	45 ft.	65 ft.
HBX-3	55 ft.	75 ft.
HBX-4	55 ft.	75 ft.

Table 4: Existing vs. Proposed AHO Height Changes for RU-4 and RU-5 Urban Residential Zones

RU-4 and RU-5 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet	35 ft.	55 ft.
45 feet	45 ft.	65 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
120 feet	125 ft.	145 ft.

Table 5: Existing vs. Proposed AHO Height Changes for CN Neighborhood Commercial Zones

CN Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO –*
35 feet	35 ft.	55 ft.
35 feet*	35 ft*	55 ft.
45 feet	45 ft.	65 ft.
n/a	55 ft.	85 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
* See Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations		

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Table 6: Existing vs. Proposed AHO Height Changes for CC Community Commercial Zones

CC Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO –*
35 feet	35 ft.	55 ft.
45 feet	45 ft*	65 ft.
55 feet	55 ft.	85 ft.
60 feet	65 ft.	95 ft.
90 feet	95 ft.	115 ft.
1205 feet	125 ft.	145 ft.
150 feet	175 ft.	200 ft.

* See Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations

Table 7: Existing vs. Proposed AHO Height Changes for New CBD Central Business District Zones in the Downtown Specific Plan

Height Area - DOSP	*New Height Areas*	*Proposed Height Changes as part of AHO*
1	45 ft.	65 ft.
2	45 ft.	65 ft.
3	45 ft.	65 ft.
4	45 ft.	65 ft.
5	55 ft.	85 ft.
6	65 ft.	95 ft.
7	65 ft.	95 ft.
8	65 ft.	95 ft.
9	90 ft.	115 ft.
10	90 ft.	115 ft.
11	Residential not permitted	Residential not permitted
12	135 ft.	155 ft.
13	175 ft.	200 ft.
14	175 ft.	200 ft.
15	275 ft.	275 ft.
16	275 ft.	275 ft.
17	450 ft.	450 ft.
18	No height limit	No height limit

(see Figure 6, Summary of Preliminary Missing Middle Proposal for proposed DOSP height areas -1 through 18)

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Table 8: Existing vs. Proposed AHO Height Changes in the Downtown Specific Plan - Zoning Incentive Area

Height Area in DOSP - ZIP	*New Height Areas*	*Proposed Height Changes as part of AHO*
A	65 ft.	65 ft.
B	90 ft.	95 ft.
C	90 ft.	95 ft.
D	175 ft.	200 ft.
E	275 ft.	275 ft.
F	275 ft.	275 ft.
G	450 ft.	450 ft.
H	No height limit	No height limit
I	No height limit	No height limit

Table 9: Existing vs. Proposed AHO Height Changes in the CR-2 Regional Commercial Zones

CR-2 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet.	35 ft.	55 ft.
45 feet.	45 ft	65 ft.
60 feet.	65 ft.	95 ft.
90 feet.	95 ft.	115 ft.
120 feet.	125 ft.	145 ft.
160 feet.	175 ft.	200 ft.

(see Figure 3 - Summary of Preliminary Missing Middle Proposal for the Zoning Incentive Area)

Table 10: Existing vs. Proposed AHO Height Changes in the S-15 Transit-Oriented Development Commercial Zones

S-15 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
35 feet.	35 ft.	65 ft.
45 feet.	45 ft.	65 ft.
55 feet.	55 ft.	85 ft.
60 feet.	65 ft.	95 ft.
90 feet.	95 ft.	115 ft.
100 feet.	110 ft.	130 ft.
120 feet.	125 ft.	145 ft.
140 feet.	175 ft.	200 ft.
160 feet.	250 ft.	275 ft.

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Table 11: Existing vs. Proposed AHO Height Changes in the D-BV-2, D-BV-3, D-BV-4 Broadway Valdez District Commercial Zones

D-BV-2, D-BV-3, D-BV-4 Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
45 feet.	45 ft.	65 ft.
45 feet*.	45 ft.*	65 ft.
65 feet.	65 ft.	95 ft.
85 feet.	95 ft.	115 ft.
85/135 feet.	95/135 ft.	115/155 ft.
135 feet.	135 ft.	155 ft.
135/200 feet.	135/200 ft.	155/225 ft.
250 feet.	250 ft.	275 ft.
* See Table 17.101C.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations		

Table 12: Existing vs. Proposed AHO Height Changes in the D-LM Lake Merritt Station Area District Zones

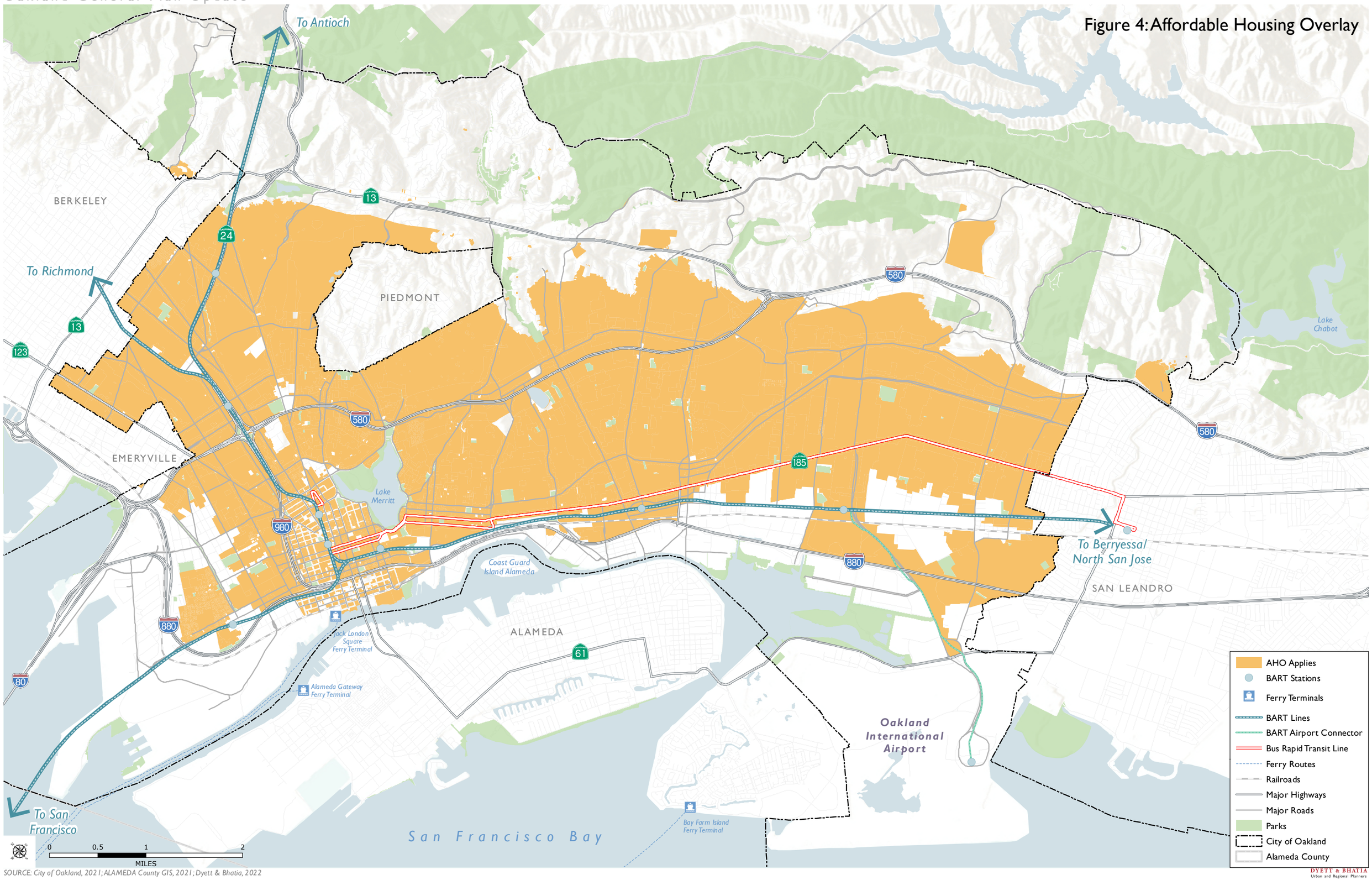
D-LM Height Areas Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
45 feet.	45 ft.	65 ft.
85 feet.	95 ft.	115 ft.
175 feet.	175 ft.	200 ft.
275 feet.	275 ft.	275 ft.

Table 13: Existing vs. Proposed AHO Height Changes in the D-CO-1, D-CO-2, and D-CO-4 Coliseum Area District Zones

D-CO-1, D-CO-2, D-CO-4 Height Areas - Existing	*Maximum Building Heights*	
	Proposed Height Changes with Zoning Changes	*Proposed Height Changes as part of AHO*
159 feet.	159 ft.	159 ft.
159 feet.	159 ft.	159 ft.
85 feet.	95 ft.	115 ft.

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Figure 4: Affordable Housing Overlay



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2022

Summary of Preliminary Draft Housing Sites Overlay Zone Proposal

As part of the Housing Element's Housing Action Plan, the City has identified several zoning reforms.

For Action 3.4.10 the City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) that build 20 percent or more of the units as affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. This could include by-right approval and/or other incentives to be further evaluated. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle) will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay.

The proposed Housing Sites Overlay Zone is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to the Housing Element.

APPLICATION OF THE HOUSING SITE OVERLAY ZONE

The Housing Site Overlay zone would apply to all housing sites identified in the Housing Sites Inventory in the Housing Element (See Housing Sites Inventory Map, Figure C-1 and Table C-26 in Appendix C).

Requirements

A minimum percentage of housing must be built on the site, with some allowance for limited non-residential on the site, such as the ground floor.

Incentives

Under a by right approval process, as per State requirements, any projects providing at least 20% affordable housing units proposed within the Housing Opportunity Sites Overlay Zone would be subject to a ministerial approval process. A proposed project would not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Opportunity Overlay Zone and meets the objective zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. This will also provide an incentive for mixed income buildings to be built on these designated opportunity sites.

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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September 28, 2022

Christina Mun, Interim Director
Housing & Community Development Department
City of Oakland
250 Frank H. Ogawa Plaza
Oakland, CA 94612

Dear Christina Mun:

RE: City of Oakland's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Oakland's (City) draft housing element update received for review on June 29, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on August 12, 2022 with Audrey Lieberworth, Acting Planner III, Lakshmi Rajagopalan, Principal Planner, Michael Branson, Deputy City Attorney, Laura Kaminski, Strategic Planning Manager and William Gilchrist, Planning Director, as well as your consultants, Rajeev Bhatia, Alison Moore, and Mayu Tanaka. In addition, HCD considered comments from several stakeholders and members of the community, pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to accommodate the regional housing needs allocation, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c),paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication of Audrey Lieberworth, Acting Planner III, Lakshmi Rajagopalan, Principal Planner, Michael Branson, Deputy City Attorney, Laura Kaminski, Strategic Planning Manager and William Gilchrist, Planning Director, as well as your consultants, Rajeev Bhatia, Alison Moore, and Mayu Tanaka in preparation of the City's housing element. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at shawn.danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
CITY OF OAKLAND

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Local Data and Knowledge: While the element incorporates some analysis based on local data and knowledge, the element should review and incorporate public comments into the assessment of fair housing.

   Racially Concentrated Areas of Affluence (RCAAs): The element should analyze RCAA. The analysis should evaluate pattern and trends at a local level (comparing areas within the City) and regional level (comparing the City to the region). Based on the analysis, the City should consider additional actions (not limited to the regional housing need allocation (RHNA)) to promote housing mobility and improve new housing opportunities throughout the City.

   Regional Analysis: The element generally describes local patterns and trends with regards to disproportionate housing needs but must also analyze Oakland relative to the rest of the region regarding disproportionate housing needs, including displacement risks.

   Affirmatively Furthering Fair Housing (AFFH) and Identified Sites: While the element provides some analysis of the sites in its inventory with regards to AFFH, it should analyze the lack of units in several higher opportunity areas (p. C-84), including but not limited to Rockridge (labeled North Oakland / Adams Point) and the area surrounding the Rockridge Bay Area Rapid Transit (BART) station. A complete analysis should fully assess how the site inventory is expected to improve and/or exacerbate fair housing conditions. This analysis should address the location, number of units by income group, magnitude of the impact and any isolation of the RHNA and could consider topics such as existing or proposed anti-displacement policies and place-based investments, and how such strategies will improve fair housing conditions when paired with the identified sites. Based on the outcomes of this analysis, the element should add or modify programs.

Goals and Actions: While the element provides additional analysis and identifies contributing factors to fair housing issues, it does not include sufficient action to overcome patterns of segregation and foster inclusive communities. As a result, programs must be added as appropriate to sufficiently respond to contributing factors to fair housing issues. In addition, all actions related to AFFH must contain specific commitment, timing, geographic targeting and metrics or numerical targets.

The element may, for example, as discussed on the August 11, 2022 call, revise Program 3.5.3 to make a firm commitment for removing design review requirements and establishing development standards for missing middle housing types. The element may also, for example, revise Action 3.5.3 to establish a social housing pilot program. Additionally, the element should commit to assessing and revising programs through a mid-cycle review. Please see HCD's AFFH memo for more information: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

   Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)

   Extremely Low-Income Households (ELI): While the element includes some information on ELI households relative to race, it should also evaluate tenure, overpayment, resources and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

   Housing Conditions: The element provides some information on age of the housing stock. However, it must estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable organizations. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

   Persons Experiencing Homelessness: The element provides analysis of persons experiencing homelessness. However, given the magnitude of the need, the City should evaluate resources and strategies, gaps in addressing needs and formulate appropriate strategies to address the unmet need. For example, the element could identify and

evaluate capacity for emergency shelters, permanent supportive housing and other housing or shelter types relative to needs and address unmet needs through program actions.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Parcel Listing: The element must include a parcel listing or sites inventory intended to accommodate the regional housing need allocation (RHNA). The sites inventory should list parcels by assessor parcel number, size, general plan designation, zoning, existing use, realistic residential capacity and anticipated affordability. The description of existing uses should be sufficiently detailed to facilitate an analysis of the potential for additional development and may utilize indicators of potential such as age of structure, existing versus allowable floor area and improvement to land value. If a site is owned by a city or county, the description must include whether there are any plans to dispose of the property.

   Pipeline and Potential Development Projects: While the element may utilize pipeline and potential development projects toward the RHNA, it must also demonstrate their affordability and availability in the planning period. Affordability must be demonstrated based on actual sales price, rent level or other mechanisms ensuring affordability (e.g., deed restrictions). Availability should account for the likelihood of project completion in the planning period and should address the status, necessary steps to issue permits, any barriers to development and other relevant factors. Given the element's reliance on pipeline projects, the element must include programs with actions that commit to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve remaining entitlements, supporting funding applications, expediating approvals and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

   Realistic Capacity: While the element lists realistic residential capacity assumptions by various zoning districts (Table C-11), it should provide supporting information for these assumptions based on recent development history, including affordability. In addition, this calculation should also account for the likelihood of 100 percent non-residential development. The element lists recent trends for residential development in non-residential zones but should also consider the development activity of 100 percent non-residential uses. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

   Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element mentions underutilized

sites were identified based on assessed value (AV) and floor area (FAR) ratios, it must support the validity of these assumption in demonstrating the potential for redevelopment. For example, the element could utilize recent development activity. In addition, the element should consider additional factors such as building age, structural conditions, expressed interest in residential development and reflect those values in the sites inventory. Finally, the element should account for the extent existing uses impede additional residential development including market demand for the existing use and existing leases or contracts that would perpetuate the existing use or prevent additional residential development. For example, based on comments received, the City should also address the crediting of a site at 288 9th Avenue, where public comments reported a recently completed nonresidential project being credited for 254 units.

In addition, HCD notes the element currently does not rely on nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. If future versions of the housing element rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

City-Owned Sites: The element briefly describes its strategy to use City-Owned sites to accommodate a portion of the RHNA for lower income households (p. C-77). However, the element should identify which sites specifically are owned by the City and include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City-owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance. The element should also update its Actions (3.3.1 and 3.3.4, for example) to describe a schedule of actions and, as described on the August 11, 2022 call, the timeline for completion of an Environmental Impact Report for these sites.

Alternative Adequate Sites: The sites inventory uses the adequate sites alternative to credit 82 units across two assisted housing sites that were acquired by the City to preserve affordability (p. C-27). However, the analysis must confirm compliance with all relevant requirements pursuant to Government Code 65583.1. This analysis may utilize HCD Alternate Adequate Sites checklist available at https://www.hcd.ca.gov/adequate-sites-alternative.

Zoning for a Variety of Housing Types:

- *Emergency Shelters*: The element mentions emergency shelters are permitted in various areas throughout the City. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities. In addition, the analysis should address proximity to transportation and services and any conditions inappropriate for human habitability.

- *Permanent Supportive Housing*: Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs if necessary.
- *Employee Housing*: The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- *Small Units*: Pursuant to public comments received, the City should consider a variety of naturally affordable housing types as part of its strategy, including efficiency units, cohousing units, and any units tied to a social housing programs and pilots. The element may also, for example, consider limited equity condominiums, pursuant to public comments.
- *Single Room Occupancies (SRO)*: The element describes the zones in which SROs are currently permitted. However, given the success of SROs in providing housing for Extremely Low Income (ELI) households, the element should also describe how it will encourage SRO development.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: The element identifies many land use controls as potential constraints on a variety of housing types. However, the analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to Floor Area Ratios, open space requirements, setbacks, and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

   Processing and Permit Procedures: The element lists design review criteria (p. F-57), however, it should also evaluate those criteria for impacts on cost, timing and especially approval certainty. For example, one finding is the project will “enhance desirable neighborhood characteristics”. The element should explain how that finding is applied and met, whether there are any impacts on cost, timing and approval certainty and add or modify programs to address any identified constraints.

   Housing for Persons with Disabilities: The element describes its approval procedures for group homes for seven or more persons (p. 592), including limitations or approval criteria. However, the element should analyze these approval criteria as constraints on

approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   A large share of the programs lists implementation timelines as "ongoing." While this may be appropriate for some programs, programs with specific implementation actions must include completion dates resulting in beneficial impacts within the planning period. Programs that should be modified to add discrete timing include (but are not limited to) 1.1.3 (Strengthen Ellis Act Ordinance), 1.1.5 (Provide eviction defense and implement a right to counseling), 1.1.6 (Expand rent control in a limited manner to maintain affordability), 1.1.9 (Continue and expand the Tenant Protection Ordinance), 1.1.10 (Enforce the tenant right to return), 2.1.1 (Support home rehabilitation programs), 2.1.6 (Explore funding to improve indoor air quality), 2.2.5 (Extend local replacement unit provisions), 3.2.5 (Reduce constraints to the development of ADUs), 3.3.2 (Expansion of Section 8 vouchers), 3.3.3 (City of Oakland Rental Assistance Program), 3.3.4 (Develop permanent housing affordable to extremely-low income households on public land), 3.3.9 (Adjusting or waiving City fees and payment timing for affordable housing developments), 3.3.12 (Continue the Acquisition and Conversion to Affordable Housing Program), 3.3.13 (Expand availability of predevelopment funding and low-cost debt products for affordable housing development), 3.3.14 (Evaluate the creation of a leveraged acquisition fund or debt equity fund for small sites to support housing acquisition), 3.3.17 (Support low-income grassroots and BIPOC affordable housing developers), 3.7.1 (Incentivize development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs), 3.7.4 (Implement the sponsor-based Housing Assistance Program), 3.7.5 (Encourage a range of unit sizes including housing that matches a local household needs and family sizes), 3.8.1 (Continue to implement the Vacant Property Tax), 4.1.4 (Provide needed support and income to people who have been homeless), 4.2.4 (Increase oversight of homelessness strategies, investments and encampment operations with Homelessness Advisory Commission), 4.3.1 (Finance Construction and Maintenance of permanent supportive housing and deeply affordable housing), 5.1.1 (Provide First time home ownership incentives), 5.2.4 (Secure funding from AHSC Program), and 5.2.7 (Encourage new affordable housing in higher resource neighborhoods).

Additionally, several programs and actions have timelines that should be moved earlier in the planning period to ensure a beneficial impact. Examples include Programs 3.3.10 (Enhanced Infrastructure Financing District) and 3.5.2 (Support Housing Cooperatives).

Additionally, programs must have specific commitment to clear outcomes or deliverables. Several programs include actions with no description of how those actions will be implemented (e.g., “support”, “study”, “explore”, “evaluate”, etc.,). For example, Program 3.5.2 states that the City will "support housing cooperatives, co-living, and cohousing models". However, it does not state when and how their housing types will be available. Programs should be amended, as appropriate to include specific commitment. Examples include Programs 1.1.5 (Eviction Defense), 1.1.10 (Tenant Right to Return), 1.1.13 (Preventing Displacement / Homelessness), 3.3.15 (Citywide Density Bonus Expansion), 3.3.16 (Consider revising Real Estate Transfer Tax), 3.4.3 (Revising Parking Standards), 3.4.4 (Revising Open Space Requirements) and 5.2.9 (Accountability Measures for Housing Programs).

Based on public comments received, the City should also consider revising Action 2.2.5 to develop procedures that find and support displaced tenants after demolitions, as well as ensuring that projects pursuing SB-330 protections have sufficient replacement units for tenants at risk of displacement.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

   As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that

analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Programs to AFFH should go beyond status quo actions, include specific commitment, timing, geographic targeting and metrics or numerical targets and should generally address housing mobility, encourage new housing choices in higher resource areas, improve place-based strategies toward community revitalization and protect existing residents from displacement.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)*

   Program 2.2.2 (Preserve Affordable Housing) should be revised with specific commitment to comply with noticing requirements, coordinate with qualified entities, assist with funding or support funding applicants and provide education and support to tenants.

6. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

   Program 3.2.4 (Incentives for Accessory Dwelling Units (ADU)) should commit to should monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction, rehabilitation and conservation by income group, it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

The City made extensive efforts to reach the public, including hosting events and requesting input on suitable sites. Nonetheless, several comments questioned the lack of units in North Oakland, specifically around the Rockridge BART station, as concerns around why several eligible parcels were excluded from the inventory, and these issues must be addressed.

The City should also commit to revising Action 3.7.5 to studying second egress requirements. It can also discuss prioritizing cohousing opportunities, reducing lot size minimums in some zones to 3,000 square feet, finding suitable parcels for housing in the Dimond District, developing preapproved missing middle housing types in high opportunity areas, developing programs to address indoor air quality, analyze the cost reductions expected from removing parking minimums, analyze how the placement of historic districts relate AFFH and establish firmer commitments around the development of live/work units.

APPENDIX K: City of Oakland Responses to State HCD Findings Letter

The City of Oakland submitted the initial draft Housing Element for review to the California Department of Housing and Community Development (State HCD) on June 30, 2022. Staff received findings letter from State HCD on September 28, 2022. The following provides a brief summary of the changes and where they were made in the revised draft.

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Local Data and Knowledge: While the element incorporates some analysis based on local data and knowledge, the element should review and incorporate public comments into the assessment of fair housing.

   - The revised draft incorporates public comments from Deeply Rooted and East Bay Housing Organizations (EBHO) to include additional information on historic context of discriminatory housing actions, the legacy of exclusionary zoning as a significant housing constraints and barrier to affirmatively furthering fair housing, and the negative impacts of California's Costa Hawkins Law, 1990's tech boom and Mayor Brown's 10k market rate housing plan to make Oakland attractive for SF tech workers. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11).

   - The Housing Element also includes a new Appendix L, which details how substantive comments from each comment letter was specifically addressed.

Racially Concentrated Areas of Affluence (RCAAs): The element should analyze RCAA. The analysis should evaluate pattern and trends at a local level (comparing areas within the City) and regional level (comparing the City to the region). Based on the analysis, the City should consider additional actions (not limited to the regional housing need allocation (RHNA)) to promote housing mobility and improve new housing opportunities throughout the City.

- The revised draft of Appendix D: Assessment of Fair Housing include a local and regional analysis of RCAAs in section D.3 pages D-34 and D-35. An analysis of how the Sites Inventory improves integration of lower and moderate income households is available in Table D-11 on page D-72. Table D-9 on page D-74 identifies additional actions to address issues of segregation and, disproportionate housing needs, and access to opportunity.

Regional Analysis: The element generally describes local patterns and trends with regards to disproportionate housing needs but must also analyze Oakland relative to the rest of the region regarding disproportionate housing needs, including displacement risks.

- Section D.5 of Appendix D, Disproportionate Housing Needs and Displacement Risks, now includes additional regional assessment on the following pages:
- Cost burden: p. D-54
- Overcrowding: p. D-58
  Displacement Risk: p. D-61

Affirmatively Furthering Fair Housing (AFFH) and Identified Sites: While the element provides some analysis of the sites in its inventory with regards to AFFH, it should analyze the lack of units in several higher opportunity areas (p. C-84), including but not limited to Rockridge (labeled North Oakland / Adams Point) and the area surrounding the Rockridge Bay Area Rapid Transit (BART) station. A complete analysis should fully assess how the site inventory is expected to improve and/or exacerbate fair housing conditions. This analysis should address the location, number of units by income group, magnitude of the impact and any isolation of the RHNA and could consider topics such as existing or proposed anti-displacement policies and place-based investments, and how such strategies will improve fair housing conditions when paired with the identified sites. Based on the outcomes of this analysis, the element should add or modify programs.

- Appendix D, tables D-10 through D-11, address how the sites inventory furthers lower and moderate income housing in higher resource communities.
- Additional sites in Rockridge have been added to the Sites Inventory, adding an additional 973 units of housing in this area.
- Chapter 3 section 3.3 includes analysis of affirmative efforts to locate affordable housing in high-resource areas like Rockridge. In the revised draft, additional sites have been added to the Rockridge area, summarized in Appendix C. In response to this comment, an additional action, 5.2.9 (in tandem with 5.2.8) has been added to the Housing Action Plan to prioritize improvements that target geographies and needs of low- resourced and disproportionately burdened communities, including

through actions related to parks and facilities, access to transit, and other place-based strategies. Action 3.4.1 has also been revised to further enhance strategies to improve fair housing conditions in high-resource neighborhoods.

- Other actions that support fair housing and integration include Action 3.3.5, which creates an Affordable Housing Overlay; Action 3.3.7, which would study targeted implementation of an inclusionary requirement in higher-resource neighborhoods; Action 3.4.1, which revises development standards and increases height/densities in resource-rich areas such as Rockridge; among others.

Goals and Actions: While the element provides additional analysis and identifies contributing factors to fair housing issues, it does not include sufficient action to overcome patterns of segregation and foster inclusive communities. As a result, programs must be added as appropriate to sufficiently respond to contributing factors to fair housing issues. In addition, all actions related to AFFH must contain specific commitment, timing, geographic targeting and metrics or numerical targets

The element may, for example, as discussed on the August 11, 2022 call, revise Program 3.5.3 to make a firm commitment for removing design review requirements and establishing development standards for missing middle housing types. The element may also, for example, revise Action 3.5.3 to establish a social housing pilot program. Additionally, the element should commit to assessing and revising programs through a mid-cycle review. Please see HCD's AFFH memo for more information: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23.

- The revised draft includes numerous additional and revised programs in Chapter 4: Housing Action Plan, such as actions 5.2.9 through 5.2.11 under Goal 5 (Promote Neighborhood Stability and Health). Actions have been revised to ensure that they contain specific commitment, timing, geographic targeting and metrics or numerical targets. The revised draft considers the suggestion to revise Action 3.5.3 to establish a social housing pilot program, but the City does not currently have the capacity to implement such a program.
- *The revised draft includes a firm commitment to amend the Planning Code design review procedure to allow for streamlined ministerial approval. See Actions 3.4.3 and Action 3.4.8.*

Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of

households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)

Extremely Low-Income Households (ELI): While the element includes some information on ELI households relative to race, it should also evaluate tenure, overpayment, resources and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

- Appendix B Section B.6 includes a detailed evaluation of housing tenure through analysis of a number of factors, including race, income level, housing type. overpayment for ELI households. Overpayment, or cost-burden, is also examined in section B.6 with analysis detailing overpayment by income and tenure (p.B-41). The revised appendix includes an additional discussion of resources and programs coordinated by the City to support ELI households in Section B.5 (p.B-15). The added text clarifies specific policies and actions provided in the Housing Action Plan intended to provide permanent affordable housing to ELI households.

Housing Conditions: The element provides some information on age of the housing stock. However, it must estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable organizations. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

- The revised draft includes additional information from Oakland's Code Enforcement estimating the number of units in need of rehabilitation and replacement in Appendix B section B.6 (p.B-44).

Persons Experiencing Homelessness: The element provides analysis of persons experiencing homelessness. However, given the magnitude of the need, the City should evaluate resources and strategies, gaps in addressing needs and formulate appropriate strategies to address the unmet need. For example, the element could identify and evaluate capacity for emergency shelters, permanent supportive housing and other housing or shelter types relative to needs and address unmet needs through program actions

- In addition to the discussion of Oakland's five-year plan to address homelessness in section B.5 of Appendix B (p.B-29), text was added to section clarify additional programs the City is participating in to support persons experiencing homelessness (p.B-16). For example, the City participates in countywide efforts under the EveryOne Home Plan. The additional text also describes specific polices and actions intended to help provide permanent housing for extremely low-income households through state and federal funding.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the*

planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

Parcel Listing: The element must include a parcel listing or sites inventory intended to accommodate the regional housing need allocation (RHNA). The sites inventory should list parcels by assessor parcel number, size, general plan designation, zoning, existing use, realistic residential capacity and anticipated affordability. The description of existing uses should be sufficiently detailed to facilitate an analysis of the potential for additional development and may utilize indicators of potential such as age of structure, existing versus allowable floor area and improvement to land value. If a site is owned by a city or county, the description must include whether there are any plans to dispose of the property.

- Table C-26 of Appendix C has been updated to reflect the requested information and is organized according to the specifications identified in this comment (p.C-112).

Pipeline and Potential Development Projects: While the element may utilize pipeline and potential development projects toward the RHNA, it must also demonstrate their affordability and availability in the planning period. Affordability must be demonstrated based on actual sales price, rent level or other mechanisms ensuring affordability (e.g., deed restrictions). Availability should account for the likelihood of project completion in the planning period and should address the status, necessary steps to issue permits, any barriers to development and other relevant factors. Given the element's reliance on pipeline projects, the element must include programs with actions that commit to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve remaining entitlements, supporting funding applications, expediating approvals and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

- Section C.2 of Appendix C includes a discussion of pipeline project affordability. The revised draft includes additional information clarifying the future availability of pipeline projects, defines affordability mechanisms for projects with lower and moderate-income units, and expands upon the City's permitting and approval process as it relates to the determination of availability. Additional text is incorporated in this section of the revised draft describing specific actions in the Housing Action plan relating to development and monitoring approvals of pipeline projects (p. C-10). Table C-5a and C-5b has also been updated to reflect the affordability mechanism for each pipeline project. Over a period of 8 years, 98.6 percent of projects with approved planning permits were completed. For potential projects, a capacity modifier of 0.9 is applied to the total overall. Additional language has also been added regarding the streamlining and permitting process for Potential Development projects, including a number of additional actions to support the development of potential projects.

Realistic Capacity: While the element lists realistic residential capacity assumptions by various zoning districts (Table C-11), it should provide supporting information for these assumptions based on recent development history, including affordability. In addition,

this calculation should also account for the likelihood of 100 percent non-residential development. The element lists recent trends for residential development in non-residential zones but should also consider the development activity of 100 percent non-residential uses. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

- Sites inventory tables C-3, 4a and 4b, and 5 provide more information about realistic development capacity, including in commercial areas. In addition to these pipeline projects, many of which include actual densities over 100 percent the permitted densities, an exhibit of completed projects, maximum capacity, and realistic capacity information has also been added to support density assumptions. (p.C-32). This section clarifies that all future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use, and will not allow a 100% non-residential use in this overlay. Additionally, Table C-12b, Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021, shows examples of where completed and approved projects have changed from nonresidential to residential zones.

Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element mentions underutilized sites were identified based on assessed value (AV) and floor area (FAR) ratios, it must support the validity of these assumption in demonstrating the potential for redevelopment. For example, the element could utilize recent development activity. In addition, the element should consider additional factors such as building age, structural conditions, expressed interest in residential development and reflect those values in the sites inventory. Finally, the element should account for the extent existing uses impede additional residential development including market demand for the existing use and existing leases or contracts that would perpetuate the existing use or prevent additional residential development. For example, based on comments received, the City should also address the crediting of a site at 288 9th Avenue, where public comments reported a recently completed nonresidential project being credited for 254 units.

In addition, HCD notes the element currently does not rely on nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. If future versions of the housing element rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

- The sites inventory provides a parcel-by-parcel assessment and justification for nonvacant opportunity sites in Table C-16. A majority of these parcels have

property owner interest or are City-owned surplus sites. The supplemented pipeline tables (C-4 and C-6) also provide evidence that projects have developed on nonvacant uses. Additionally, Table C-12b, Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021, shows examples of where completed and approved projects have changed from nonresidential to residential zones and includes their AV ratio and FAR when provided. In many cases, actual densities are greater than permitted densities, even when AV ratios and FAR is higher than capacity modifiers as described in Table C-13.

City-Owned Sites: The element briefly describes its strategy to use City-Owned sites to accommodate a portion of the RHNA for lower income households (p. C-77). However, the element should identify which sites specifically are owned by the City and include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City- owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance. The element should also update its Actions (3.3.1 and 3.3.4, for example) to describe a schedule of actions and, as described on the August 11, 2022 call, the timeline for completion of an Environmental Impact Report for these sites.

- The revised draft includes an updated Table C16-b to identify the specific sites owned by the city in Appendix C, section C.3. In response to the comment, Actions 3.3.1 and 3.3.4 in the Housing Action plan have been updated to clarify the schedule of actions and timeline for the completion of zoning and environmental review for these sites (p.32 and p.35).

Alternative Adequate Sites: The sites inventory uses the adequate sites alternative to credit 82 units across two assisted housing sites that were acquired by the City to preserve affordability (p. C-27). However, the analysis must confirm compliance with all relevant requirements pursuant to Government Code 65583.1. This analysis may utilize HCD Alternate Adequate Sites checklist available at https://www.hcd.ca.gov/adequate-sites-alternative.

- The revised draft of Appendix C includes updated language related to alternative adequate site compliance on p.C-26. The revised draft also includes an additional table, Table C-9b on p.C-31 summarizing Adequate Alternative Requirements to ensure compliance to relevant requirements.

Zoning for a Variety of Housing Types:
Emergency Shelters: The element mentions emergency shelters are permitted in various areas throughout the City. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities. In addition, the analysis should address proximity to transportation and services and any conditions inappropriate for human habitability.

- In response to the comment, Action 4.3.6 has been added to the Housing Action Plan to expand opportunities for the permitting of Emergency Shelters. This

action clarifies that the City plans to revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide. Appendix F has been revised to include a detailed analysis of currently designated areas for by right approval of emergency shelters, including information regarding available acreage, typical parcel sizes, presence of reuse opportunities, proximity to transportation and services and potential conditions inappropriate for human habitability (p.F-53-F-55).

Permanent Supportive Housing: Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs if necessary.

- Appendix F reflects other constraints related to supportive housing, including residential care facilities and emergency shelters (F-52-F-55). The Housing Action Plan has been updated to include revised language in Action 4.3.3. The changes made indicate that the City will amend the Planning Code to remove regulatory restraints to the development of transitional and supportive housing. The revised action clarifies that the City will codify the by right requirements of Government Code section 65651 into the Oakland Planning code and modify the basic application to identify streamlining opportunities (p.75).

Employee Housing: The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

- The revised draft of the Housing Action Plan has been updated to include the addition of Action 3.7.7 (Amend Planning Code to comply with the Employee Housing Act) (p.63). Additional language has also been added to Appendix F further clarifying the element's compliance with the Employee Housing act (p. F-59).

Small Units: Pursuant to public comments received, the City should consider a variety of naturally affordable housing types as part of its strategy, including efficiency units, cohousing units, and any units tied to a social housing programs and pilots. The element may also, for example, consider limited equity condominiums, pursuant to public comments.

- The Housing Action Plan highlights recent efforts the City has made to encourage a variety of naturally affordable housing types, such as Oakland's 2018 residential Hotels Ordinance, the "Nook" microunit project in 2016, and the completion of the co-housing project Phoenix Commons in 2016 (p.24). Additional language was added to Policy 3.5 (Explore Innovative and Alternative Housing Models) elaborating on the City's participation in Acquisition to Affordable Housing Programs (ACAH) intended to allocate funding for

community land trusts and limited equity housing cooperatives. Action 3.5.2 includes updated language clarifying the City's participation in Acquisition and Conversion to Affordable Housing programs to support community land trusts and cooperatives (p.55). Language was also updated in Action 3.7.6 (Expand areas where rooming and efficiency units are permitted by right) to further support the development of a variety of naturally affordable housing types(p.62)

Single Room Occupancies (SRO): The element describes the zones in which SROs are currently permitted. However, given the success of SROs in providing housing for Extremely Low Income (ELI) households, the element should also describe how it will encourage SRO development.

- The revised Housing Action Plan includes several actions intended to strengthen and support SRO developments. Action 3.3.5 (Implement affordable housing overlay) will allow SRO's and Rooming houses by right in areas subject to the prospective affordable housing overlay (p.36). Action 2.2.3 limits demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units and strengthens protections for residential hotels (p.19). The City plans to further encourage SRO development through Action 2.2.7: provide additional subsidy for residential hotels (p.21).

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: The element identifies many land use controls as potential constraints on a variety of housing types. However, the analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to Floor Area Ratios, open space requirements, setbacks, and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

   - The revised draft of Appendix F includes analysis of independent and cumulative impacts of land use controls on F-31. Additionally, the Housing Action Plan includes revisions of Action 3.4.8. (Implement objective design standards) in order to address constraints identified in Appendix F.

   Processing and Permit Procedures: The element lists design review criteria (p. F-57), however, it should also evaluate those criteria for impacts on cost, timing and especially approval certainty. For example, one finding is the project will "enhance desirable neighborhood characteristics". The element should explain how that finding is applied and met, whether there are any impacts on cost, timing and approval certainty and add or modify programs to address any identified constraints.

- Effects of design review on cost and timing are included on p. F-64.
- To address this comment regarding identified constraints resulting from the design review process, the revised draft includes the addition of Action 3.4.3 (Revise Conditional Use (CUP) requirements) as well as Action 3.4.8 (Implement objective design standards). Combined, these two actions will allow a streamlined design review process, intended to reduce costs, shorten timelines, and increase approval certainty.

Housing for Persons with Disabilities: The element describes its approval procedures for group homes for seven or more persons (p. 592), including limitations or approval criteria. However, the element should analyze these approval criteria as constraints on approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate.

- Appendix F expands discussion of residential care facilities constraints (p. F-51), including in commercial areas. To address potential constraints, the revised draft includes updated language in the Housing Action plan for Action 3.7.3 (Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs).

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   A large share of the programs lists implementation timelines as "ongoing." While this may be appropriate for some programs, programs with specific implementation actions must include completion dates resulting in beneficial impacts within the planning period. Programs that should be modified to add discrete timing include (but are not limited to) 1.1.3 (Strengthen Ellis Act Ordinance), 1.1.5 (Provide eviction defense and implement a right to counseling), 1.1.6 (Expand rent control in a limited manner to maintain affordability), 1.1.9 (Continue and expand the Tenant Protection Ordinance), 1.1.10 (Enforce the tenant right to return), 2.1.1 (Support home rehabilitation programs), 2.1.6 (Explore funding to improve indoor air quality), 2.2.5 (Extend local replacement unit provisions), 3.2.5 (Reduce constraints to the development of ADUs), 3.3.2 (Expansion of Section 8 vouchers), 3.3.3 (City of Oakland Rental Assistance Program), 3.3.4 (Develop permanent housing affordable to extremely-low income households on public land), 3.3.9 (Adjusting or waiving City fees and payment timing for affordable housing developments), 3.3.12 (Continue the Acquisition and Conversion to Affordable Housing Program), 3.3.13 (Expand availability of predevelopment funding and low-cost debt products for affordable housing development),

3.3.14 (Evaluate the creation of a leveraged acquisition fund or debt equity fund for small sites to support housing acquisition), 3.3.17 (Support low-income grassroots and BIPOC affordable housing developers), 3.7.1 (Incentivize development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs), 3.7.4 (Implement the sponsor-based Housing Assistance Program), 3.7.5 (Encourage a range of unit sizes including housing that matches a local household needs and family sizes), 3.8.1 (Continue to implement the Vacant Property Tax), 4.1.4 (Provide needed support and income to people who have been homeless), 4.2.4 (Increase oversight of homelessness strategies, investments and encampment operations with Homelessness Advisory Commission), 4.3.1 (Finance Construction and Maintenance of permanent supportive housing and deeply affordable housing), 5.1.1 (Provide First time home ownership incentives), 5.2.4 (Secure funding from AHSC Program), and 5.2.7 (Encourage new affordable housing in higher resource neighborhoods).

Additionally, several programs and actions have timelines that should be moved earlier in the planning period to ensure a beneficial impact. Examples include Programs 3.3.10 (Enhanced Infrastructure Financing District) and 3.5.2 (Support Housing Cooperatives).

Additionally, programs must have specific commitment to clear outcomes or deliverables. Several programs include actions with no description of how those actions will be implemented (e.g., “support”, “study”, “explore”, “evaluate”, etc.,). For example, Program 3.5.2 states that the City will "support housing cooperatives, co-living, and cohousing models". However, it does not state when and how their housing types will be available. Programs should be amended, as appropriate to include specific commitment. Examples include Programs 1.1.5 (Eviction Defense), 1.1.10 (Tenant Right to Return), 1.1.13 (Preventing Displacement / Homelessness), 3.3.15 (Citywide Density Bonus Expansion), 3.3.16 (Consider revising Real Estate Transfer Tax), 3.4.3 (Revising Parking Standards), 3.4.4 (Revising Open Space Requirements) and 5.2.9 (Accountability Measures for Housing Programs).

Based on public comments received, the City should also consider revising Action 2.2.5 to develop procedures that find and support displaced tenants after demolitions, as well as ensuring that projects pursuing SB-330 protections have sufficient replacement units for tenants at risk of displacement.

- The revised draft includes modifications clarifying discrete timing for actions in the Housing Action Plan for the following actions identified in the comment: 1.1.3 (Strengthen Ellis Act Ordinance), 1.1.5 (Provide eviction defense and implement a right to counseling), 1.1.6 (Expand rent control in a limited manner to maintain affordability), 1.1.9 (Continue and expand the Tenant Protection Ordinance), 1.1.10 (Enforce the tenant right to return), 2.1.1 (Support home rehabilitation programs), 2.1.6 (Explore funding to improve indoor air quality), 2.2.5 (Extend local replacement unit provisions), 3.2.5 (Reduce constraints to the development of ADUs), 3.3.2 (Expansion of Section 8 vouchers), 3.3.3 (City of Oakland Rental Assistance Program), 3.3.4 (Develop permanent housing affordable to extremely-low income households on public land), 3.3.9 (Adjusting or waiving City fees and payment timing for affordable housing developments), 3.3.12 (Continue the Acquisition and Conversion to Affordable Housing Program), 3.3.13 (Expand

availability of predevelopment funding and low-cost debt products for affordable housing development), 3.3.14 (Evaluate the creation of a leveraged acquisition fund or debt equity fund for small sites to support housing acquisition), 3.3.17 (Support low-income grassroots and BIPOC affordable housing developers), 3.7.1 (Incentivize development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs), 3.7.4 (Implement the sponsor-based Housing Assistance Program), 3.7.5 (Encourage a range of unit sizes including housing that matches a local household needs and family sizes), 3.8.1 (Continue to implement the Vacant Property Tax), 4.1.4 (Provide needed support and income to people who have been homeless), 4.2.4 (Increase oversight of homelessness strategies, investments and encampment operations with Homelessness Advisory Commission), 4.3.1 (Finance Construction and Maintenance of permanent supportive housing and deeply affordable housing), 5.1.1 (Provide First time home ownership incentives), 5.2.4 (Secure funding from AHSC Program), and 5.2.7 (Encourage new affordable housing in higher resource neighborhoods).

The timelines of programs 3.3.10 (Enhanced Infrastructure Financing District) and 3.5.2 (Support Housing Cooperatives) have been moved to earlier dates, as per the comment's suggestion. For programs lacking clear outcomes and deliverables in the Housing Action Plan, language and program structure has been revised to demonstrate clear outcomes and objectives. Action 2.2.5 (Extend local replacement unit provisions) has also been revised according to the comment's suggestions, with the addition of plans for the maintenance of a displaced tenant database to identify and support displaced tenants.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

   As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

   - In the revised draft, see Goal 3 of the Housing Action Plan for a number of additional actions added to encourage a variety of housing types. Some of these programs include but are not limited to: Action 3.2.1 (Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated

neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs), Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements), Action 3.5.1 (Support community land trusts and other shared equity models), Action 3.6.2. (Provide increased flexibility in development standards), Action 3.2.1 (Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs) in addition to many other programs in the Housing Action plan intended to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   - The revised draft of the Housing Action Plan includes a number of programs intended to alleviate governmental and nongovernmental constraints to maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. Numerous programs under Goal 3 (Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities) include revised language intendent to eliminate constraints, such as action 3.2.5 (Reduce constraints to the development of ADUs) or Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements). New programs have also been added to the revised draft to reduce constraints, such as Action 4.3.3 (Remove regulatory constraints to the development of transitional housing and supportive housing) and Action 3.4.10 (Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right).

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Programs to AFFH should go beyond status quo actions, include specific commitment, timing, geographic targeting and metrics or numerical targets and should generally address housing mobility, encourage new housing choices in higher resource

areas, improve place-based strategies toward community revitalization and protect existing residents from displacement.

- In the revised draft, many of the programs in the housing action plan have been significantly modified to include specific commitment, timing, geographic targeting and metrics.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)*

   Program 2.2.2 (Preserve Affordable Housing) should be revised with specific commitment to comply with noticing requirements, coordinate with qualified entities, assist with funding or support funding applicants and provide education and support to tenants.

   - Program 2.2.2 (Preserve Affordable Housing) has been revised with specific commitment to comply with noticing requirements, coordinate with qualified entities, assist with funding applicants and provide education and support to tenants.

6. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

   Program 3.2.4 (Incentives for Accessory Dwelling Units (ADU)) should commit to should monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

   - In response to the comment, an additional program in the Housing Action Plan has been added to the revised draft, Action 3.2.6. (Monitor Affordability of Permitted ADUs), to monitor permitted ADUs and affordability and also includes provisions for rezoning within a specified timeframe if assumptions are not realized.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction, rehabilitation and conservation by income group, it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.

- Quantified objectives for rehabilitation and conservation are included in Table 4-1 (p.91) of the Housing Action Plan, with minor adjustments and additional language incorporated into the table in the revised draft.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

The City made extensive efforts to reach the public, including hosting events and requesting input on suitable sites. Nonetheless, several comments questioned the lack of units in North Oakland, specifically around the Rockridge BART station, as concerns around why several eligible parcels were excluded from the inventory, and these issues must be addressed.

- The revised draft includes additional sites from the North Oakland Area in the site inventory in response to these comments and public input. Additionally, revisions have been made to Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements) to increase allowable heights and densities in areas near Rockridge BART. See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing and open up exclusionary neighborhoods such as Rockridge.

The City should also commit to revising Action 3.7.5 to studying second egress requirements. It can also discuss prioritizing cohousing opportunities, reducing lot size minimums in some zones to 3,000 square feet, finding suitable parcels for housing in the Dimond District, developing preapproved missing middle housing types in high opportunity areas, developing programs to address indoor air quality, analyze the cost reductions expected from removing parking minimums, analyze how the placement of historic districts relate AFFH and establish firmer commitments around the development of live/work units.

- In response to this comment, Action 3.5.5 (Study Feasibility of Single-Stair Residential Buildings) has been added to study second egress requirements.
- See Appendix J for missing middle proposal the includes reduction of lot size minimums and reduction of parking minimums.

APPENDIX K
CITY OF OAKLAND
Responses to State HCD Findings Letter

The City of Oakland submitted the initial draft Housing Element for review to the California Department of Housing and Community Development (State HCD) on June 30, 2022. Staff received findings letter from State HCD on September 28, 2022. The following provides a brief summary of the changes and where they were made in the revised draft.

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Local Data and Knowledge: While the element incorporates some analysis based on local data and knowledge, the element should review and incorporate public comments into the assessment of fair housing.

   - The revised draft incorporates public comments from Deeply Rooted and East Bay Housing Organizations (EBHO) to include additional information on historic context of discriminatory housing actions, the legacy of exclusionary zoning as a significant housing constraints and barrier to affirmatively furthering fair housing, and the negative impacts of California's Costa Hawkins Law, 1990's tech boom and Mayor Brown's 10k market rate housing plan to make Oakland attractive for SF tech workers. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11).

   - The Housing Element also includes a new Appendix L, which details how substantive comments from each comment letter was specifically addressed.

Racially Concentrated Areas of Affluence (RCAAs): The element should analyze RCAA. The analysis should evaluate pattern and trends at a local level (comparing areas within the City) and regional level (comparing the City to the region). Based on the analysis, the City should consider additional actions (not limited to the regional housing need allocation (RHNA)) to promote housing mobility and improve new housing opportunities throughout the City.

- The revised draft of Appendix D: Assessment of Fair Housing include a local and regional analysis of RCAAs in section D.3 pages D-34 and D-35. An analysis of how the Sites Inventory improves integration of lower and moderate income households is available in Table D-11 on page D-72. Table D-9 on page D-74 identifies additional actions to address issues of segregation and, disproportionate housing needs, and access to opportunity.

Regional Analysis: The element generally describes local patterns and trends with regards to disproportionate housing needs but must also analyze Oakland relative to the rest of the region regarding disproportionate housing needs, including displacement risks.

- Section D.5 of Appendix D, Disproportionate Housing Needs and Displacement Risks, now includes additional regional assessment on the following pages:
- Cost burden: p. D-54
- Overcrowding: p. D-58
  Displacement Risk: p. D-61

Affirmatively Furthering Fair Housing (AFFH) and Identified Sites: While the element provides some analysis of the sites in its inventory with regards to AFFH, it should analyze the lack of units in several higher opportunity areas (p. C-84), including but not limited to Rockridge (labeled North Oakland / Adams Point) and the area surrounding the Rockridge Bay Area Rapid Transit (BART) station. A complete analysis should fully assess how the site inventory is expected to improve and/or exacerbate fair housing conditions. This analysis should address the location, number of units by income group, magnitude of the impact and any isolation of the RHNA and could consider topics such as existing or proposed anti-displacement policies and place-based investments, and how such strategies will improve fair housing conditions when paired with the identified sites. Based on the outcomes of this analysis, the element should add or modify programs.

- Appendix D, tables D-10 through D-11, address how the sites inventory furthers lower and moderate income housing in higher resource communities.
- Additional sites in Rockridge have been added to the Sites Inventory, adding an additional 973 units of housing in this area.
- Chapter 3 section 3.3 includes analysis of affirmative efforts to locate affordable housing in high-resource areas like Rockridge. In the revised draft, additional sites have been added to the Rockridge area, summarized in Appendix C. In response to this comment, an additional action, 5.2.9 (in tandem with 5.2.8) has been added to the Housing Action Plan to prioritize improvements that target geographies and needs of low- resourced and disproportionately burdened communities, including through actions related to parks and facilities, access to

transit, and other place-based strategies. Action 3.4.1 has also been revised to further enhance strategies to improve fair housing conditions in high-resource neighborhoods.

- Other actions that support fair housing and integration include Action 3.3.5, which creates an Affordable Housing Overlay; Action 3.3.7, which would study targeted implementation of an inclusionary requirement in higher-resource neighborhoods; Action 3.4.1, which revises development standards and increases height/densities in resource-rich areas such as Rockridge; among others.

Goals and Actions: While the element provides additional analysis and identifies contributing factors to fair housing issues, it does not include sufficient action to overcome patterns of segregation and foster inclusive communities. As a result, programs must be added as appropriate to sufficiently respond to contributing factors to fair housing issues. In addition, all actions related to AFFH must contain specific commitment, timing, geographic targeting and metrics or numerical targets

The element may, for example, as discussed on the August 11, 2022 call, revise Program 3.5.3 to make a firm commitment for removing design review requirements and establishing development standards for missing middle housing types. The element may also, for example, revise Action 3.5.3 to establish a social housing pilot program. Additionally, the element should commit to assessing and revising programs through a mid-cycle review. Please see HCD's AFFH memo for more information: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23.

- The revised draft includes numerous additional and revised programs in Chapter 4: Housing Action Plan, such as actions 5.2.9 through 5.2.11 under Goal 5 (Promote Neighborhood Stability and Health). Actions have been revised to ensure that they contain specific commitment, timing, geographic targeting and metrics or numerical targets. The revised draft considers the suggestion to revise Action 3.5.3 to establish a social housing pilot program, but the City does not currently have the capacity to implement such a program.
- *The revised draft includes a firm commitment to amend the Planning Code design review procedure to allow for streamlined ministerial approval. See Actions 3.4.3 and Action 3.4.8.*

Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)

Extremely Low-Income Households (ELI): While the element includes some information on ELI households relative to race, it should also evaluate tenure, overpayment, resources and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

- Appendix B Section B.6 includes a detailed evaluation of housing tenure through analysis of a number of factors, including race, income level, housing type. overpayment for ELI households. Overpayment, or cost-burden, is also examined in section B.6 with analysis detailing overpayment by income and tenure (p.B-41). The revised appendix includes an additional discussion of resources and programs coordinated by the City to support ELI households in Section B.5 (p.B-15). The added text clarifies specific policies and actions provided in the Housing Action Plan intended to provide permanent affordable housing to ELI households.

Housing Conditions: The element provides some information on age of the housing stock. However, it must estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable organizations. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

- The revised draft includes additional information from Oakland's Code Enforcement estimating the number of units in need of rehabilitation and replacement in Appendix B section B.6 (p.B-44).

Persons Experiencing Homelessness: The element provides analysis of persons experiencing homelessness. However, given the magnitude of the need, the City should evaluate resources and strategies, gaps in addressing needs and formulate appropriate strategies to address the unmet need. For example, the element could identify and evaluate capacity for emergency shelters, permanent supportive housing and other housing or shelter types relative to needs and address unmet needs through program actions

- In addition to the discussion of Oakland's five-year plan to address homelessness in section B.5 of Appendix B (p.B-29), text was added to section clarify additional programs the City is participating in to support persons experiencing homelessness (p.B-16). For example, the City participates in countywide efforts under the EveryOne Home Plan. The additional text also describes specific polices and actions intended to help provide permanent housing for extremely low-income households through state and federal funding.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*
   Parcel Listing: The element must include a parcel listing or sites inventory intended to accommodate the regional housing need allocation (RHNA). The sites inventory should list parcels by assessor parcel number, size, general plan designation, zoning, existing use, realistic residential capacity and anticipated affordability. The description of existing uses should be sufficiently detailed to facilitate an analysis of the potential for additional development and may utilize indicators of potential such as age of structure, existing versus allowable floor area and improvement to land value. If a site is owned by a city or county, the description must include whether there are any plans to dispose of the property.

   - Table C-26 of Appendix C has been updated to reflect the requested information and is organized according to the specifications identified in this comment (p.C-112).

   Pipeline and Potential Development Projects: While the element may utilize pipeline and potential development projects toward the RHNA, it must also demonstrate their affordability and availability in the planning period. Affordability must be demonstrated based on actual sales price, rent level or other mechanisms ensuring affordability (e.g., deed restrictions). Availability should account for the likelihood of project completion in the planning period and should address the status, necessary steps to issue permits, any barriers to development and other relevant factors. Given the element's reliance on pipeline projects, the element must include programs with actions that commit to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve remaining entitlements, supporting funding applications, expediating approvals and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

   - Section C.2 of Appendix C includes a discussion of pipeline project affordability. The revised draft includes additional information clarifying the future availability of pipeline projects, defines affordability mechanisms for projects with lower and moderate-income units, and expands upon the City's permitting and approval process as it relates to the determination of availability. Additional text is incorporated in this section of the revised draft describing specific actions in the Housing Action plan relating to development and monitoring approvals of pipeline projects (p. C-10). Table C-5a and C-5b has also been updated to reflect the affordability mechanism for each pipeline project. Over a period of 8 years, 98.6 percent of projects with approved planning permits were completed. For potential projects, a capacity modifier of 0.9 is applied to the total overall. Additional language has also been added regarding the streamlining and permitting process for Potential Development projects, including a number of additional actions to support the development of potential projects.

Realistic Capacity: While the element lists realistic residential capacity assumptions by various zoning districts (Table C-11), it should provide supporting information for these assumptions based on recent development history, including affordability. In addition, this calculation should also account for the likelihood of 100 percent non-residential development. The element lists recent trends for residential development in non-residential zones but should also consider the development activity of 100 percent non-residential uses. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

- Sites inventory tables C-3, 4a and 4b, and 5 provide more information about realistic development capacity, including in commercial areas. In addition to these pipeline projects, many of which include actual densities over 100 percent the permitted densities, an exhibit of completed projects, maximum capacity, and realistic capacity information has also been added to support density assumptions. (p.C-32). This section clarifies that all future development on parcels within the Housing Sites Overlay Zone will be required to include a majority residential use, and will not allow a 100% non-residential use in this overlay. Additionally, Table C-12b, Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021, shows examples of where completed and approved projects have changed from nonresidential to residential zones.

Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element mentions underutilized sites were identified based on assessed value (AV) and floor area (FAR) ratios, it must support the validity of these assumption in demonstrating the potential for redevelopment. For example, the element could utilize recent development activity. In addition, the element should consider additional factors such as building age, structural conditions, expressed interest in residential development and reflect those values in the sites inventory. Finally, the element should account for the extent existing uses impede additional residential development including market demand for the existing use and existing leases or contracts that would perpetuate the existing use or prevent additional residential development. For example, based on comments received, the City should also address the crediting of a site at 288 9th Avenue, where public comments reported a recently completed nonresidential project being credited for 254 units.

In addition, HCD notes the element currently does not rely on nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. If future versions of the housing element rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

- The sites inventory provides a parcel-by-parcel assessment and justification for nonvacant opportunity sites in Table C-16. A majority of these parcels have property owner interest or are City-owned surplus sites. The supplemented pipeline tables (C-4 and C-6) also provide evidence that projects have developed on nonvacant uses. Additionally, Table C-12b, Projects Converting Existing Non-Residential Uses to Residential Uses, 2018-2021, shows examples of where completed and approved projects have changed from nonresidential to residential zones and includes their AV ratio and FAR when provided. In many cases, actual densities are greater than permitted densities, even when AV ratios and FAR is higher than capacity modifiers as described in Table C-13.

City-Owned Sites: The element briefly describes its strategy to use City-Owned sites to accommodate a portion of the RHNA for lower income households (p. C-77). However, the element should identify which sites specifically are owned by the City and include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City-owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance. The element should also update its Actions (3.3.1 and 3.3.4, for example) to describe a schedule of actions and, as described on the August 11, 2022 call, the timeline for completion of an Environmental Impact Report for these sites.

- The revised draft includes an updated Table C16-b to identify the specific sites owned by the city in Appendix C, section C.3. In response to the comment, Actions 3.3.1 and 3.3.4 in the Housing Action plan have been updated to clarify the schedule of actions and timeline for the completion of zoning and environmental review for these sites (p.32 and p.35).

Alternative Adequate Sites: The sites inventory uses the adequate sites alternative to credit 82 units across two assisted housing sites that were acquired by the City to preserve affordability (p. C-27). However, the analysis must confirm compliance with all relevant requirements pursuant to Government Code 65583.1. This analysis may utilize HCD Alternate Adequate Sites checklist available at https://www.hcd.ca.gov/adequate-sites-alternative.

- The revised draft of Appendix C includes updated language related to alternative adequate site compliance on p.C-26. The revised draft also includes an additional table, Table C-9b on p.C-31 summarizing Adequate Alternative Requirements to ensure compliance to relevant requirements.

Zoning for a Variety of Housing Types:
Emergency Shelters: The element mentions emergency shelters are permitted in various areas throughout the City. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities. In addition, the analysis should address proximity to transportation and services and any conditions inappropriate for human habitability.

- In response to the comment, Action 4.3.6 has been added to the Housing Action Plan to expand opportunities for the permitting of Emergency Shelters. This action clarifies that the City plans to revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide. Appendix F has been revised to include a detailed analysis of currently designated areas for by right approval of emergency shelters, including information regarding available acreage, typical parcel sizes, presence of reuse opportunities, proximity to transportation and services and potential conditions inappropriate for human habitability (p.F-53-F-55).

Permanent Supportive Housing: Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs if necessary.

- Appendix F reflects other constraints related to supportive housing, including residential care facilities and emergency shelters (F-52-F-55). The Housing Action Plan has been updated to include revised language in Action 4.3.3. The changes made indicate that the City will amend the Planning Code to remove regulatory restraints to the development of transitional and supportive housing. The revised action clarifies that the City will codify the by right requirements of Government Code section 65651 into the Oakland Planning code and modify the basic application to identify streamlining opportunities (p.75).

Employee Housing: The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

- The revised draft of the Housing Action Plan has been updated to include the addition of Action 3.7.7 (Amend Planning Code to comply with the Employee Housing Act) (p.63). Additional language has also been added to Appendix F further clarifying the element's compliance with the Employee Housing act (p. F-59).

Small Units: Pursuant to public comments received, the City should consider a variety of naturally affordable housing types as part of its strategy, including efficiency units, cohousing units, and any units tied to a social housing programs and pilots. The element may also, for example, consider limited equity condominiums, pursuant to public comments.

- The Housing Action Plan highlights recent efforts the City has made to encourage a variety of naturally affordable housing types, such as Oakland's 2018 residential Hotels Ordinance, the "Nook" microunit project in 2016, and the completion of the co-housing project Phoenix Commons in 2016 (p.24). Additional language was added to Policy 3.5 (Explore Innovative and Alternative

Housing Models) elaborating on the City's participation in Acquisition to Affordable Housing Programs (ACAH) intended to allocate funding for community land trusts and limited equity housing cooperatives. Action 3.5.2 includes updated language clarifying the City's participation in Acquisition and Conversion to Affordable Housing programs to support community land trusts and cooperatives (p.55). Language was also updated in Action 3.7.6 (Expand areas where rooming and efficiency units are permitted by right) to further support the development of a variety of naturally affordable housing types(p.62)

Single Room Occupancies (SRO): The element describes the zones in which SROs are currently permitted. However, given the success of SROs in providing housing for Extremely Low Income (ELI) households, the element should also describe how it will encourage SRO development.

- The revised Housing Action Plan includes several actions intended to strengthen and support SRO developments. Action 3.3.5 (Implement affordable housing overlay) will allow SRO's and Rooming houses by right in areas subject to the prospective affordable housing overlay (p.36). Action 2.2.3 limits demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units and strengthens protections for residential hotels (p.19). The City plans to further encourage SRO development through Action 2.2.7: provide additional subsidy for residential hotels (p.21).

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: The element identifies many land use controls as potential constraints on a variety of housing types. However, the analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to Floor Area Ratios, open space requirements, setbacks, and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

   - The revised draft of Appendix F includes analysis of independent and cumulative impacts of land use controls on F-31. Additionally, the Housing Action Plan includes revisions of Action 3.4.8. (Implement objective design standards) in order to address constraints identified in Appendix F.

   Processing and Permit Procedures: The element lists design review criteria (p. F-57), however, it should also evaluate those criteria for impacts on cost, timing and especially approval certainty. For example, one finding is the project will "enhance desirable neighborhood characteristics". The element should explain how that finding is applied

and met, whether there are any impacts on cost, timing and approval certainty and add or modify programs to address any identified constraints.

- Effects of design review on cost and timing are included on p. F-64.
- To address this comment regarding identified constraints resulting from the design review process, the revised draft includes the addition of Action 3.4.3 (Revise Conditional Use (CUP) requirements) as well as Action 3.4.8 (Implement objective design standards). Combined, these two actions will allow a streamlined design review process, intended to reduce costs, shorten timelines, and increase approval certainty.

Housing for Persons with Disabilities: The element describes its approval procedures for group homes for seven or more persons (p. 592), including limitations or approval criteria. However, the element should analyze these approval criteria as constraints on approval certainty and objectivity for housing for persons with disabilities and include programs as appropriate.

- Appendix F expands discussion of residential care facilities constraints (p. F-51), including in commercial areas. To address potential constraints, the revised draft includes updated language in the Housing Action plan for Action 3.7.3 (Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs).

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   A large share of the programs lists implementation timelines as "ongoing." While this may be appropriate for some programs, programs with specific implementation actions must include completion dates resulting in beneficial impacts within the planning period. Programs that should be modified to add discrete timing include (but are not limited to) 1.1.3 (Strengthen Ellis Act Ordinance), 1.1.5 (Provide eviction defense and implement a right to counseling), 1.1.6 (Expand rent control in a limited manner to maintain affordability), 1.1.9 (Continue and expand the Tenant Protection Ordinance), 1.1.10 (Enforce the tenant right to return), 2.1.1 (Support home rehabilitation programs), 2.1.6 (Explore funding to improve indoor air quality), 2.2.5 (Extend local replacement unit provisions), 3.2.5 (Reduce constraints to the development of ADUs), 3.3.2 (Expansion of Section 8 vouchers), 3.3.3 (City of Oakland Rental Assistance Program), 3.3.4 (Develop permanent housing affordable to extremely-low income households on public land), 3.3.9 (Adjusting or waiving City fees and payment timing for affordable housing developments), 3.3.12 (Continue the

Acquisition and Conversion to Affordable Housing Program), 3.3.13 (Expand availability of predevelopment funding and low-cost debt products for affordable housing development), 3.3.14 (Evaluate the creation of a leveraged acquisition fund or debt equity fund for small sites to support housing acquisition), 3.3.17 (Support low-income grassroots and BIPOC affordable housing developers), 3.7.1 (Incentivize development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs), 3.7.4 (Implement the sponsor-based Housing Assistance Program), 3.7.5 (Encourage a range of unit sizes including housing that matches a local household needs and family sizes), 3.8.1 (Continue to implement the Vacant Property Tax), 4.1.4 (Provide needed support and income to people who have been homeless), 4.2.4 (Increase oversight of homelessness strategies, investments and encampment operations with Homelessness Advisory Commission), 4.3.1 (Finance Construction and Maintenance of permanent supportive housing and deeply affordable housing), 5.1.1 (Provide First time home ownership incentives), 5.2.4 (Secure funding from AHSC Program), and 5.2.7 (Encourage new affordable housing in higher resource neighborhoods).

Additionally, several programs and actions have timelines that should be moved earlier in the planning period to ensure a beneficial impact. Examples include Programs 3.3.10 (Enhanced Infrastructure Financing District) and 3.5.2 (Support Housing Cooperatives).

Additionally, programs must have specific commitment to clear outcomes or deliverables. Several programs include actions with no description of how those actions will be implemented (e.g., “support”, “study”, “explore”, “evaluate”, etc.,). For example, Program 3.5.2 states that the City will "support housing cooperatives, co-living, and cohousing models". However, it does not state when and how their housing types will be available. Programs should be amended, as appropriate to include specific commitment. Examples include Programs 1.1.5 (Eviction Defense), 1.1.10 (Tenant Right to Return), 1.1.13 (Preventing Displacement / Homelessness), 3.3.15 (Citywide Density Bonus Expansion), 3.3.16 (Consider revising Real Estate Transfer Tax), 3.4.3 (Revising Parking Standards), 3.4.4 (Revising Open Space Requirements) and 5.2.9 (Accountability Measures for Housing Programs).

Based on public comments received, the City should also consider revising Action 2.2.5 to develop procedures that find and support displaced tenants after demolitions, as well as ensuring that projects pursuing SB-330 protections have sufficient replacement units for tenants at risk of displacement.

- The revised draft includes modifications clarifying discrete timing for actions in the Housing Action Plan for the following actions identified in the comment: 1.1.3 (Strengthen Ellis Act Ordinance), 1.1.5 (Provide eviction defense and implement a right to counseling), 1.1.6 (Expand rent control in a limited manner to maintain affordability), 1.1.9 (Continue and expand the Tenant Protection Ordinance), 1.1.10 (Enforce the tenant right to return), 2.1.1 (Support home rehabilitation programs), 2.1.6 (Explore funding to improve indoor air quality), 2.2.5 (Extend local replacement unit provisions), 3.2.5 (Reduce constraints to the development of ADUs), 3.3.2 (Expansion of Section 8 vouchers), 3.3.3 (City of Oakland Rental Assistance Program), 3.3.4 (Develop permanent housing affordable to extremely-low income households on public land), 3.3.9 (Adjusting or waiving City fees and

payment timing for affordable housing developments), 3.3.12 (Continue the Acquisition and Conversion to Affordable Housing Program), 3.3.13 (Expand availability of predevelopment funding and low-cost debt products for affordable housing development), 3.3.14 (Evaluate the creation of a leveraged acquisition fund or debt equity fund for small sites to support housing acquisition), 3.3.17 (Support low-income grassroots and BIPOC affordable housing developers), 3.7.1 (Incentivize development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs), 3.7.4 (Implement the sponsor-based Housing Assistance Program), 3.7.5 (Encourage a range of unit sizes including housing that matches a local household needs and family sizes), 3.8.1 (Continue to implement the Vacant Property Tax), 4.1.4 (Provide needed support and income to people who have been homeless), 4.2.4 (Increase oversight of homelessness strategies, investments and encampment operations with Homelessness Advisory Commission), 4.3.1 (Finance Construction and Maintenance of permanent supportive housing and deeply affordable housing), 5.1.1 (Provide First time home ownership incentives), 5.2.4 (Secure funding from AHSC Program), and 5.2.7 (Encourage new affordable housing in higher resource neighborhoods).

The timelines of programs 3.3.10 (Enhanced Infrastructure Financing District) and 3.5.2 (Support Housing Cooperatives) have been moved to earlier dates, as per the comment's suggestion. For programs lacking clear outcomes and deliverables in the Housing Action Plan, language and program structure has been revised to demonstrate clear outcomes and objectives. Action 2.2.5 (Extend local replacement unit provisions) has also been revised according to the comment's suggestions, with the addition of plans for the maintenance of a displaced tenant database to identify and support displaced tenants.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

   As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

   - In the revised draft, see Goal 3 of the Housing Action Plan for a number of additional actions added to encourage a variety of housing types. Some of these programs

include but are not limited to: Action 3.2.1 (Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs), Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements), Action 3.5.1 (Support community land trusts and other shared equity models), Action 3.6.2. (Provide increased flexibility in development standards), Action 3.2.1 (Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs) in addition to many other programs in the Housing Action plan intended to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   - The revised draft of the Housing Action Plan includes a number of programs intended to alleviate governmental and nongovernmental constraints to maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. Numerous programs under Goal 3 (Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities) include revised language intendent to eliminate constraints, such as action 3.2.5 (Reduce constraints to the development of ADUs) or Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements). New programs have also been added to the revised draft to reduce constraints, such as Action 4.3.3 (Remove regulatory constraints to the development of transitional housing and supportive housing) and Action 3.4.10 (Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right).

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Programs to AFFH should go beyond status quo actions, include specific

commitment, timing, geographic targeting and metrics or numerical targets and should generally address housing mobility, encourage new housing choices in higher resource areas, improve place-based strategies toward community revitalization and protect existing residents from displacement.

- In the revised draft, many of the programs in the housing action plan have been significantly modified to include specific commitment, timing, geographic targeting and metrics.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)*

   Program 2.2.2 (Preserve Affordable Housing) should be revised with specific commitment to comply with noticing requirements, coordinate with qualified entities, assist with funding or support funding applicants and provide education and support to tenants.

   - Program 2.2.2 (Preserve Affordable Housing) has been revised with specific commitment to comply with noticing requirements, coordinate with qualified entities, assist with funding applicants and provide education and support to tenants.

6. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

   Program 3.2.4 (Incentives for Accessory Dwelling Units (ADU)) should commit to should monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

   - In response to the comment, an additional program in the Housing Action Plan has been added to the revised draft, Action 3.2.6. (Monitor Affordability of Permitted ADUs), to monitor permitted ADUs and affordability and also includes provisions for rezoning within a specified timeframe if assumptions are not realized.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction, rehabilitation and conservation by income group, it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.

- Quantified objectives for rehabilitation and conservation are included in Table 4-1 (p.91) of the Housing Action Plan, with minor adjustments and additional language incorporated into the table in the revised draft.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

The City made extensive efforts to reach the public, including hosting events and requesting input on suitable sites. Nonetheless, several comments questioned the lack of units in North Oakland, specifically around the Rockridge BART station, as concerns around why several eligible parcels were excluded from the inventory, and these issues must be addressed.

- The revised draft includes additional sites from the North Oakland Area in the site inventory in response to these comments and public input. Additionally, revisions have been made to Action 3.4.1 (Revise development standards, including allowable building heights, densities, open space and setback requirements) to increase allowable heights and densities in areas near Rockridge BART. See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing and open up exclusionary neighborhoods such as Rockridge.

The City should also commit to revising Action 3.7.5 to studying second egress requirements. It can also discuss prioritizing cohousing opportunities, reducing lot size minimums in some zones to 3,000 square feet, finding suitable parcels for housing in the Dimond District, developing preapproved missing middle housing types in high opportunity areas, developing programs to address indoor air quality, analyze the cost reductions expected from removing parking minimums, analyze how the placement of historic districts relate AFFH and establish firmer commitments around the development of live/work units.

- In response to this comment, Action 3.5.5 (Study Feasibility of Single-Stair Residential Buildings) has been added to study second egress requirements.
- See Appendix J for missing middle proposal the includes reduction of lot size minimums and reduction of parking minimums.

April 21, 2022

Dear Oakland City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding Oakland's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of Oakland's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **26,251 units**.

In the Annual Progress Reports that Oakland submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	4,617
2019	2,154
2020	1,107
2021	1,667
Average, 2018–2021	**2,386**

To meet the 6th cycle RHNA target, the rate of new housing permits in Oakland would need to increase from **2,386 units per year** in 2018–2021 to **3,281 units per year** in the next 8 years. This is a 38% increase from recent years. **If the current pace were to continue, Oakland would meet only 73% of its new housing target**.

Based on these trends, it is unlikely that Oakland's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge Oakland to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Oakland to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)
Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)
Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

DIMOND
IMPROVEMENT ASSOCIATION

17 May 2022

Dear Director Gilchrist and Staff of the 2045 General Plan Update,

The Board of the Dimond Improvement Association is writing today to provide input on the upcoming Housing Element of the 2045 General Plan Update.

The Dimond District is a resource-rich neighborhood in Oakland that is complete with high-quality transit service, park space, schools, access to grocery stores and restaurants, a library, and a post office. More Oaklanders should have access to the resources we currently enjoy. The Dimond Improvement Association has outlined the goals we wish to achieve for the 6th Housing Element Cycle to ensure strong equitable growth of our neighborhood.

High Level Goals

1. Develop without displacement
    a. Focus upzonings on commercial properties and single-family homes. Do not upzone multifamily buildings that are subject to rent control (i.e. multifamily buildings built before 1983).
    b. Continue to enforce the Housing Crisis Act of 2019 (SB 330) to ensure that any loss of rent controlled units is met with the addition of a corresponding number of new affordable units.
2. Encourage redevelopment in locations on and near transit lines in and around the Dimond to reduce vehicle miles traveled (VMT).
    a. In general, *increase* the number of people in the Dimond, but *decrease* the number of cars
3. Focus on mixed use developments in the Dimond Business District (DBD) and other commercial properties in and around the Dimond

Focused Goals

1. Eliminate parking minimums for new housing construction in the DBD and all areas in the Dimond within 1 mile of transit stops.
2. Establish parking maximums for new housing developments in the DBD of less than 0.1 parking space per dwelling unit.
3. Establish bicycle parking minimums of 3 spaces per dwelling unit.
4. Establish a base height limit of 55 ft in the DBD
    a. Upzone Opportunity Sites to a max height of 65 ft.
    b. Make exceptions for rent controlled (built prior to 1983) multifamily housing.
    c. Structure zoning changes such that newly constructed housing does not interfere with current and future business license permitting requirements (eg., liquor, cannabis dispensary, restaurant licenses, etc).

    d. Developments seeking additional height and density may do so through the State Density Bonus Law.
5. Upzone all transit corridors in and around the Dimond to 55 ft (MacArthur Blvd, Park Blvd, Fruitvale Ave, Lincoln Ave, etc).
    a. Make exceptions for rent controlled (built prior to 1983) multifamily housing.
    b. Modify zoning changes to within allowable density limits in high severity fire zones.

Small Lots

1. Draft clear rules for increasing density on smaller lots with different housing types (eg, apartments, bungalow courts, townhouses, etc), that allow for ministerial approvals.
2. Allow for six (6) units by-right for any lot that allows ADUs. Allow for ten (10) if two (2) are deed-restricted for affordable housing (subject to fire and building codes).
    a. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.
3. Legalize Accessory Commercial Units (ACUs) wherever ADUs are permitted to lower the barrier to entry for small-scale commercial businesses and encourage walkability within neighborhoods.
    a. Draft rules guiding the permitting process of ACUs that allow for ministerial approvals.
    b. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.

Potential Opportunity Sites for Redevelopment with a focus on Mixed Use

1. Empty lot at MacArthur Blvd and Dimond Ave, 2114 MacArthur Blvd
2. Bank of America, 2154 MacArthur Blvd
3. Wells Fargo and Chase Bank, 3450-3438 MacArthur Blvd
4. Giant Burger, 2055 MacArthur Blvd
5. Safeway, 3500 Fruitvale Ave
6. 7-11, 2411 MacArthur Blvd
7. CVS, 3320 Fruitvale Ave
8. Old “Hopkinstown” intersection and strip mall, at MacArthur Blvd and Coolidge Ave (2809-2833 MacArthur Blvd, including 2828 MacArthur, 2846 Georgia St.)
9. Diamond Market building, 2979-2973 MacArthur Blvd
10. Solar Car Wash, 3092 MacArthur Blvd
11. Oakland Imported Cars, 3200 MacArthur Blvd

Suggested Project Homekey Sites

1. Highlander Motel, 3255 MacArthur Blvd
2. The Oaks Motel, 3250 MacArthur Blvd

DIMOND
IMPROVEMENT ASSOCIATION

We hope you will take our wishes into consideration for the Housing Element process and serve us by meeting all State requirements during this cycle.

Thank you,



Ryan Romaneski
Chair, Dimond Improvement Association

Housing Plan Comments

Jesse Boudart <[redacted]>
Thu 5/19/2022 10:55 AM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

My general comment for the plan is the following:

Remove restrictions / increase incentives for developers and people to construct housing such as large buildings and/or ADUs

Cheers,
Jesse
[redacted]

Oakland Draft HE: Brooklyn Basin

Derek Sagehorn <[redacted]>

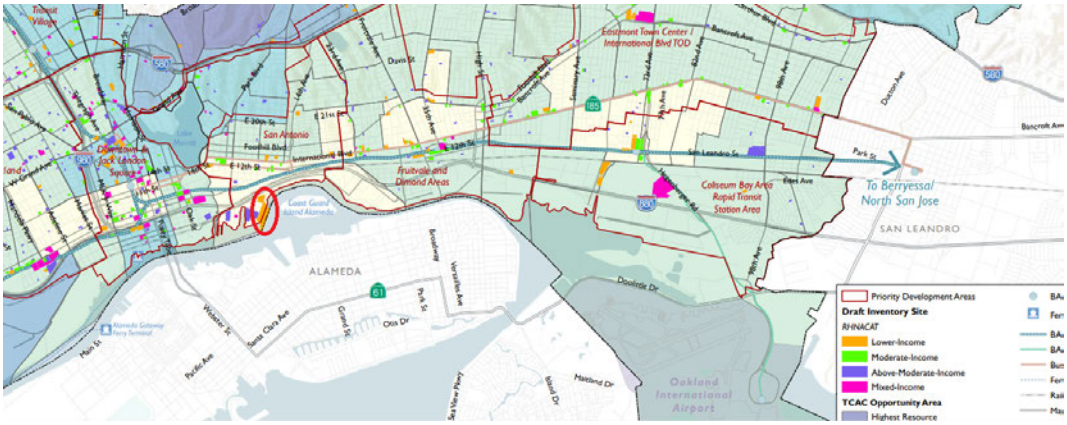
Sat 5/21/2022 9:58 AM

To: General Plan <generalplan@oaklandca.gov>

Cc: HousingElements@hcd.ca.gov <HousingElements@hcd.ca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

The draft housing element lists 288 9th Avenue (APN 018 046500204) as a low-income site zoned for 254 units.



This is park space that contains Township Park and Rocky's Market. Both were built in the past 5 years.



Please remove this site from the site inventory. I would encourage you to re-allocate the 254 low-income units to high-resource sites such as the Claremont/College flatiron or new sites like 5354 Claremont Ave.

--
Derek Sagehorn

Oakland Draft HE: Dimond

Bret Peterson <bretnpeterson@gmail.com>

Sun 5/22/2022 11:29 AM

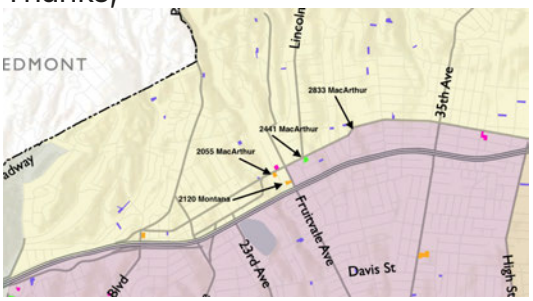
To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

The draft HE fails to list 3 sites that are mapped on the pg 7 "Housing Sites Inventory" map. These sites are 2441 MacArthur Blvd, 2055 MacArthur Blvd, and 2120 Montana St. 2441 and 2055 MacArthur should be listed as official sites, as they are underutilized lots. Since 2120 is a current gas station, it is unclear if it could be developed in the next 8 years.

It is also strange that 2833 MacArthur has been left off the DHE. It is a dying strip mall with vacant storefronts and should be redeveloped for housing to reinvigorate the neighborhood. It is also on the MacArthur transit corridor and across the street from a public school.

Thanks,



CITY OF OAKLAND
Cultural Affairs Division | Economic & Workforce Development Department

Date: May 23, 2022
To: Lakshmi Rajagopalan, Project Manager, Oakland General Plan Update
From: Oakland Cultural Affairs Commission
Topic: Cultural Affairs Commission Initial Recommendations for the General Plan

Equity is the driving force.
Culture is the frame.
Belonging is the goal.

Above are the tenets of the Oakland Cultural Development Plan that guide the work of the Cultural Affairs Commission in its mission to advise the Mayor, City Council, and City Administrator on all matters pertaining to cultural development and vitality in Oakland.

With this front of mind, the Commission seeks to bring its voice and that of local culture keepers to the General Plan Update as its policies will shape the health and well-being of the soul of Oakland for decades to come. The culture of Oakland is generated by its people—their lives and livelihoods. The General Plan sets the conditions for ensuring there is sufficient and accessible shelter, thriving diverse businesses, and vibrant neighborhoods and gathering spaces that reflect and are for those very people.

For years, we have seen multi-generational Oaklanders pushed out of their homes, culture makers and keepers priced out of their spaces, and the tragic loss of life of those who are merely trying to keep a toehold in their city and a space to express and share their creativity and sense of community. This has to stop. We believe that for the cultural health of Oakland, we must have policies that support Oaklanders to exercise their right to feel they belong in their city and that their city belongs to them. To this end, we advocate for all Oaklanders' ability to:

- Stay in their homes
- Return from residential and business displacement
- Have spaces that facilitate cultural production and allow for exchange and innovation
- Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities)
- Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe, and healthy

Recommendations

The following recommendations, based on the general principles articulated above, are put forth by the Cultural Affairs Commission for consideration by the Oakland Planning and Building Department, Dyett & Bhatia, Deeply Rooted, and the City Council. The Commission provides these recommendations as its first of several during the general planning process. Additional recommendations will be provided as forthcoming plan elements are considered.

#	Recommendation	Pg
Theme 1: Live/Work and Work/Live		
1A	Incentivize the development of affordable live/work and work/live units.	3
1B	Provide guiding language in the general plan and policies in the Zoning regulations for live/work and work/live units to reduce absorption into residential-only uses.	4
1C	Track live/work and work/live units as a category within the planning department.	5
1D	Codify policies in the general plan that ease the process and reduce expenses to get non-conforming spaces into code.	5
1E	Adopt policies in the general plan to protect cultural workers and workspaces at risk of displacement or affected by cannabis manufacturing, cultivation and other cannabis businesses.	7
Theme 2: Cultural Infrastructure		
2A	Expand the use of zoning regulations being piloted in the Downtown Oakland Specific Plan to increase first-floor cultural spaces to Districts 6 & 7.	9
2B	Establish a working group to make recommendations to the City Council for the timely development and implementation of a Cultural Facilities Policy.	10
Theme 3: Cultural Equity Impact Assessment		
3A	Establish the use of a Cultural Equity Impact Assessment as a condition of California Environmental Quality Act (CEQA) review	11
Theme 4: Right of Return		
4A	Codify guiding preference policy in the general plan to allow displaced Oaklanders the right of return.	12

Theme 1: Live/Work and Work/Live	
Recommendation 1A: Incentivize the development of affordable live/work and work/live units.	
Benchmark: *Increase number of affordable units available* ***Guiding Principles:*** *Have spaces that facilitate cultural production and allow for exchange and innovation*	
Rationale	**Resources**
Cultural infrastructure and cultural characteristics of cities have a demonstrated positive impact on a city's economy and vibrancy[1]. The presence of artists, cultural workers, and makers in a community is critical to that end and part of Oakland's "secret sauce"[2]. Many cultural workers in Oakland are at risk of displacement as illustrated by a 2015 survey[3] administered to creatives by the Mayor's Artist Housing and Workspace Task Force. Affordable live/work units fill an important gap which benefits a wide variety of residents including artists, cultural workers, and makers (particularly from historically marginalized communities) and aims to maintain Oakland's cultural vibrancy. The availability of space that is affordable, physically appropriate for makers, code-compliant, and blends the needs of housing and workspace into one unit creates increased financial stability for this demographic and has a demonstrated positive cultural and economic impact on the region.[4] **Sub-Recommendation from the White Paper[5]** • 1.1A — Tying conditional permits to the provision of affordable live/work housing in Community Commercial (CC) neighborhoods, including CC-3 where residential is not currently allowed.	*Belonging in Oakland: A Cultural Development Plan* *White Paper: Strategies for Protecting and Creating Arts & Culture Space in Oakland* *Oakland's Art and Cultural Economy: Appendix to Belonging in Oakland*

[1] "Cultural and Creative Cities and Regional Economic Efficiency: Context Conditions as Catalyzers of Cultural Vibrancy and Creative Economy." *Sustainability* 13, no. 13 (2021): 7150. http://dx.doi.org.libproxy.berkeley.edu/10.3390/su13137150.
[2]"Belonging in Oakland: A Cultural Development Plan," Spring 2018. https://cao-94612.s3.amazonaws.com/documents/Cultural-Plan-9.24-online.pdf.
[3]"Strategies for Protecting and Creating Arts and Culture Space in Oakland," Spring 2016. http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak062138.pdf.
[4]"Belonging in Oakland: A Cultural Development Plan," Spring 2018. https://cao-94612.s3.amazonaws.com/documents/Cultural-Plan-9.24-online.pdf.
[5] "Strategies for Protecting and Creating Arts and Culture Space in Oakland," Spring 2016. http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak062138.pdf.

Recommendation 1B: Provide guiding language in the general plan and policies in the Zoning regulations for live/work and work/live units to reduce absorption into residential-only uses.

Benchmark 1: *Guiding language added to general plan*
Benchmark 2: *Policies added to Zoning regulations*
Guiding Principles: *Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation*

Current code has several different working requirements for different live/work and work/live units.[6]

- Joint Living and Work Quarters (JLWQs): At least one resident must maintain a Business Tax Certificate and work out of the unit
- Residentially Oriented JLWQs: No requirement to have a tenant working in the unit
- HBX and D-CEs: At least one resident of a work/live unit must maintain a Business Tax Certificate and work out of the unit. No working activities are required to be performed in live/work units.

Live/work and work/live units are limited and incredibly valuable to Oakland's cultural workers and contribute to the cultural vibrancy of the city.[7] Requirements to use these spaces should be adjusted to reduce residential-only or digital economy uses that only require a home office while also preventing displacement of people in those spaces.

Consideration of a cultural worker certification process similar to the cities of Boston, MA or NYC may be a preferable alternative. It could improve enforcement of the policy which is currently weak. Intermediaries like Safer DIY Spaces and Vital Arts may be interested in piloting such a program.

Coordination of policy language with the Division of Cultural Affairs is recommended to avoid unintended exclusion of important segments of the cultural worker demographic.

Zoning Code Bulletin on work/live and live/work Housing

Belonging in Oakland: A Cultural Development Plan

Artist Housing Certification - Boston, MA

Artist Certification - NYC

Safer DIY Spaces

Vital Arts

[6] City of Oakland Community and Economic Development Agency. "Zoning Code Bulletin," May 2020. https://cao-94612.s3.amazonaws.com/documents/Zoning-Bulletin-2020-2-Live-Work-May-18-2020.pdf.
[7] "Belonging in Oakland: A Cultural Development Plan," Spring 2018. https://cao-94612.s3.amazonaws.com/documents/Cultural-Plan-9.24-online.pdf.

Recommendation 1C: Track live/work and work/live units as a category within the planning department.	
Benchmark: *Planning department begins tracking live/work and work/live as a category* ***Guiding Principle****: Have spaces that facilitate cultural production and allow for exchange and innovation*	
The stock and production of these categories is not tracked.[8] It is valuable for the city to know existing quantities and uses so that it can be utilized for future planning purposes.	
Recommendation 1D: Codify policies in the general plan that ease the process and reduce expenses to get non-conforming spaces into code.	
Benchmark: *Adoption of approaches that increase code compliance and reduce harm* ***Guiding Principle:*** *Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation*	
The Ghost Ship tragedy exposed the lack of affordable space available for cultural production as well as the risks and spectrum of non-confirming living spaces in Oakland. Bringing unregulated spaces up to code is a better and less expensive alternative than tennant displacement from a non-conforming space and into houselessness. Organizations like Safer DIY Spaces have saved as much as 1 million square feet for $0.50/sqft.[9] The zoning regulations are fuzzy and leave a lot up to interpretation. Codifying policies in the general plan that reduce the expenses and red tape for conversion and lead to clear zoning regulations would be a great step. The following ideas surfaced from a UCLA Masters thesis by Megan Wissing Healy (linked in resources) and a conversation with Tom Dolan of Safer DIY Spaces : 1. Reorient code enforcement to adopt a harm reduction approach	*Secondary Units for Whom? Assessing interventions into Informal Housing in San Francisco and Oakland* Safer DIY Spaces

[8] Werth, Alex. "Statement of Methodology: Economic Impact Analysis and Cultural Asset Map," Spring 2018. https://oaklandca.s3.us-west-1.amazonaws.com/oakca1/groups/ceda/documents/report/oak071452.pdf.
[9] Tom Dolan, interview by Claire Pelley, April 26, 2022

2. Strengthen the role of intermediaries
3. Expand financing opportunities for essential life safety upgrades
4. Offer property owners amnesty while legalizing units
5. Recommended Building Code Changes
    a. Seismic retrofitting not required to get spaces into code
    b. Allow the use of less expensive sprinkler systems (plastic pipes, utilize same meter as home, etc)
    c. If a space has no walk-in trade or employees, make it exempt from ADA retrofitting
    d. Automatically consider all buildings more than 50 years historic to provide exemption from Title 24
    e. If there are two means of egress on a floor, remove the need for a bedroom window

Recommendation 1E: Adopt policies in the general plan to protect cultural workers and workspaces at risk of displacement or affected by cannabis manufacturing, cultivation and other cannabis businesses.

Benchmark: *Policies that protect cultural workers and spaces in industrial areas*
Guiding Principles: *Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation, Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities)*

The implementation of legal cannabis production in the industrial zones has created unintended consequences for Oakland's cultural workers. Cannabis-related manufacturing, cultivation and other cannabis businesses are competing for space with artist live/work, work/live units and other industrial spaces serving artists and makers causing displacement. Cannabis uses often conflict with live/work spaces, due to industrial noise, increased pollution, and generally compromising the quality of life. While recent policy adoption has lessened these impacts by restricting approvals on properties used for work/live or residential purposes, there continue to be conflicts and displacement[10] exposing a gap that needs to be filled in order to protect Oakland's creative workforce.

One potential solution is to create a new cannabis-related land use category in the Planning Code, to allow the Planning and Building Department to have more regulatory oversight over Cannabis uses, and allow potential land use conflicts to be assessed and mitigated before a cannabis business receives permits.

Another idea would be to alter the borders of the cannabis green zone to protect existing clusters of artists and makers, including live/work space, from displacement by cannabis businesses. The process would include identifying clusters of live/work, work/live, and artist workspace in the industrial zone and

Oakland's Cultural Assets map

Cannabis Facilities Permitted Zones Map

Cannabis Ordinance Changes Sept. 18, 2020

[10] KQED. "A Denver-Based Firm Is Using Huge Diesel Generators to Grow Cannabis in East Oakland. Now the City Is Trying to Shut Them Down." Accessed May 8, 2022. https://www.kqed.org/news/11908979/a-denver-based-firm-is-using-huge-diesel-generators-to-grow-cannabis-in-east-oakland-now-the-city-is-trying-to-shut-them-down.

removing those areas from the cannabis green zone. The Cultural Assets map linked in resources is a starting place, but it is not complete. Live/work is not tracked as a category by the planning department. The Cultural Affairs Commission is open to alternative options that further protect cultural workers impacted by cannabis manufacturing, cultivation and other cannabis businesses.	

Theme 2: Cultural Infrastructure	
Recommendation 2A: Expand the use of zoning regulations being piloted in the Downtown Oakland Specific Plan to increase first-floor cultural spaces to Districts 6 & 7.	
Benchmark: *Zoning regulations added to more districts* ***Guiding Principle:*** *Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Return from being displaced from Oakland, Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe, and healthy*	
Rationale	**Resources**
The Downtown Oakland Specific Plan (DOSP) will be piloting the use of a new cultural building category and requiring new developments to designate 50% of the ground floor storefront to be used as cultural space. Districts 6 and 7 lack cultural infrastructure relative to other districts[11] and would benefit from similar stimulation and incentives to increase and promote vibrancy. If the same tools cannot be expanded to other areas, consider alternatives that can also improve cultural infrastructure like a development fee to invest in city-owned cultural assets such as libraries, recreation centers, and open space. The Cultural Affairs Commission should be consulted on the definition of "cultural activity" to ensure it does not exclude important cultural stakeholders.	*White Paper: Strategies for Protecting and Creating Arts & Culture Space in Oakland* *Belonging in Oakland: A Cultural Development Plan* *The Downtown Oakland Specific Plan: Planning Code Amendments* Oakland's Cultural Assets map

[11] "Cultural and Creative Cities and Regional Economic Efficiency: Context Conditions as Catalyzers of Cultural Vibrancy and Creative Economy." *Sustainability* 13, no. 13 (2021): 7150. http://dx.doi.org.libproxy.berkeley.edu/10.3390/su13137150.

Recommendation 2B: Establish a working group to make recommendations to the City Council for the timely development and implementation of a Cultural Facilities Policy.	
Benchmark 1: *Working group established* ***Benchmark 2:*** *Cultural Facilities Policy added to general plan* ***Guiding Principle:*** *Have spaces that facilitate cultural production and allow for exchange and innovation, Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe, and healthy*	
The City of Oakland lacks a comprehensive and cohesive cultural facilities policy which could among other things: 1. Preserve cultural spaces and prevent loss 2. Provide guidance on type and geographies of needed cultural facilities development 3. Improve equitable access to cultural facilities 4. Increase stock of cultural facilities The working group should include collaborators from the Division of Cultural Affairs, the Planning Department, the Department of Parks, Recreation and Youth Development, and Oakland Public Library. The goal and North Star of the working group should be to create a cultural facilities policy which can be integrated into the general plan. Special attention should be focused on city-owned properties.	*Belonging in Oakland: A Cultural Development Plan*

Theme 3: Cultural Equity Impact Assessment

Recommendation 3A: Establish the use of a Cultural Equity Impact Assessment as a condition of California Environmental Quality Act (CEQA) review

Benchmark: *Addition of Cultural Equity Impact Assessment to CEQA review process*

Guiding Principle: *Stay in their homes, Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe, and healthy*

Rationale	Resources
A Cultural Equity Impact Assessment would codify a process within the Department of Planning and Building to understand potential harms on culture and equity of proposed developments. Furthermore it recognizes the City of Oakland's responsibility to practice "equity in city practices that eliminates all forms of discrimination in City activities" as outlined in the establishment of the Department of Race and Equity. A Cultural Equity Impact Assessment can identify: 1. Potential loss of cultural vibrancy 2. Impacts on marginalized communities 3. Impacts of additional housing units on public facilities and open space 4. Threats of displacement 5. Ways to mitigate these potential harms	*Belonging in Oakland: A Cultural Development Plan* Department of Race and Equity Hawaii SB 987 requiring environmental impact statements assess effects on cultural practices

Theme 4: Right of Return

Recommendation 4A: Codify guiding preference policy in the general plan to allow displaced Oaklanders the right of return.

Benchmark: *Preference policy added to General Plan*

Guiding Principle: *Return from residential and business displacement*

Rationale	Resources
Systemic and historic housing policy injustices, escalating rents, housing unaffordability, and gentrification are all significant contributors to the Oakland housing crisis as well as the residential and business displacement of Oaklanders.[12] The Cultural Affairs Commission urges the adoption of a preference policy to protect Oaklanders impacted by displacement. A right of return policy will add value to the various measures aimed at protecting and maintaining Oakland's diversity and cultural vibrancy.[13]	*Belonging in Oakland: A Cultural Development Plan* Portland, OR preference policy Austin, TX resolution for a preference policy

[12] Deeply Rooted. "Housing and Environmental Justice Workshop." April 2022. https://cao-94612.s3.amazonaws.com/documents/DR-April-Workshop-Housing-EJ-slides_2022_0408-1.pdf.

[13]"Belonging in Oakland: A Cultural Development Plan," Spring 2018. https://cao-94612.s3.amazonaws.com/documents/Cultural-Plan-9.24-online.pdf.

June 01, 2022

RE: City of Oakland Draft Housing Element FY 2023-31

Dear Lakshmi Rajagopalan,

Thank you for the opportunity to help inform the City of Oakland's General Plan Housing Element. **We are writing to highlight the housing needs of families with young children and early care and education professionals living in Oakland and Alameda County.** The City of Oakland can invest in supports for families with young children and the early care and education (ECE) workforce through investments that promote the *structural conditions associated with child wellbeing*, including kindergarten readiness, a predictor of 3rd grade success which is itself a proxy for long term academic, career, and life outcomes.

Healthy, thriving communities are crucial for developing young minds and family well-being. Science tells us that there is a direct link between early childhood development, community and family conditions, and our city and county's stability and prosperity. Our biennial Kindergarten Readiness Assessment (KRA) consistently finds that kindergarten readiness is strongly linked to family access to basic needs, with housing at the center. This year, upon surveying over 3,000 people in the county – parents, early childhood educators, TK and kindergarten teachers, and with the guidance of our community-led Research Advisory Group, **housing and basic needs emerged as a top priority.** The study included 475 parents with Oakland addresses, 70 K/TK Oakland Unified School District teachers, and 150 ECE professionals in Oakland. These findings build on the evidence highlighting that the cost of living in Oakland and Alameda County has far outpaced families' abilities to make ends meet, and those structural inequities result in disparate outcomes for families of color and those with low incomes.

We support and encourage the city to prioritize policies, practices, and investments that:

1. **Increase the supply of affordable housing options for families with young children to support child health and well-being and prevent displacement of Black families and families disproportionately impacted by inequitable policies with racist and classist underpinnings.** Housing costs result in little or no disposable income for many families—putting pressure on families to decide between other basic needs like child care, food, and diapers.
    - 50% of renters in Alameda County pay more than one-third of their income for rent. For families of young children, the cost of child care creates an additional financial burden and contribute to financial instability. See more in our Data for Action guide.

2. **Adopt housing policies that support and advance the workforce of professionals who support our families including the ECE workforce, navigators, case workers, and family resource providers.** The high-cost of living in Alameda County also impacts our local community workforce. For example, the ECE workforce has historically earned lower wages than other educators in the public system. Affordable housing is a particularly pressing need for the population of mostly women small business owners who operate local family child cares homes;

without affordable and stable housing, family child care providers who provide home-based care face this risk of losing their business, and our community faces the risk of losing the critical service they provide. In Alameda County:

- Fifty-nine (59%) of family child care providers reported earning less than $15 per hour and struggle to meet their basic needs including covering the cost of rent or mortgage. In Oakland, approximately 40% of center directors and family child care providers rent their facility/home (192 of 481 child care programs).
- Eighty-seven (87%) of ECE professionals, 79% of whom identify as Black, Indigenous, or other women of color, are considered very low-income for the county.
- In our recent ECE facilities needs assessment survey we found:
    - 87% of Oakland center directors and family child care providers expressed interest in expanding their program to serve more children but have not been able to due to lack of resources and support.
    - 69% of Oakland center directors and family child care providers reported at least one component of their center or home as "inadequate or substandard"

3. **Expand and prioritize supports for unhoused pregnant people and families with young children.** The high costs of housing and population growth have made Alameda County a hot spot for housing instability and homelessness in the state of California. According to the Department of Housing and Urban Development, the *first year of life is when people are most likely to enter shelter and transitional housing programs, followed by ages one to five*. Pregnant women and families with young children are particularly at risk when they face housing instability. Currently in our county, families with newborns cannot leave the hospital without a car seat, but they can leave without a home.
    - One in five pregnant women who are homeless give birth prematurely, according to research findings cited in the California Health Report.
    - In 2018, the homeless management information system showed 969 families with 2,917 members as homeless in Alameda County, including 433 children ages 0-5. We know these numbers do not reflect the true extent of the issue as many families do not come forward to ask for assistance out of fear and live in their vehicles or with friends instead.

4. **Support place-based investments to promote family friendly neighborhoods.** As part of the Neighborhoods Ready for School (NRFS) strategy, First 5 Alameda funds trusted community organizations and family resource centers to build an ecosystem of support for families in the community. Three of our four NRFS grantees are in Oakland - Lincoln, San Antonio Family Resource Center, and Roots Community Health Center are working with partners to promote neighborhood conditions where families can thrive. These grantees quickly pivoted at the start of the pandemic to provide basic needs, health and safety supplies, and other family resources via trusted messengers in community. The city could build upon such place-based investments in a coordinated effort to support family friendly neighborhoods - including access to basic needs, affordable housing, child care, transportation, neighborhood libraries, and safe, green and accessible schools, parks, playgrounds. In our latest KRA we found that:
    - Connection to resources (i.e. family navigation to economic supports and basic needs, including housing) was significantly correlated to higher kindergarten readiness

- Families who resided in a higher-income neighborhoods reported higher readiness, and neighborhood assets (i.e. safety, parks/playgrounds, libraries) were correlated with readiness, regardless of family income
- Families want policies that invest in the local economic development to support job creation and advance living wages particularly for Black and Brown communities

Our mission at First 5 Alameda County is to build an early childhood system of care that cultivates the community and family conditions needed to support children's kindergarten readiness; as a funder, partner, administrator, and advocate, we prioritize policies, programs, and investments that narrow disparities and improve the lives of children from birth to age five, their families, and their caregivers. We partner with community-based organizations to ensure that families and providers have the resources they need for children to thrive—including basic needs, connections to services and information, and peer support to promote mental health and well-being. Through our work, we seek to improve underlying structural conditions and outcomes.

For these reasons, we urge the City of Oakland to consider the needs of families with young children and the early care and education workforce in the 2023-2031 Housing Element Plan. We look forward to the opportunity to partner with the City of Oakland to advance investments that make Oakland a city where all families and children can thrive.

Sincerely,



Kristin Spanos
Chief Executive Officer
First 5 Alameda County

6/1/22

EBHO Oakland Committee Meeting

- Liana
  - What are some concrete action items that have already been agreed upon?
  - RHNA numbers – how does the City anticipate being able to meet RHNA goals? Explanation of buffer
  - Constraints – noted that staff mentioned high fees as a constraint, but from what Liana hears, fees aren't high enough
- Jeff
  - Fees – need to distinguish btwn planning and building fees, the extent to which the fees are barriers, impact vs permitting fees
  - Please include an executive summary of the HE – organization and content
  - Sites – map of sites across the city with council districts, distinguish sites for lower income housing/market rate. Sites inventory needs to be sent to HCD can that be available to the public. Map sites against areas of concentration race/income - higher income and largely white neighborhoods; extent to which we are putting multifamily and aff housing into those areas. What share of lower income housing sites are going into high opportunity/high segregation areas?
  - How is the ADU production/affordability generated?
  - Maps from state maps – RECAP – not a terribly useful way of looking at segregation
  - HAP – is the list of new programs in the HE anywhere? Plan/study/consider - proposed policies with respect to inclusionary zoning will be presented to the Council for consideration by a specific date so that we are not endlessly studying. Policies will in fact reduce the racial disparities in housing opportunity/outcomes/conditions identified in the fair housing assessment
- Melody
  - What are some of the plans for seniors?

6/1/22

Planning Commission Meeting Notes

- Comments
    - Commissioner - Why didn't we build on opportunity sites from the previous cycle(s)?
    - WG - What will induce a developer to build housing? Those elements may not have been in place; obstacles were not always removed to induce a developer to build housing on the site
        - Moved regulations to having zoning allow housing by-right on those sites via state law
        - Hindsight analysis about areas where opportunity sites were / were not developed
    - Jeff Levin – 1999-2014, the city averaged less than 1,000 units per year. What actions is the city taking to encourage affordable housing development as a result of SB9? Five year impact fee study – when will this occur?
    - Daniel Gregg - Encourage development of local construction labor, apprenticeship programs, workable local hire, workforce necessary to build housing we desperately need
    - Michael Gabriel – lean toward objectivity. Action 2.2.8 investigate TOPA/COPA. Action 1.1.3 - strengthen ellis act – strengthen is an advocacy word. Implement, evaluate, monitor might be better words. Lacking information and education about how to follow rules on the landlord's side. Action 1.1.8 - rental registry – evaluate the value of instead of advocacy. Limit condo conversions – evaluate or impact instead
    - Tuan Ngo – TOPA/COPA - consider public input, change on p57 to reference this as an approach; moving private properties into social housing; will negatively impact small mom and pop owners. This policy is not effective; richmond city council unanimously voted to halt this program. Affordable housing directly into hands of low income tenants, provide downpayment assistance to homebuyers
    - Lucky Thomas – resident in west oakland. Member of In it together Oakland. Housing can be provided in many different ways/forms than just TOPA/COPA, shouldn't just be the GPU. Housing plan needs to be objective, shouldn't be advocacy for a political view or position. We should look at how do we best preserve our city, support mom and pops, small property owners, all of the rights/abilities to operate one's property. Remove TOPA/COPA. Explore condo conversions, cooperatives, etc
    - Chair Manus – statements about objectivity vs objectivity in the Housing Element, what does WG think?
    - Commissioner Shirazi – thorough and thoughtful HE. Map of sites – Rockridge area does not have any identified sites – is this because of rezoning program?
    - Chair Manus – convergence of building typology in the zoning. Having those who build / develop as a part of the assumptions about where upzoning is logical – make sure building code updates are reflected. Changing building type from Type 3 to Type 4
    - Commissioner Fearn – is there cliff notes version of what the State wants to see related to AFFH thresholds in the HE? Housing should be located in high resource areas,

increase investments in low resource areas. Are we leaning on our policies to ensure we meet RHNA bc we're not locating housing in opportunity sites

- Commissioner Sugrue - Conversations with market rate and affordable housing types affordable within a 5-10 year range? Townhomes are the most lucrative products now. How can we be as predictable as possible?
    - Haven't specifically heard about what types of housing developers want to build, but we've heard that they want zoning to allow for a mix of housing types
- Commissioner Shirazi – Map in appendix C. Sites Inventory is just a tool to demonstrate we can meet our numbers. AFFH helps us determine beyond the Sites Inventory where we want to pursue development. It seems more equitable now looking at these maps together. Working with Economic Development and HCD to ensure that displacement pressures are mitigated / working with other existing plans and policies to align?
- Daniel Gonzalez – TOPA/COPA HE – in the current version of that ordinance, it also allows for a 50% rent increase on tenants in a 5 year period. Policy isn't well thought out yet, shouldn't be a part of the HE
- Jeff Levin – RHNA and regional efforts to reduce racial disparities – Oakland's share of regional housing need has declined bc we advocated to ensure that the suburbs get more of the share of housing production. Product types – map zoning to production types; sweet spot is 4-5 stories on top of concrete podium, height limit of 70 ft. AFFH – sites need to show we are breaking down patterns of segregation – are we also providing opportunities in racially segregated areas, specifically white affluent part of town. Place-based strategies in investing in non-housing like infrastructure and facilities – must be coupled with investing in lower income neighborhoods. Policies need to show that we will reduce racial disparities in housing and metrics.
- Commissioner Renk – HAP – we already know we need to expand City resources, so how do we think about taking all of these goals, policies, and actions and turn them into reality? How do we do this when staff are already low capacity? Is there a step were some of this is winnowed down?
    - We are already working toward implementation
- Commissioner Jones – how does city see growing trend of integrating ADUs in townhomes – how does this contribute to HE as a whole? Innovation in the market place
- Commissioner Sugrue – receptivity of the GPU has been incredible based on emails and input he's received thus far
- Commissioner Shirazi – overarchingly, all of these policies are either proven to be positive or good to study in Oakland since we are not quite sure yet about some policies. Implementation is the next step – iterative, we should think about a midway point in the cycle, which would ultimately save us time and resources. Action 2.2.3 residential demolition – current ordinance may not be living up to what the goals were; we should look broader. Limit condo conversions – has good intentions, but may unintentionally limit housing purchase opportunities

June 7, 2022

Director Wiliam Gilchrist
Department of Planning and Building
City of Oakland
350 Frank Ogawa Plaza
Oakland, CA 94610

RE: Draft Housing Element 6th Cycle (2023-2031)

Director Gilchrist,

We write to provide comments on Oakland's Draft Housing Element for the 6th Planning Cycle (2023 - 2031). Overall there are many strong programs proposed in the Programs and Policies within this draft. Conversely, we have identified issues with sites within the site inventory, including the Affirmatively Further Fair Housing (AFFH) supplemental sites, related to likelihood of development, location and the non-inclusion of promising, underutilized sites in low-VMT and high-resource tracts.

Our comments, summarized, mainly fall along the following lines:

1. There are significant issues with the location, feasibility, documented landowner disinterest and development standards with the Supplementary AFFH. Some of the Supplementary AFFH sites are actually located in low-resource tracts, which runs counter to the text and spirit of HCD's AFFH guidance.
2. Several vacant and underutilized sites in high-resource tracts, especially near Rockridge BART, were not identified as Low-Income RHNA sites despite strong support from the community via the City of Oakland's own Maptionanaire survey tool. The City of Oakland's reasoning for not increasing the allowable height and density is questionable and inconsistent with actions taken elsewhere within the Draft Housing Element.
3. The City of Oakland has proposed many sorely needed actions within its Policies and Programs, including plex development in R-1 zones, an affordable housing overlay, and transit/high-resource rezoning. We provide comments on how to ensure these policies are crafted to meet their stated goals.

Site inventory

1. 288 9th Avenue (APN 018 046500204) - This site is on top of Township Park and Rocky's Market. It is unlikely this site will discontinue use within the eight year planning period. Please re-allocate these 274 units of low-income to another site or sites.

2. 514 Shattuck Avenue (APN 013 115400905) - This site is a low vacancy strip mall in Temescal and tagged as an supplementary AFFH site. The prescribed 182 units are unlikely to outbid the existing profitable uses.
    a. Does the City of Oakland have documentation from the landowner demonstrating interest in developing this site within the next eight years?
    b. There are nearly a dozen businesses renting on this site. Will those leases run beyond the planning period?
    c. The City of Oakland should consider increasing the allowable density above 182 units and increasing allowable heights to ensure this site is actually developed within the planning period.
3. 6039 and 6029 College Avenue (APNs 014 126800100; 014 126800100) - These are two adjacent vacant parcels in a high-resource tract very close to Rockridge BART. Collectively these sites of .4 acres will yield 26 units under existing zoning and development standards. Despite being ¼ mile from Rockridge BART, the City of Oakland imposes a 35' height limit on this site.
    a. In the notes for these parcels, the City of Oakland says it will not designate these parcels as Low-Income RHNA sites and re-zone them because they are below a .5 acre adequacy threshold for Low-Income sites per HCD Guidance.
    b. These sites received some of the highest Maptionairre Site Selections within the city's survey tool designed to solicit community feedback for siting housing as part of the Housing Element. Collectively these parcels received 23 recommendations for additional housing.
    c. The NIMBY group Rockridge Community Planning Council has tried to get the City of Oakland to buy these parcels and create a park for years in order to prevent mixed-income or affordable housing development at the site.
    d. The City of Oakland's reasoning for not designating this site as Low-Income and re-zoning is inconsistent with its other actions within the Draft Housing Element. For example, 4225 Broadway is a .15 acre site that is designated as a Low-Income site. 4225 Broadway is far below the .5 acre adequacy threshold for Low-Income sites provided by HCD guidance. By contrast, 6039 and 6029 College Avenue are only a 1/10th of an acre below this same threshold. In addition, 4225 Broadaway has existing uses that would need to be demolished whereas 6039 and 6029 College Avenue are currently vacant. 6039 and 6029 College Avenue are also closer to Rockridge BART and are in higher-resource tracts compared to 4225 Broadway and are more likely to be feasible for construction provided additional height and density.
    e. The City of Oakland should designate 6039 and 6029 College Avenue Low-Income sites. In addition, the City of Oakland should rezone and relax development standards to allow for at least 75 DUAs and 55' of height. This density and height is typical for sites in close proximity to BART stations. Given the wide range of small lot infill in Oakland over the past ten years as well as the prime location for TCAC

scoring, the City of Oakland should be able to provide additional analysis to meet HCD's scrutiny of Low-Income sites below the .5 acre threshold.

f. In the alternative, the City of Oakland should retain 6039 and 6029 College Avenue as Moderate-Income sites and rezone and relax development standards to allow for at least 75 DUAs and 55'. This density and height is typical for sites in close proximity to BART stations.

g. As discussed below, every BART station in Oakland apart from Rockridge has been host to specific plans to facilitate transit-oriented development. The City of Oakland's failure to identify 6039 and 6029 College Avenue as sites for Low-Income or otherwise increase the allowable height and density perpetuates a pattern or practice of the City of Oakland excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood.

4. 4400 Telegraph (APN 013 109902600) - This site is proposed for 24 units of Low - Income RHNA housing at a site owned by Critical Resistance, an abolitionist non-profit.
    a. An August 12, 2019 article from KQED describes how the prior owner of this parcel sold it to Critical Resistance after rejecting offers from "condo developers."
    b. Does the City of Oakland have documentation of interest from the property owner in developing this parcel within the eight year planning period?
5. 525 21st Street (APN 008 064503301) - This site is owned by the Department of Veterans Affairs and is proposed for 137 Low-Income units per RHNA. This site is coded as an AFFH supplementary site in a "moderate-resource" census tract.
    a. Does the City of Oakland have documentation of interest from the property owner in developing this parcel within the eight year planning period?
    b. The Draft Housing Element claims this site is in a moderate-resource tract. The 2022 TCAC Opportunity Map, however, shows this site as a low-resource tract. Given the concentration of low-income housing, supportive services, particulate matter from 980 and 580, lack of access to grocery stores and other resources, few Oaklanders would consider siting low-income housing at 525 21st Street as affirmatively furthering fair housing.
    c. Provided the Department of Veterans Affairs has expressed written interest in developing the site within the eight year planning period, this site should remain in the site inventory but should not be counted as a supplemental AFFH site. We have provided several sites in moderate and high-resource tracts below where these Low-Income RHNA units could be accommodated.
6. 4225 Broadway (APN 012 100200900) - This .15 acre site projected at 8 units of Low-Income RHNA housing is coded as a supplementary AFFH site.
    a. This site falls below the .5 acre adequacy threshold per HCD guidance. The City of Oakland provides zero analysis or justification as to why this small site would be developed or the city's track record of developing low-income housing on these sites.

    b. TCAC will not finance 8 unit low-income projects with tax credits. How does the City of Oakland expect a low-income housing developer to finance new construction at this site?
    c. There are several vacant and underutilized parcels surrounding 4225 Broadway that could be consolidated to create a more feasible low-income development opportunity site. Why weren't these sites included?
7. 4200-4224 Broadway (various APNs) - This supplementary AFFH site is in a good location and would replace underutilized commercial uses and parking lots. The 60 DUAs, however, are unlikely to outbid existing commercial uses. Consider increasing allowable density to 75 DUAs.
8. 6028 Claremont Avenue (APN 014 126803501) - This site is proposed for 23 Low-Income RHNA units in Rockridge on top of an existing office building. It is less than a ¼ mile from Rockridge BART. The site does not include adjacent parking lots that appear to serve the subject office building. The site is subject to a 35' height limit.
    a. The decision to include the office building, but not the parking lots that serve it is bizarre. The former Dreyer's headquarters, of which the subject site is part of, are owned by a single owner. Why would the owner demolish an existing office building to be rebuilt into 23 units of low-income housing but retain the surrounding parking lots that serve that office?
    b. 23 units of low-income housing will not outbid an office use so close to BART, especially with a 35' height limit.
9. 3875 Telegraph Avenue (APN 012 096800301) - This supplementary AFFH site is proposed for 35 Low-Income RHNA units. The existing use is a surgery center that is close to MacArthur BART, on a commercial corridor and is underutilized relative to its land value.
    a. The owners of this site previously refused rezoning between 2006 and 2008 as part of the MacArthur BART Transit Village PUD.
    b. The owners previously expressed interest in expanding the surgery use as recently as 2017.
    c. Given the owners' prior resistance to rezoning the site for housing, the City of Oakland must provide written proof of interest from the landowner in development of the site within the eight year planning period.
    d. This site, ⅛ of a mile from MacArthur BART, can accommodate much more density than 75 DUAs. If the owner provides written proof of interest in development, please consider increasing allowable density to 125 DUAs.

In order to effectively meet the demand for additional sites, especially in moderate to high-resource areas with low-VMT, we have provided a list of additional sites we ask you to consider.

<u>Suggested Site Inventory</u>

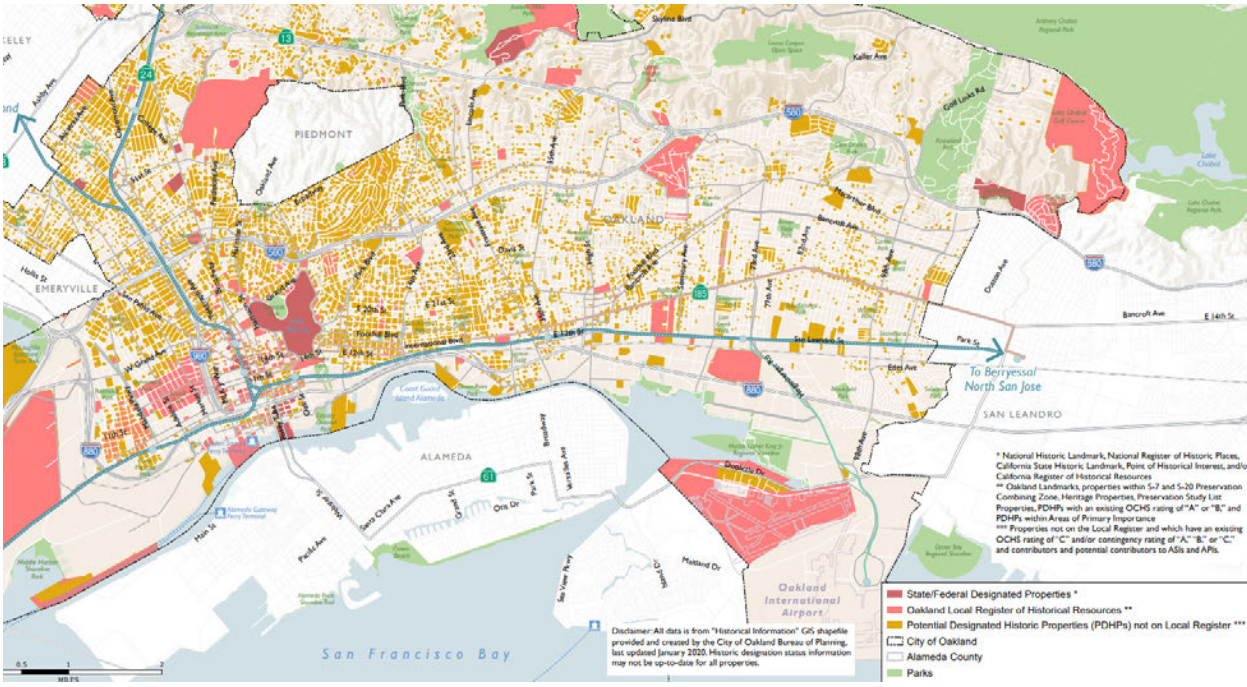
1. 501 MacArthur - underutilized commercial use at the corner of two commercial corridors.

2. 5352 Claremont Avenue - 1.5 acre underutilized commercial use surrounded by a large parking lot.
3. 3901 Broadway - underutilized fraternal lodge and parking lot.
4. 5216 Broadway - one of two Shell Gas stations within ½ mile of each in a high-resource neighborhood.
5. 6046 Claremont - .6 acre surface parking lot near Rockridge BART.
6. APN 14-1268-9-1 - .5 acre surface parking lot near Rockridge BART.

Programs and Policies Program

We are excited to see many bold programs and policies. We offer the following comments:

- Action 3.2.1 - Plex upzoning in single-family neighborhoods
    - Consider using five units as the base permitted density to allow for projects opt-in to the State Density Bonus Law and provide deed-restricted units on-site.
    - Consider allowing up to six units for larger lots and corner lots.
    - Provide a ministerial approval process so that small developers and property owners with lower risk tolerances can participate in the program.
- Action 3.3.5 - Affordable Housing Overlay
    - Please do not exempt historic districts from this policy. Historic districts and potential designated historic properties (PDHPs) tend to exist in high-resource areas that have historically excluded low-income housing. For reference, Oakland PDHPs are most highly concentrated in Rockridge, Trestle Glen and other high-resource neighborhoods that historically excluded low-income housing. By contrast there are relatively few PDHPs in low-resource places like East and Deep East Oakland where many low-income housing units have been developed historically.

- 

  - In case the City of Oakland decides to allow historic districts to be exempted from an Affordable Housing Overlay that exemption should only apply to historic districts that existed as of January 1, 2022. This will prevent the sort of defensive, dubious landmarking that we have seen from high-resource areas such as St. Francis Wood and Pasadena in direct response to the passage of SB9.
- Action 3.4.1 - Revise development standards, including allowable building heights, densities, open space and setbacks requirements
  - Transit-proximite zoning areas
    - The following BART station areas within Oakland have been subject to a specific plan to allow for transit-oriented development on public and/or private land nearby: Coliseum, Fruitvale, Lake Merritt, West Oakland, 12th Street, 19th Street, MacArthur. Tens of thousands of units have been constructed or in the process of being developed within these specific plan areas.

      The only BART station area in Oakland that has not had a specific plan developed and implemented is Rockridge. This station area contains some of the highest-resource tracts in Oakland and is one of the most "whites-only" census tracts in Alameda County, according to the Haas Institute for a Fair and Inclusive Society.

      The last low-income housing development constructed in Rockridge was the Otterbein Manor (SAHA Homes) in 1973. This development was completed one year prior to the 1974 Rockridge Downzoning. The 1974 Downzoning was an explicitly racist downzoning movement reacting to

state and federal fair housing laws, the perceived encroachment of Black families into the neighborhood and plans for transit-oriented development near the newly constructed BART station.

Any transit-proximate rezoning and revision of development standards must include the Rockridge station area. If the City Oakland fails to include the Rockridge station area with transit-proximate revision of zoning and development standards, it would perpetuate an existing pattern or practice of the City of Oakland of excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood.

- Additional height and density should be allowed at least a ½ mile of heavy rail stations and within ¼ mile of high frequency bus stops. This represents the walkshed for most transit users. Where areas have access to both rail and high-frequency bus transit access overlap, such as in North Oakland, greater additional height and density should be allowed.
- For these rezonings priority should be given to vacant or underutilized commercial land and owner-occupied residential land. Consider limiting rezonings on top of filtered or rent-controlled rental housing.

- Resource-rich areas
  - Consider providing setback and other development standard relief in addition to permitting 30 DUAs by-right in resource rich areas.
- Corridors
  - Foothill Boulevard, MacArthur Boulevard and International Boulevard are all commercial corridors in East Oakland that are specifically called out by name as requiring additional height and density for development to work. While we support additional height and density along these corridors, it is frustrating that similar corridors with low height limits remain unmentioned despite having similar issues with height and density.

    For example, Shattuck Avenue in North Oakland was downzoned to a 40' height from 50' in 2011. In 2021 a development application at 6300 Shattuck for housing at 50' (grandfathered in from a deemed complete application from 2010) was appealed by nearby property owners. This stretch of Shattuck Avenue is within easy walking/cycling distance to Ashby BART and near several bus routes and is in a high-resource tract. The appeal was dismissed by the Planning Commission, but it exemplifies how badly-needed multi-family housing near transit and low-VMT in higher-resource neighborhoods is often opposed and delayed by homeowners and property owners. The homeowners and property owners in higher-resource tracts have also historically been able to downzone

heights and densities on their corridors while allowable heights and densities on corridors in lower-resource areas of Oakland are increased.

The City of Oakland should commit to increasing heights and densities on commercial corridors in moderate and high-resource neighborhoods by name. Exemplar commercial corridors: Shattuck Avenue, Piedmont Avenue, upper Broadway, upper Telegraph Avenue, 51st Street, College Avenue, Grand Avenue, Lakeshore Avenue and Claremont Avenue.

- Action 3.4.2 - Revise Conditional Use Permit (CUP) requirements
    - While we support the removal of CUPs for multifamily housing development in RD-2 and RM zones, we request the City of Oakland please extend this action to include RD-1 zones as well.
- Action 3.4.3 - Revise citywide parking standards
    - Consider removing all parking minimums for housing development. At the very least, expand the ability to zero out parking minimums to all low-VMT areas.
    - Consider instituting parking maximums for residential development to reduce VMT and prevent overparking in downtown high-rise development.
- Action 3.5.3 - Advocate for statewide legislation on social housing
    - We are happy to see support for our sponsored legislation AB2053. Please consider sending a letter of support on behalf of the City of Oakland ahead of AB2053's June 21, 2022 Senate Housing Committee hearing.
- Action - 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households
    - While we support efforts to acquire and develop moderate-income housing we must caution against the use of bond-financed JPAs such as CalCHA for this task. These entities command high fees and underwrite risky debt.
    - The City of Oakland should consider creating and capitalizing an arms-length corporation to develop limited-equity cooperatives for moderate-income households, including public sector and essential workers.
- Action 3.7.5 - Encourage different sizes of housing for larger families – including affordable housing with courtyards, multigenerational housing
    - The City of Oakland should commit to studying the impact of second egress requirements for the feasibility of small and medium lot development of multifamily housing with 3 and 4 bedroom units.
        - The requirement of a second stairwell for purposes of egress reduces the usable floor plate for living space. The additional circulation forces many designers to arrange units along double-loaded corridors with internal hallways. This layout reduces the ability to provide natural light for more than 1 or 2 bedrooms (access to light or a light well is required for a habitable bedroom). The requirement for a second stair is a key driver in the relative overproduction of studios and 1 bedroom units compared to family-sized units.

        - The US is one of two developed countries in the world that doesn't allow single stair multifamily construction for at least four to five story buildings. Other developed countries provide a second means of egress via a fire ladder or other means.
        - Single stair multifamily buildings can also provide better access to light as well cross-ventilation. This makes it easier for new housing to meet passivehouse standards and reduce operational energy demands. In addition, because less circulation space allows for more floor space to be dedicated to group open space like courtyards or private open space like balconies or decks.
    - The City of Seattle passed and implemented local building code amendments in 1975 to allow a single stair as means of egress for buildings up to six stories. The current code caps such single stair structures to four units per floor, requires automatic fire sprinklers and imposes other fire-rated and corridor requirements. The City of New York also allows single stair buildings with similar mitigations. https://secondegress.ca/
    - The City of Oakland should study local building code amendments to allow up to six stories with single stairs with mitigations for fire, life and safety.
    - The City of Oakland should commit to supporting state legislation to direct the California Building Standards Commission to study allowing single stair multifamily housing up to six stories with proper fire, life and safety mitigations.
- Action 3.3.14 - Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing
    - Under Section 2.41.020 of the OMC, the City Administrator must seek City Council approval for purchases of any land valued at over $100,000. There is no parcel in Oakland with development or anti-displacement utility valued at $100,000 in 2022. This authority should be increased to, at least, $1,000,000 (pegged at CPI) to allow Oakland HCD staff to move quickly when the opportunity and funding present themselves for land acquisition.
- Action 1.1.8 - Create and maintain a rental housing registry
    - This policy is critical for the enforcement of SB330/SB8 tenant demolition and right to return policies. Oakland HCD needs this tool to be able to coordinate with Oakland Planning on evaluating development applications that propose to demolish protected housing and ensuring compliance with relocation and right of first refusal policies post-entitlement.
- Action 2.2.5 - Extend local replacement unit provisions
    - We appreciate Oakland's commitment to codifying these provisions locally beyond the current 2031 sunset. That codification must be paired with more proactive enforcement of SB330/SB8 demolition protections. In November 2021, EB4E notified Oakland Planning that an application for development at 469 40th Street did not include sufficient replacement units under SB330. The application was eventually re-submitted and approved with the necessary replacement units.

Projects should not be put out to public notice unless they have clearly demonstrated they have complied with SB330/SB8 demolition protections and provision of replacement units.
    - We request that Oakland Planning work proactively with Oakland HCD to create internal processes to help ensure displaced tenants are not lost in the post-entitlement and demolition process.

Thank you for considering these comments. We are available to discuss them via phone or video conference, if necessary.

Sincerely,

John Minot
Jonathan Singh
EB4E Co-Executives

cc:
CA Department of Housing and Community Development
YIMBY Law
California Renters Legal Advocacy & Education Fund

Re: Housing element - alternative to blanket upzoning

Rajeev Bhatia <[redacted]>

Wed 6/8/2022 10:13 PM

To: Stuart Flashman <[redacted]>

Cc: Ranelletti, Darin <[redacted]>;General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello Stuart,

Thanks for your input. Great suggestion, and the the short answer is Yes. There is a specific program in the Draft Housing Element for this; see page 68 of the draft:

Action 3.3.5: Implement an affordable housing overlay.

The City will create an affordable housing overlay to streamline the approval of affordable housing by right. Potential features of this overlay could include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will study the feasibility of broadly applying this overlay, except for areas in the very high fire severity zone and protected historical sites/districts. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program.

The element does not contain the program itself, and your suggested examples and ideas could definitely be part of what goes into this as details are fleshed out.

Thanks for your continued engagement and participation!

Rajeev Bhatia, AICP
Principal

DYETT & BHATIA
Urban and Regional Planners

1330 Broadway, Suite 604
Oakland, CA 94612

dyettandbhatia.com

> On Jun 8, 2022, at 10:05 PM, Stuart Flashman <[redacted]> wrote:
>
> Has the city considered the alternative of an affordable housing overlay district for high resource areas, rather than a blanket up-zoning?

A blanket up-zoning will act as an invitation for market-rate housing projects, while an affordable housing overlay will encourage projects that meet the overlay district's affordability requirement (which should be higher than what is required for the state's density bonus).

The affordability overlay could also allow for multiple levels of affordability to meet its threshold - i.e. 3% extremely low income, 5% very low income, 10% low income, 20% moderate income, with multipliers based on level of affordability - i.e., 4x for extremely low, 3x for very low, and 2x for low. Thus the suggested project would get 3x4 = 12 points + 5x3 = 15 points + 10x2 = 20 points + 20x1 = 20 points, for a total of 67 points. The threshold for triggering the overlay district's density and height levels might be 55 points. a standard 15% very low income density bonus project would only get 45 points - not enough. The overlay could allow more height and density than the state density bonus, encouraging developers to "go the extra mile" to qualify. A mixed-income project would also provide a healthier mix of different income levels than the standard 15% very low income, 85% market rate project.

Please think about this idea.

<PastedGraphic-1.png>

4035 Park Blvd missing from Housing Element Site Inventory

Kevin Morsony <[redacted]>

Wed 6/8/2022 6:02 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

I am writing to express concern that 4035 Park Blvd in Glenview was not included in the site inventory in the Oakland Housing Element. This .2 acre site is an empty lot (remediated former gas station) in a high resource area served by both local and transbay bus lines that both stop in front of this location. It is adjacent to a 7 unit apartment building (on a lot half the size). At minimum, this lot should support at least 14 units even if only zoned for current capacity. This lot has been vacant for 30 years as owners have failed to develop it due to personal issues. It is exactly the type of location that the city should use their power of eminent domain to acquire and turn over to low income housing developers to ensure that high resource neighborhoods have low income housing. This is a ready to build location that should be included in the site inventory and the housing element.

I look forward to hearing from you soon,

Sincerely,

Kevin Morsony

Comments on the "City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022

Annette Rahbek Floystrup <[redacted]>

Wed 6/8/2022 11:22 PM

To: Lieberworth, Audrey <[redacted]>;General Plan <generalplan@oaklandca.gov>

1 attachments (508 KB)

Comments on the Housing Element 1.docx;

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

These comments on the **"City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022"** are in response to a request from Audrey Lieberworth [redacted] and are also directed to generalplan@oaklandca.gov.

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The "othering" of the Rockridge neighborhood of north Oakland is on full display in this document. The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version.

There is a popular opinion of what Rockridge is and always has been which is historically inaccurate. Rockridge is perceived as rich, white and elitist, **but Rockridge is the one neighborhood in Oakland which, as dominantly working class and diverse, recovered from the devastation of urban renewal policies.** Yet somehow, it has become popular to make this neighborhood the scapegoat for current urban housing ills instead of a role model for how to recover and thrive from governmental policy driven destruction.

Some basic facts:

- This is one of the most densely populated single-family housing areas in Oakland. About 45% of the people who live here are renters.
- This is the only neighborhood in the United States to fund and build its own branch library, running a successful volunteer political campaign to form a special taxation district
- This neighborhood built the first off-leash dog park in Oakland
- This neighborhood funded, built and partially maintains a new city children's park, the FROG Park, and the Rockridge-Temescal Greenbelt
- This neighborhood originated the all-in-one Disaster Recovery Center in response to the loss of 3,000 units of housing during the Oakland Firestorm, which is now the model for FEMA nationwide
- This neighborhood originated the C-31 special pedestrian oriented retail commercial zoning, now CN-1 in 1972. Rockridge has been a major economic engine for all of Oakland ever since. And activists from this neighborhood have helped five other neighborhoods throughout Oakland to adopt the pedestrian oriented retail shopping zoning and become economically successful.
- This neighborhood pioneered Neighborhood Watch in response to becoming the highest crime area of Oakland in the late 1960s. Neighborhood Watch is now a global phenomenon
- This neighborhood has its own Non-Profit organization, formed to fundraise for the library. If you live within the boundaries, renter or owner, you are a member with a vote and a voice.

- This neighborhood has a small, self-funding and award winning newsletter published continuously for almost 34 years. It comes out the first week of every month, and is 16 pages of community, land use and school news.

In the early 1960's demolition began for construction of the Grove-Shafter freeway (Hwy 24) and BART. 1,400 properties were demolished, mostly single family dwellings. College Avenue was bisected and almost brought to its commercial knees. Construction lasted for years, and the traffic disruption coupled with the loss of population, steadily eroded the commercial base. Store after store closed its doors, until finally 50% of the businesses stood empty with storefronts boarded up. Crime in the area skyrocketed and Rockridge became Oakland's highest crime neighborhood. We have never gotten any financial help from the City of Oakland to recover; the success you see is the result of thousands of volunteer hours through almost 50 years.

A lot of people have roots here going back multiple generations. Most people who live here could never afford to buy their homes here again. The neighborhood has gentrified around us, in part due to our hard work to make it a more livable neighborhood (see above), in part due to easy freeway access and transit options. We are now being heavily pressured by tech money from SF that has doubled the asking price of small bungalows through insane overbids and severely diminished our diversity.

It is sad to see knee-jerk assumptions about an entire area based on the often expensive and trendy regional dining and shopping you see on College Avenue. Most of us are not buying the $600 jeans or eating in the pricier restaurants, but the business taxes generated do fund city services for all Oakland. I am very alarmed by the now rapid gentrification of all of Oakland, and the resultant loss of diversity this city has experienced as young, affluent, tech workers, dominantly white, have displaced both the working class people who made this neighborhood a success and the many non-white neighbors we used to have.

My classmates at Peralta Elementary were Black, Hispanic, Asian and immigrants as well as white. The same was true at Claremont Junior High, as it was then, and Oakland Tech – in the 1960s, the only fully representationally integrated high school in Oakland**. If you are looking for the all-white high school at that time, it was Skyline High, built to exclude non-whites, the boundaries of which were carefully drawn around even single houses owned by non-whites to ensure their exclusion.** As an immigrant from an all white country, I know my life was immeasurably enriched by the racially and culturally diverse neighbors and classmates I had. (I am Row 3, 3rd from the right)

Housing Element Draft, Page 63:

"POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

"Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

Oakland has a huge need for affordable housing, but nothing in this policy element addresses the building of affordable housing as defined by HUD, but rather will exclusively encourage the building of market-rate, luxury-class housing dominated by studio and 1-bedroom apartments/condos.

According to the National Low Income Housing Coalition, housing is affordable if it costs no more than 30 percent of one's income. Renters who pay more than this are considered "cost-burdened;" those who pay more than 50 percent are "severely cost-burdened." In Oakland, 59 percent of residents are renters, with the median income of these households around $40,000, more than half of them qualify as very low income.

However, due to the high cost of Bay Area housing, even households that bring in as much as six figures can be designated as "low income," as set by the Department of Housing and Urban Development (HUD). Its threshold is set for those earning incomes at or below 80 percent of area median income (AMI). In Oakland, 80 percent of AMI is very high — $73,100 for a single person; and for a 4-person household, $104,400.

Housing Cost Burdens Have Stark Racial Impacts

In Oakland, African American households face the highest housing cost burden, with 63 percent devoting more than 30 percent of their income to housing (according to the PolicyLink National Equity Atlas). Overall, 59 percent of households of color are housing-cost-burdened, compared to 42 percent of white households. Between 2000-2010, the City of Oakland lost 34,000 African American residents (a 24 percent decline). This included 10,000 OUSD students. Lack of affordable housing fuels the fire of Oakland's ongoing and dramatic exodus of African American and other POC households.

Is it reallyAffordable?

The need for genuinely affordable housing in Oakland is very high, but are proposed developments in Rockridge going to meet these affordability standards? The cost of land in Rockridge means that the answer is generally, no. For example, the multistory tower proposed for the CCA property would consist of ~467 residential units, 10 percent of which would be "affordable". That sounds good until you realize that here affordable is defined to mean "moderate-income" households, with eligibility defined as **120 percent of area median income (AMI).**

For 2020, that was $109,600 (1-person household) and $156,600 (4-person household). In other words, there would not be one single unit of affordable housing, as defined by HUD, created by the project and available to low-income renters.

Affordable housing is desperately needed in Oakland if we are to retain housing stock for low-income workers, seniors, and the disabled. About 93 percent of new construction in Oakland is market-rate developments geared to luxury class apartments like the 40 story Atlas Tower downtown. While rents dropped significantly during the initial COVID lock down, rents have rebounded and none fall into the affordable range. The number of available and genuinely affordable units is almost non-existent. The demand far outstrips the supply. Current building costs have risen steeply in the past years in response to Trump Administration tariffs on Canadian lumber and COVID slowed production of building materials.

Much of the newly proposed and /or built housing is also singularly family unfriendly. Few apartments are 2-bedrooms or more, and the vast majority are studio and 1-bedroom. It is assumed that people will not have private cars, but if you have two or three children who each require a different size car seat, Uber and Lyft cannot accommodate you. If you have a mobility impaired family member, someone in a wheelchair or one who uses adaptive tools to enter and exit a car from a walker, you also cannot be accommodated by ride-share or gig-vehicles within minutes of a phone call. These are wider issues of societal sustainability that are going utterly unaddressed by this housing element. But they eventually impact the lives of most of us.

For low to moderate income residents, housing is difficult at best, but as currently conceived, the new housing is also inadequately meeting the needs of child families, multigenerational families, and the disabled of higher income levels as well.

In summary, land and building costs are very high and rising, making public-private partnerships and government-subsidized construction perhaps the surest ways to add more truly affordable housing in Oakland — and particularly here in Rockridge.

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The exclusion of the RCPC, the most significant citizen institution in Rockridge, which has been reshaping the neighborhood since the early 1970s, when a resurrected RCPC led the way to obtaining funding from the Department of Housing and Urban Development (HUD) for planning studies which resulted in the City of Oakland adopting a new zoning designation C-31, currently CN-1, for College Avenue in 1973, consisting of pedestrian oriented retail with mixed use upper stories is remarkable and inexcusable. It argues for a total lack of knowledge about the neighborhood by City staff.

**It cannot have gone unnoticed that in the past 30 years, RCPC has directly brought in excess of $7 million into the City and the neighborhood, can it?** A new branch library funded by a citizen originated Mello-Roos taxation district, FROG Park, Hardy Dog Park, hundreds of thousands in traffic mitigation funds negotiated from CalTrans (4th Bore), Dreyer's and Safeway projects, and $3 million in environmental mitigation funds obtained by through litigation by the 4th Bore Coalition, a coalition of Oakland and Berkeley neighborhood groups organized and led by RCPC. Those $3 million dollars were used to add enhanced HVAC and filtration systems, sound dampening windows and environmental plantings to the two schools in the RCPC catchment, Chabot Elementary and Claremont Middle School severely impacted by the particulate, fume and noise pollution resulting from their locations within less than 100 feet of Hwy 24. A registered non-profit creating that much benefit to the City of Oakland should have been contacted, in particular when planning and zoning have been the primary focus of the organization for more than 50 years.

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Annette R. Floystrup
[redacted]
[redacted]

These comments on the **"City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022"** are in response to a request from Audrey Lieberworth [redacted] and are also directed to generalplan@oaklandca.gov.

The "othering" of the Rockridge neighborhood of north Oakland is on full display in this document. The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version.

There is a popular opinion of what Rockridge is and always has been which is historically inaccurate. Rockridge is perceived as rich, white and elitist, **but Rockridge is the one neighborhood in Oakland which, as dominantly working class and diverse, recovered from the devastation of urban renewal policies.** Yet somehow, it has become popular to make this neighborhood the scapegoat for current urban housing ills instead of a role model for how to recover and thrive from governmental policy driven destruction.

Some basic facts:

- This is one of the most densely populated single-family housing areas in Oakland. About 45% of the people who live here are renters.
- This is the only neighborhood in the United States to fund and build its own branch library, running a successful volunteer political campaign to form a special taxation district
- This neighborhood built the first off-leash dog park in Oakland
- This neighborhood funded, built and partially maintains a new city children's park, the FROG Park, and the Rockridge-Temescal Greenbelt
- This neighborhood originated the all-in-one Disaster Recovery Center in response to the loss of 3,000 units of housing during the Oakland Firestorm, which is now the model for FEMA nationwide
- This neighborhood originated the C-31 special pedestrian oriented retail commercial zoning, now CN-1 in 1972. Rockridge has been a major economic engine for all of Oakland ever since. And activists from this neighborhood have helped five other neighborhoods throughout Oakland to adopt the pedestrian oriented retail shopping zoning and become economically successful.

- This neighborhood pioneered Neighborhood Watch in response to becoming the highest crime area of Oakland in the late 1960s. Neighborhood Watch is now a global phenomenon

- This neighborhood has its own Non-Profit organization, formed to fundraise for the library. If you live within the boundaries, renter or owner, you are a member with a vote and a voice.

- This neighborhood has a small, self-funding and award winning newsletter published continuously for almost 34 years. It comes out the first week of every month, and is 16 pages of community, land use and school news.

In the early 1960's demolition began for construction of the Grove-Shafter freeway (Hwy 24) and BART. 1,400 properties were demolished, mostly single family dwellings. College Avenue was bisected and almost brought to its commercial knees. Construction lasted for years, and the traffic disruption coupled with the loss of population, steadily eroded the commercial base. Store after store closed its doors, until finally 50% of the businesses stood empty with storefronts boarded up. Crime in the area skyrocketed and Rockridge became Oakland's highest crime neighborhood. We have never gotten any financial help from the City of Oakland to recover; the success you see is the result of thousands of volunteer hours through almost 50 years.

A lot of people have roots here going back multiple generations. Most people who live here could never afford to buy their homes here again. The neighborhood has gentrified around us, in part due to our hard work to make it a more livable neighborhood (see above), in part due to easy freeway access and transit options. We are now being heavily pressured by tech money from SF that has doubled the asking price of small bungalows through insane overbids and severely diminished our diversity.

It is sad to see knee-jerk assumptions about an entire area based on the often expensive and trendy regional dining and shopping you see on College Avenue. Most of us are not buying the $600 jeans or eating in the pricier restaurants, but the business taxes generated do fund city services for all Oakland. I am very alarmed by the now rapid gentrification of all of Oakland, and the resultant loss of diversity this city has experienced as young, affluent, tech workers, dominantly white, have displaced both the working class people who made this neighborhood a success and the many non-white neighbors we used to have.



My classmates at Peralta Elementary were Black, Hispanic, Asian and immigrants as well as white. The same was true at Claremont Junior High, as it was then, and Oakland Tech – in the 1960s, the only fully representationally integrated high school in Oakland**. If you are looking for the all-white high school at that time, it was Skyline High, built to exclude non-whites, the boundaries of which were carefully drawn around even single houses owned by non-whites to ensure their exclusion.** As an immigrant from an all white country, I know my life was immeasurably enriched by the racially and culturally diverse neighbors and classmates I had. (I am Row 3, 3rd from the right)

Housing Element Draft, Page 63:

“POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

“Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

Oakland has a huge need for affordable housing, but nothing in this policy element addresses the building of affordable housing as defined by HUD, but rather will exclusively encourage the building of market-rate, luxury-class housing dominated by studio and 1-bedroom apartments/condos.

According to the National Low Income Housing Coalition, housing is affordable if it costs no more than 30 percent of one’s income. Renters who pay more than this are considered “cost-burdened;” those who pay more than 50 percent are “severely cost-burdened.” In Oakland, 59 percent of residents are renters, with the median income of these households around $40,000, more than half of them qualify as very low income.

However, due to the high cost of Bay Area housing, even households that bring in as much as six figures can be designated as “low income,” as set by the Department of Housing and Urban Development (HUD). Its threshold is set for those earning incomes at or below 80 percent of area median income (AMI). In Oakland, 80 percent of AMI is very high — $73,100 for a single person; and for a 4-person household, $104,400.

Housing Cost Burdens Have Stark Racial Impacts

In Oakland, African American households face the highest housing cost burden, with 63 percent devoting more than 30 percent of their income to housing (according to the PolicyLink National Equity Atlas). Overall, 59 percent of households of color are housing-cost-burdened, compared to 42 percent of white households. Between 2000-2010, the City of Oakland lost 34,000 African American residents (a 24 percent decline). This included 10,000 OUSD students. Lack of affordable housing fuels the fire of Oakland’s ongoing and dramatic exodus of African American and other POC households.

Is it reallyAffordable?

The need for genuinely affordable housing in Oakland is very high, but are proposed developments in Rockridge going to meet these affordability standards? The cost of land in Rockridge means that the answer is generally, no. For example, the multistory tower proposed for the CCA property would consist of ~467 residential units, 10 percent of which would be “affordable”. That sounds good until you realize that here affordable is defined to mean “moderate-income” households, with eligibility defined as **120 percent of area median income (AMI).**

For 2020, that was $109,600 (1-person household) and $156,600 (4-person household). In other words, there would not be one single unit of affordable housing, as defined by HUD, created by the project and available to low-income renters.

Affordable housing is desperately needed in Oakland if we are to retain housing stock for low-income workers, seniors, and the disabled. About 93 percent of new construction in Oakland is market-rate developments geared to luxury class apartments like the 40 story Atlas Tower downtown. While rents dropped significantly during the initial COVID lock down, rents have rebounded and none fall into the affordable range. The number of available and genuinely affordable units is almost non-existent. The demand far outstrips the supply. Current building costs have risen steeply in the past years in response to Trump Administration tariffs on Canadian lumber and COVID slowed production of building materials.

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Annette R. Floystrup
[redacted]

10:04:25 From Matt Weber to Everyone:
Matt Weber - Ellis Partners
10:04:29 From Keith Diggs to Everyone:
Keith Diggs (Yes In My Back Yard / YIMBY Law)
10:04:30 From Nicole Merino Tsui to Everyone:
Morning all! Nicole Merino Tsui, WOEIP
10:04:30 From Darbi Howard, East Oakland Collective to Everyone:
Darbi Howard, East Oakland Collective
10:04:33 From Trisha Barua, she/they to Everyone:
Good morning! Trisha Barua, Policy Analyst, Oakland Starting Smart and Strong
10:04:36 From David Wooley, UC Berkeley Goldman School to Everyone:
David Wooley, UC Berkeley Goldman School
10:04:36 From Rajeev Bhatia, Dyett & Bhatia to Everyone:
Rajeev Bhatia, Dyett & Bhatia
10:04:37 From Raul Maldonado to Everyone:
Raul Maldonado - East Bay YIMBY Colead
10:04:38 From Nora (she/her/ella) to Everyone:
Nora Martinez (she/her/ella)- Parent Voices Oakland (PVO)
10:04:40 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Please add your name in the chatbox with your organization
10:04:42 From Aaron Eckhouse (California YIMBY) to Everyone:
hello! I'm Aaron Eckhouse (he/him), with California YIMBY & also East Bay for Everyone
10:04:46 From Sarah Karlinsky, SPUR (she/her) to Everyone:
HI Everyone, this is Sarah Karlinsky, SPUR
10:04:49 From Warren Logan to Everyone:
Warren Logan, Transport Oakland
10:04:49 From Courtney Welch to Everyone:
Courtney Welch, CaRLA
10:04:54 From Susie Criscimagna to Everyone:
Susie Criscimagna, with Eden Housing
10:04:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element
10:05:09 From Nico Nagle (he/him) - HAC to Everyone:
Nico Nagle, Housing Action Coalition
10:05:25 From Jeff Levin, EBHO to Everyone:
Good morning - Jeff Levin, Policy Director with East Bay Housing Organizations
10:06:20 From Charles Reed to Everyone:
Charles Reed WOEIP/Emerald New Deal
10:06:23 From María Domínguez ACPHD Health Equity (she/ella) to Everyone:
Good morning, buenos días. María D. Domínguez, local policy coordinator with the Alameda County Public Health Department- Health Equity, Policy and Planning (HEPP) team.
10:06:30 From Tracey Nails-Bell to Everyone:
Tracey Nails-Bell, Housing service provider for A Diamond in the Ruff Incorporated

10:07:05 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Please mute yourself if you are not speaking
10:07:05 From Laura Kaminski, City of Oakland to Everyone:
Laura Kaminski, Strategic Planning Manager, City of Oakland
10:07:28 From Beth Altshuler Munoz to Everyone:
Beth Altshuler Munoz, Consultant to the West Oakland Community Action Plan AB 617 Process (BAAQMD & WOEIP)
10:08:41 From Beth Altshuler Munoz to Everyone:
Will you be sharing the slides?
10:08:54 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Beth, we can share the slides after this meeting
10:09:02 From Beth Altshuler Munoz to Everyone:
thanks Lakshmi!
10:11:26 From Jeff Levin, EBHO to Everyone:
Oakland's RHNA increase is actually a lower percentage than the region as a whole.
10:11:34 From Charles Reed to Everyone:
Despite the increase how do we assure that the disenfranchised needs are met.
10:12:28 From Lakshmi Rajagopalan, City of Oakland to Everyone:
If you just joined, please add your name in the chat with your organization
10:12:48 From Lakshmi Rajagopalan, City of Oakland to Everyone:
The draft housing element is available here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element
10:13:08 From Charles Reed to Everyone:
Who do we target, and how do we penalize them when lower income needs are not met?
10:15:11 From Lakshmi Rajagopalan, City of Oakland to Everyone:
An overview presentation summarizing the draft Housing Element is also available on the City Website - https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element#draft-housing-element-resources
10:16:26 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
Should we post the interactive map here?
10:16:39 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
idk, I think we should wait until we hear from Ed, as per your guidance earlier
10:16:44 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
I mean, I would like it
10:16:59 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
this is a small group
10:17:12 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
not citywide
10:17:25 From Lakshmi Rajagopalan, City of Oakland to Audrey

Lieberworth, City of Oakland(Direct Message):
	so maybe we can share it out via email along with the presentation
10:17:36 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
	after the discussion group is done
10:17:40 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
	I can post the link if you think it's appropriate now
10:17:47 From Sarah Karlinsky, SPUR (she/her) to Everyone:
	Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements?
10:17:49 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
	I doubt folks will look at the map as much after this meeting ends
10:18:18 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
	ok - you can just state that the table C-25 is visually represented in this interactive map
10:18:28 From Aaron Eckhouse (California YIMBY) to Everyone:
	Sarah, I believe they are specific to Lower Income sites, but cities can also use small sites for their Lower Income Inventory if they can point to a track record of development on similar sites
10:18:54 From Sarah Karlinsky, SPUR (she/her) to Everyone:
	Thnx
10:19:27 From Charles Reed to Everyone:
	Identifying sites is a first step, but it means nothing without meaningful accountability measures with quantifiable financial repercussions for non compliance.
10:19:46 From Audrey Lieberworth, City of Oakland to Everyone:
	Here is a link to an interactive map of the draft sites inventory (from Table C-25, Appendix C): https://oakgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=6e5a81ace7ce4a9b906da42f75b4ddd4
10:22:12 From Lakshmi Rajagopalan, City of Oakland to Everyone:
	@sarah the guidance is for affordable housing for sites between 0.5 and 10 acres. For sites less than 0.5 ac and larger than 10 ac, we have to demonstrate a track record like Aaron mentions
10:22:35 From Sarah Karlinsky, SPUR (she/her) to Everyone:
	Thank you.
10:23:16 From Lakshmi Rajagopalan, City of Oakland to Everyone:
	The guidance from the State is here: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf
10:26:43 From Lakshmi Rajagopalan, City of Oakland to Everyone:
	RD, RM zones
10:27:22 From Alison Moore (Dyett & Bhatia) to Everyone:
	Matt- you can check out Action 3.2.1, which addresses missing middle housing through zoning standards

10:27:53 From Alison Moore (Dyett & Bhatia) to Everyone:
https://oakland.konveio.com/draft-2023-2031-general-plan-housing-element
10:28:37 From Aaron Eckhouse (California YIMBY) to Everyone:
does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does
10:29:00 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
we don't right? re: Aaron's comment
10:29:21 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
I don't think so but we can get back to him
10:29:36 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
I cannot confirm 100%
10:31:45 From Jeff Levin, EBHO to Everyone:
TOPA/COPA combines a right of first offer with a right of first refusal, but does not require a discounted price
10:35:12 From Audrey Lieberworth, City of Oakland to Everyone:
@Aaron - I'll follow up and check to see if the City has a published methodology
10:35:49 From Aaron Eckhouse (California YIMBY) to Everyone:
thanks! I think it will be important for Oakland to find a way to produce Moderate Income housing without subsidies/deed restriction
10:41:36 From Jeff Levin, EBHO to Everyone:
Aaron - I believe that historically the City has only counted moderate income housing if its deed restricted as it has not tracked rental rates or sales prices on newly produced housing.
10:41:48 From Sarah Karlinsky, SPUR (she/her) to Everyone:
Thank you so much for the responses to my questions. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it.
10:41:58 From Trisha Barua, she/they to Everyone:
First 5 Alameda County letter on Oakland Housing Element: http://www.first5alameda.org/files/Comment%20Draft%202023%20to%202031%20General%20Plan%20Housing%20Element.pdf
10:42:07 From David Wooley, UC Berkeley Goldman School to Everyone:
One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu
10:43:28 From Keith Diggs to Everyone:
that's what I want to know too
10:45:00 From Aaron Eckhouse (California YIMBY) to Everyone:

I agree that table would be a great resource!
10:45:32 From Audrey Lieberworth, City of Oakland to Alison Moore (Dyett & Bhatia)(Direct Message):
Could you answer the last of Warren's questions? Let them know we are working on this
10:47:28 From Alison Moore (Dyett & Bhatia) to Audrey Lieberworth, City of Oakland(Direct Message):
There's a table by tract, I will share that
10:47:59 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Table C-21
10:49:17 From Jeff Levin, EBHO to Everyone:
Yes, a summary analysis of what C-21 actually tells us would be useful
10:49:45 From Sarah Karlinsky, SPUR (she/her) to Everyone:
+1 on summary of C-21. Thank you!
10:50:18 From Aaron Eckhouse (California YIMBY) to Everyone:
yes, very hard to parse C-21 on a parcel by parcel basis
10:51:02 From Brent Bucknum to Everyone:
I want to strongly second David Wooley's comments. We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures.
10:53:21 From Warren Logan to Everyone:
One more comment: please consider ALL of AC Transit’s Rapid corridors, not just the BRT line, when considering upzoning opportunities.
10:54:06 From Aaron Eckhouse (California YIMBY) to Everyone:
+1
10:56:06 From Raul Maldonado to Everyone:
+1 to @Brent. I'd be careful about exclusively putting housing next to freeways, as noise & car pollution on minority communities is a concern. I do love the alternative mentioned, @Warren's comment, which is above ^^^ — upzoning opportunities near **all** transit corridors.
10:57:51 From Darbi Howard, East Oakland Collective to Everyone:
Agreed and current developers have already been violating current zoning rules and not being held to their proposals approved.
10:58:13 From Darbi Howard, East Oakland Collective to Everyone:
For decades…
11:01:13 From Charles Reed to Everyone:
with all the new buildings being built that impact fee account should at least be 300 million by now
11:01:32 From Raul Maldonado to Everyone:
+1 to Charles feelings. From attending some housing projects, I would say homeowners do block housing projects that have between 15-40% BMR housing w/MR. It's hard to get that diversification, and thus we get mostly >95% BMR or MR buildings we see today :/
11:03:30 From Lakshmi Rajagopalan, City of Oakland to Everyone:
We do not have a map yet
11:03:41 From Lakshmi Rajagopalan, City of Oakland to Everyone:
we are working on identifying the areas

11:03:51 From Beth Altshuler Munoz to Everyone:
	What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?
11:04:36 From Sarah Karlinsky, SPUR (she/her) to Everyone:
	+1 on upzoning the flatiron parcel and upzoning in Rockridge in general.
11:06:28 From Ms.Margaret Gordon to Everyone:
	need to leave for my other meeting
11:07:20 From Warren Logan to Everyone:
	+1 everything Aaron said
11:08:34 From Raul Maldonado to Everyone:
	+1 To Aaron’s notes, as well.
11:09:04 From Nico Nagle (he/him) – HAC to Everyone:
	+1 to Aaron
11:10:29 From Audrey Lieberworth, City of Oakland to Lakshmi Rajagopalan, City of Oakland(Direct Message):
	i missed susie's second question. was it about what potential projects mean?
11:10:55 From Charles Reed to Everyone:
	Is there a way for the public to monitor the impact fee account?
11:11:08 From Lakshmi Rajagopalan, City of Oakland to Audrey Lieberworth, City of Oakland(Direct Message):
	am gonna ask
11:13:58 From Beth Altshuler Munoz to Everyone:
	I'm not a super housing expert tracking all the Oakland policies....BUT I remember hearing that in 2008 Oakland removed the requirement to break ground after 18 months of approval bc of the recession. has that rule been put back into place?
11:15:08 From Tracey Nails-Bell to Everyone:
	So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary
11:16:37 From Lakshmi Rajagopalan, City of Oakland to Everyone:
	Comment from Charles: Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used?
11:16:54 From Sonja Trauss to Everyone:
	+1 AFFH is not just an analysis
11:17:19 From Charles Reed to Everyone:
	Transparency is paramount
11:19:18 From Aaron Eckhouse (California YIMBY) to Everyone:
	+1 to this comment from Jeff
11:20:24 From Trisha Barua, she/they to Everyone:
	+1 for Jeff's comment
11:21:08 From Christina Mun, Oakland HCD to Everyone:
	Impact fees are reported on annually as informational reports to CED and Council. It will go to 6/28 CED for this year, here is last

year's: https://oakland.legistar.com/LegislationDetail.aspx?ID=4769988&GUID=9F0A7046-EED8-4631-A4D1-BF5FFC1CA301&Options=&Search=
11:23:30 From Audrey Lieberworth, City of Oakland to Everyone:
email comments to generalplan@oaklandca.gov
11:25:35 From Darbi Howard, East Oakland Collective to Everyone:
I agree Sonja- The poor air and no green space is a disadvantage to improvements
11:27:13 From Darbi Howard, East Oakland Collective to Everyone:
Nico- this speaks to many issues with the City in terms of getting things actually done or more of the same!
11:27:29 From Raul Maldonado to Everyone:
+1 to Nico on kudos to AH overlay, and providing Berkeley as an example.
11:27:40 From Audrey Lieberworth, City of Oakland to Everyone:
@Tracey - can you send us an email about the project so that we can better understand the project and the zoning for the site? generalplan@oaklandca.gov
11:28:39 From Tracey Nails-Bell to Audrey Lieberworth, City of Oakland(Direct Message):
Yes, I will definitely send you a email!
11:28:41 From Jeff Levin, EBHO to Everyone:
AH overlay - allowing approval by-right for affordable housing should be citywide anywhere that the project is consistent with zoning, including density bonus
11:29:06 From Audrey Lieberworth, City of Oakland to Tracey Nails-Bell(Direct Message):
Great! I think you already have my email, but you can message me at ALieberworth@oaklandca.gov
11:29:21 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://www.oaklandca.gov/events/general-plan-update-housing-element-workshop-4
11:29:29 From Jeff Levin, EBHO to Everyone:
Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies
11:29:33 From Aaron Eckhouse (California YIMBY) to Everyone:
agree with Jeff, and I think the city should move to ministerial approval generally
11:29:47 From Aaron Eckhouse (California YIMBY) to Everyone:
thank you for convening this meeting!
11:29:54 From Laura Kaminski, City of Oakland to Everyone:
https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports
11:30:22 From Laura Kaminski, City of Oakland to Everyone:
I included a link to impact fee reports, included are reports on the collection of the fees
11:30:25 From Nico Nagle (he/him) - HAC to Everyone:
Thank you for convening as well! And +1 to ministerial approval
11:31:01 From Sarah Karlinsky, SPUR (she/her) to Everyone:
I need to leave now. Thank you so much for holding this

meeting it was very helpful and I learned alot.
11:31:14 From Raul Maldonado to Everyone:
Need to leave now; Thank you!
11:31:16 From Tracey Nails-Bell to Everyone:
Thank you for today's information!

17:03:26 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Can those who did not go use the "Raise Hand" feature
17:04:13 From Diana Benitez to Everyone:
Share you name and one word to describe how your feeling today.
17:05:17 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Best of luck Iris
17:05:30 From Iris Quach (she/her) to Everyone:
thank you, Lakshmi!!!
17:05:36 From Bethsaida Ruiz, Ohlone/Huchiun Territory to Everyone:
Thank you
17:09:53 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Going off video for a bit to grab something to eat
17:15:24 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://city-of-oakland-general-plan-update-oakgis.hub.arcgis.com/
17:15:29 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://www.oaklandca.gov/topics/general-plan-update
17:15:52 From Audrey Lieberworth, City of Oakland to Everyone:
Also sharing a link to public review draft housing element: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element
17:16:08 From Diana Perez-Domencich to Lakshmi Rajagopalan, City of Oakland(Direct Message):
Thanks Lakshmi!
17:16:15 From Diana Perez-Domencich to Lakshmi Rajagopalan, City of Oakland(Direct Message):
for the hub announcement
17:20:03 From Lakshmi Rajagopalan, City of Oakland to Everyone:
All the documents are here on the website: https://www.oaklandca.gov/topics/oakland-2045-general-plan-project-documents
17:20:09 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Equity baseline
17:20:39 From Lakshmi Rajagopalan, City of Oakland to Agnes Cho, Just Cities(Direct Message):
Agnes, can you also copy all the links and share it out with the groups if you are taking notes
17:21:07 From Lakshmi Rajagopalan, City of Oakland to Everyone:
The Environmental Justice Interactive Hub - https://city-of-oakland-general-plan-update-oakgis.hub.arcgis.com/
17:21:27 From Agnes Cho, Just Cities to Lakshmi Rajagopalan, City of Oakland(Direct Message):
Yup, i'm copying the links in our notes and will make sure that they're included in the follow up notes.
17:21:51 From Lakshmi Rajagopalan, City of Oakland to Agnes Cho, Just Cities(Direct Message):
Thank you
17:22:31 From Lakshmi Rajagopalan, City of Oakland to Agnes Cho, Just Cities(Direct Message):
To subscribe to General Plan Updates: https://

www.oaklandca.gov/topics/general-plan-update#general-plan-e-mail-updates
17:28:07 From Audrey Lieberworth, City of Oakland to Everyone:
Diana - you're muted
17:28:13 From William Gilchrist to Everyone:
Diana we cannot hear you!!!
17:28:24 From West Oakland Cultural Action Network to Everyone:
@Diana - we cant hear you
17:28:32 From William Gilchrist to Everyone:
You cannot hear us either
17:28:49 From Diana Benitez to Everyone:
Sorry about that!
17:32:05 From liz suk, she/they to Everyone:
5
17:32:14 From Esther Goolsby she.they to Everyone:
5
17:32:14 From West Oakland Cultural Action Network to Everyone:
5
17:32:19 From Shina R (she/her) to Everyone:
5
17:32:19 From Nora-they/them to Everyone:
5
17:32:28 From Sandra Ue, OACC to Everyone:
5
17:32:28 From Angela Laureano to Everyone:
5
17:32:30 From Iris Quach (she/her) to Everyone:
5
17:32:33 From Champ Green to Everyone:
5
17:32:37 From Naru Kwina to Everyone:
5
17:33:00 From Reinaldi G to Everyone:
5
17:33:09 From Arthur Shanks to Everyone:
5
17:33:26 From Cathy Eberhardt, EBHO RCOP to Everyone:
5
17:33:38 From Esther Goolsby she.they to Everyone:
sorry I'm late. meeting ended late
17:33:49 From Nora-they/them to Everyone:
Love Ayodele
17:36:24 From Diana Perez-Domencich to Everyone:
Beautiful, thank you.
17:36:39 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Thank you sharing
17:37:01 From liz suk, she/they to Everyone:
Ayodele! Oakland’s Poet Laureate
17:37:12 From liz suk, she/they to Everyone:


17:39:36 From Lakshmi Rajagopalan, City of Oakland to Everyone:
There is a community workshop on the Housing Element tomorrow: https://www.oaklandca.gov/events/general-plan-update-housing-element-workshop-4
17:48:08 From Lakshmi Rajagopalan, City of Oakland to David Harris - Urban Strategies Council(Direct Message):
Do you want us to respond?
17:48:54 From Lakshmi Rajagopalan, City of Oakland to David Harris - Urban Strategies Council(Direct Message):
most of this information is included in the introduction chapter
17:48:55 From Shina R (she/her) to Everyone:
the city has a vacancy tax right? they should be tracking vacancy somehow
17:49:46 From Lakshmi Rajagopalan, City of Oakland to Diana Benitez(Direct Message):
Do you want me to respond? most of this information is included in the introduction chapter
17:52:35 From Liana Molina to Everyone:
Generally speaking, I agree with the community input & analysis. I didn't get a chance to read Ch 1, only Ch 3-4. ;)
17:54:54 From Bethsaida Ruiz, Ohlone/Huchiun Territory to Everyone:
Hey everyone, sorry I have to leave early today, I have a previous engagement I could not reschedule. See you all soon. Looking forward to more connection. thank you
17:55:19 From Alison Moore (Dyett & Bhatia) to Everyone:
Any way we can make things clearer, or things we may have missed, we are here to listen, thank you!
17:55:56 From David Harris - Urban Strategies Council to Everyone:
`I agree about capital access for BIPOC communities, but Black communities have been disproportionately impacted over all other communities of color
17:55:57 From Liana Molina to Everyone:
will we get to see the draft outreach materials?
17:56:50 From David Peters, WOCAN to Everyone:
@David - Absolutely agree
18:00:22 From David Harris - Urban Strategies Council to Everyone:
Please excuse my needing to leave early. I welcome you to visit the AARC website and sign up for information and updates about future meetings: https://africanamericanresponse.org/
18:01:16 From David Harris - Urban Strategies Council to Everyone:
COVID is still very active in our communities and adversely impacting our people the most.
18:08:47 From Liana Molina to Everyone:
those were super helpful examples, Diana.
18:09:00 From Liana Molina to Everyone:
EMP, moratorium etc
18:11:08 From Liana Molina to Everyone:
where are the input not included going to be noted, if at all, in the housing element? which chapter or appendix?

18:11:46 From Diana Benitez to Everyone:
I want to note that our initial Deep Listening survey is asking specific questions on housing and environmental health, but we have been hearing feedback on many of the element topics and have been saving them to track and analyze the other elements.
18:13:08 From Lakshmi Rajagopalan, City of Oakland to Everyone:
The Environmental and Racial Equity Baseline also highlights the issues you mentioned David
18:13:25 From Lakshmi Rajagopalan, City of Oakland to Everyone:
https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf
18:15:57 From Liana Molina to Everyone:
yes, and to be clear, I was asking the question about criteria more broadly, assuming we will continue to hear about input that wasn't included. didn't mean to take up so much time with all this.
18:16:14 From William Gilchrist to Lakshmi Rajagopalan, City of Oakland(Direct Message):
I am going to have to go to another meeting. Are you ok to continue?
18:16:18 From Lakshmi Rajagopalan, City of Oakland to William Gilchrist(Direct Message):
yes
18:16:22 From Lakshmi Rajagopalan, City of Oakland to William Gilchrist(Direct Message):
thank you
18:19:15 From David Peters, WOCAN to Everyone:
moderate income is the lowest
18:19:34 From Liana Molina to Everyone:
what do you mean, david?
18:19:44 From David Peters, WOCAN to Everyone:
2.8%
18:19:48 From Liana Molina to Everyone:
oh, i see.
18:19:49 From Liana Molina to Everyone:
yes
18:19:58 From Liana Molina to Everyone:
where the city fell short?
18:20:27 From David Peters, WOCAN to Everyone:
yes
18:21:45 From Liana Molina to Everyone:
they failed to meet rhna goals across the board except market rate
18:21:51 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Annual Progress Reports - https://www.oaklandca.gov/documents/housing-element-annual-progress-reports
18:23:04 From David Peters, WOCAN to Everyone:
yes. its a formula for driving increasing wealth and income disparity in our City - only rich and low income
18:24:41 From Sandra Ue, OACC to Everyone:
so the number of permits does NOT reflect on actual built

units? the 1k under very low income might in actuality be less?
18:25:32 From Shina R (she/her) to Everyone:
it is unacceptable!
18:25:33 From Liana Molina to Everyone:
that's my understanding, Sandra. Can city staff re-confirm this? ^^
18:25:38 From Shina R (she/her) to Everyone:
is there a way to find actual units built?
18:26:11 From Lakshmi Rajagopalan, City of Oakland to Diana Perez-Domencich(Direct Message):
would you be able to respond?
18:26:30 From Diana Perez-Domencich to Lakshmi Rajagopalan, City of Oakland(Direct Message):
Sorry, to what?
18:26:34 From David Peters, WOCAN to Everyone:
^^ Great question, Shina
18:26:44 From Lakshmi Rajagopalan, City of Oakland to Diana Perez-Domencich(Direct Message):
the question from Sandra
18:27:00 From Sandra Ue, OACC to Everyone:
so basically some developments are stalled and that isn't captured... is there another table that reflects actually built #s?
18:28:27 From Diana Benitez to Everyone:
Just Cities did an analysis of built units (based on a sample) and we can share that two pager with you all after this call.
18:28:31 From David Peters, WOCAN to Everyone:
That's a great point, Diana
18:29:24 From Agnes Cho, Just Cities to Everyone:
Annual Progress Reports - https://www.oaklandca.gov/documents/housing-element-annual-progress-reports
18:29:30 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Annual Progress Report - https://www.oaklandca.gov/documents/housing-element-annual-progress-reports
18:33:05 From Sandra Ue, OACC to Everyone:
thx... my concern is folks looking at the "approved permits" data might misunderstand that as the actual # of available housing. if a lot of projects get stalled it would not be an accurate indication
18:33:46 From Diana Benitez to Everyone:
Thank you Sandra. We can make sure that the education material makes it clear.
18:33:50 From Liana Molina to Everyone:
probably equity permits re: cannabis
18:34:05 From Liana Molina to Everyone:
there are a bunch of streamlining action steps outlined in Ch 4
18:34:49 From Alison Moore (Dyett & Bhatia) to Everyone:
Here's an action that might be of interest: Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.
The City will work with developers and housing stakeholders,

particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.7, and/or increasing staffing at the Planning and/or Building Bureau to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.
18:35:44 From David Peters, WOCAN to Everyone:
Thanks, Alison!
18:36:28 From Diana Perez-Domencich to Everyone:
Sandra --- That is correct, "Approved Permits" means a building permit has been issued, this means that construction can begin --- but a developer may not begin construction right away. To understand how many housing units have been completed and are ready for folks to move in, you'd want data on "Certificates of Occupancy" issued. That is the data Audrey showed. It is reported in the Housing Element Annual Progress Report. Diana B. mentioned that they summarized all of this information for you as well. https://www.oaklandca.gov/documents/housing-element-annual-progress-reports
18:37:27 From David Peters, WOCAN to Everyone:
I'm also thinking about permit fees for lower-income homeowners. I understand there is a fee schedule that imposes a minimum set permit fee even if you scrounged materials and did the work yourself
18:39:00 From Esther Goolsby she.they to Everyone:
they are vague, how? Only policy change will help here.
18:42:37 From Sandra Ue, OACC to Everyone:
Even if an easier permit approval process is developed & rolled out, it doesn't address issues that may cause the project being stalled. can we include consideration on obstacles to projects being completed
18:44:22 From Audrey Lieberworth, City of Oakland to Everyone:
@Sandra - yes, we identify and outline the constraints to the development of housing in Appendix F: Constraints here: https://cao-94612.s3.amazonaws.com/documents/Appendix-F-Housing-Constraints_Clean.pdf
18:47:08 From Esther Goolsby she.they to Everyone:
the goals name them but not how the protect would happen, how preserving willhappen and so on
18:47:33 From Audrey Lieberworth, City of Oakland to Everyone:
Some of the identified constraints include: zoning regulations, development standards, fees, and processing and permitting times. I've captured your comment to make sure that the constraints speak to projects that are stalled, as well
18:50:32 From Lakshmi Rajagopalan, City of Oakland to Everyone:

@david - Action 3.7.1: Incentivize the development of senior housing and provide financial assistance
to developers of housing for seniors and persons with special needs.
18:50:51 From Lakshmi Rajagopalan, City of Oakland to Everyone:
Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
The City will continue to work with the Oakland Housing Authority to assist households that
otherwise might not qualify for or be successful in the traditional Public Housing and/or
Section 8 programs by partnering with agencies to provide service-enriched housing options
that increase housing choice for special needs populations. The City will explore options to
find more landlords willing to participate in the program.
18:51:08 From Alison Moore (Dyett & Bhatia) to Everyone:
That's great framing @david, elders as culture keepers
18:51:38 From David Peters, WOCAN to Everyone:
thx.....
18:51:49 From liz suk to Everyone:
Curious if the chat will be shared or included with the notes and slides?
18:52:35 From Lakshmi Rajagopalan, City of Oakland to Everyone:
An overview of the Housing Element is here: https://cao-94612.s3.amazonaws.com/documents/2022.06.07_HE-Summary.pdf
18:54:08 From Esther Goolsby she.they to Everyone:
was all most done
18:58:36 From Alison Moore (Dyett & Bhatia) to Everyone:
One of the challenges is lack of data, yes
19:01:02 From Alison Moore (Dyett & Bhatia) to Everyone:
regarding priority groups
19:01:13 From Shina R (she/her) to Everyone:
its hard to rank, but would like to include low-income non english speakers as having a barrier to accessing housing
19:01:37 From Liana Molina to Everyone:
i can stay 5 more min
19:01:46 From Sandra Ue, OACC to Everyone:
agree @shina
19:01:58 From Audrey Lieberworth, City of Oakland to Everyone:
@Shina - thank you, captured this in our list of comments
19:02:04 From Agnes Cho, Just Cities to Everyone:
I'll give folks another 30 seconds to finish the poll
19:02:17 From Liana Molina to Everyone:
i just wanted to note the result of the previous survey where 9 - 18% respondents disagreed or strongly disagreed re: goal 4 mtg community need
19:02:41 From Esther Goolsby she.they to Everyone:
Black Americans have all barriers to accessing housing

EAST BAY
MUNICIPAL UTILITY DISTRICT

June 9, 2022

Lakshmi Rajagopalan, AICP, Planner IV
City of Oakland
Bureau of Planning
250 Frank H Ogawa Plaza
Suite 3315
Oakland, CA 94612

Re: City of Oakland 2023 – 2031 Housing Element Update, Oakland

Dear Ms. Rajagopalan:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the 2023-2031 Housing Element Update in the City of Oakland's General Plan, which encompasses the entire City of Oakland (City). EBMUD commented on the Notice of Preparation of a Draft Environmental Impact Report for Phase 1 of the Oakland 2045 General Plan Update on April 14, 2022. EBMUD's original comments (see enclosure) apply to the 2023-2031 Housing Element Update regarding water service, geology, wastewater service, water recycling, and water conservation. EBMUD has the following additional comments.

GENERAL

EBMUD appreciates the City's efforts to achieve its Regional Housing Needs Allocation (RHNA) through identifying opportunity sites where additional development could occur. As noted in the Housing Element Update, these opportunity sites include both vacant and non-vacant sites. It is important that the City consider existing surrounding uses so that those uses may continue after new housing is developed. In particular, EBMUD has its main offices in Downtown Oakland and additional administrative offices and service yards in West Oakland near Grand Avenue and Adeline Street. In addition, EBMUD is developing a service yard at Willow Street and 24th Street, and its wastewater treatment plant is located at West Grand Avenue and Wake Avenue. Finally, EBMUD has a facility along Oakport Street in East Oakland as well as numerous water and wastewater facilities that support the community and provide essential services to residents and business owners throughout the City.

WASTEWATER SERVICE

The projected number of housing units within the City of Oakland as described in the Housing Element Update are higher than the quantities used by EBMUD in recent long-term planning efforts, and result in population growth rates higher than EBMUD assumed. The differences in EBMUD's assumptions and the Housing Element Update will not

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necessarily result in a capacity deficiency, however, EBMUD will monitor the increase in flows over time and requests that the City continue to closely coordinate with EBMUD to ensure that implementation of the Housing Element Update proceeds as projected.

In addition, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed project: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnect from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,

David J. Rehnstrom
Manager of Water Distribution Planning

DJR:KTL:grd
sb22_108. Oakland Draft 2023-2031 General Plan Housing Element NOA Response

Enclosure: EBMUD's April 14, 2022 Response to the Notice of Preparation of a Draft EIR for the Phase 1 of the Oakland 2045 General Plan Update

EAST BAY
MUNICIPAL UTILITY DISTRICT

April 14, 2022

Lakshmi Rajagopalan, AICP, Planner IV
City of Oakland
Bureau of Planning
250 Frank H Ogawa Plaza
Suite 3315
Oakland, CA 94612

Re: Notice of Preparation of a Draft Environmental Impact Report for Phase I of the Oakland 2045 General Plan Update, Oakland

Dear Ms. Rajagopalan:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for Phase I of the Oakland 2045 General Plan Update, which encompasses the entire City of Oakland (City). EBMUD has the following comments.

WATER SERVICE

Effective January 1, 2018, water service for new multi-unit structures shall be individually metered or sub-metered in compliance with California State Senate Bill 7 (SB-7). SB-7 encourages conservation of water in multi-family residential, mixed-use multi-family and commercial buildings through metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects within the General Plan Update that are subject to SB-7 requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with SB-7.

Main extensions that may be required to serve any specific developments within the General Plan Update to provide adequate domestic water supply, fire flows, and system redundancy will be at the project sponsor's expense. Pipeline and fire hydrant relocations and replacements due to modifications of existing streets, and off-site pipeline improvements, also at the project sponsor's expense, may be required depending on EBMUD metering requirements and fire flow requirements set by the local fire department. When the development plans are finalized for individual projects within the General Plan Update, project sponsors for individual projects should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions of providing water service to the development. Engineering and installation of new and relocated pipelines and services require substantial lead time, which should be provided for in the project sponsor's development schedule.

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Project sponsors for individual projects within the General Plan Update should be aware that EBMUD will not install piping or services in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may be hazardous to the health and safety of construction and maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping or services in areas where groundwater contaminant concentrations exceed specified limits for discharge to the sanitary sewer system and sewage treatment plants. The project sponsor must submit copies to EBMUD of all known information regarding soil and groundwater quality within or adjacent to the project boundary and a legally sufficient, complete, and specific written remediation plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of contaminated soil and groundwater.

EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and reviewed and will not start underground work until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists, or the information supplied by the project sponsor is insufficient, EBMUD may require the project sponsor to perform sampling and analysis to characterize the soil and groundwater that may be encountered during excavation, or EBMUD may perform such sampling and analysis at the project sponsor's expense. If evidence of contamination is discovered during EBMUD work on the project site, work may be suspended until such contamination is adequately characterized and remediated to EBMUD standards.

GEOLOGY

On Page 3 of the NOP, under Existing Conditions, it states that the greater Oakland area is vulnerable to seismic hazards including earthquake-inducing landslides, liquefaction, and ground shaking. When the project sponsor applies for water service for individual projects within the General Plan, they will need to provide EBMUD with any proposed landslide mitigation measures for the developments so that no landslide impact hazard is posed to proposed water main extensions that will serve the projects.

WASTEWATER SERVICE

EBMUD's Main Wastewater Treatment Plant (MWWTP) and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from this project and to treat such flows provided that the wastewater generated by the project meets the requirements of the EBMUD Wastewater Control Ordinance. However, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to

reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that future projects following adoption of the City's General Plan Update contribute to these legally required I/I reductions, the lead agency should require all future housing project applicants to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for future proposed projects: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

WATER RECYCLING

EBMUD's Policy 9.05 requires that customers use non-potable water, including recycled water, for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health, and not injurious to plant, fish, and wildlife to offset demand on EBMUD's limited potable water supply.

Some portions of the City's boundaries fall within and around the service area of the East Bayshore Recycled Water Project transmission and distribution pipeline infrastructure. Although the housing element is residential in nature, many housing projects and any related non-residential developments present opportunities for recycled water uses. Appropriate recycled water uses range from landscape irrigation, toilet flushing, cooling, and other non-potable commercial and industrial applications. These could be served by existing or expanded recycled water pipelines in the future. Therefore, EBMUD recommends that the City and project sponsors maintain coordination and consultation with EBMUD during the planning and implementation of the various projects within the General Plan Update, regarding the feasibility of providing recycled water for appropriate non-potable uses.

WATER CONSERVATION

Individual projects within the General Plan Update presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsors should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,

David J. Rehnstrom
Manager of Water Distribution Planning

DJR:KTL:grd
sb22_077 Oakland 2045 General Plan Update NOP Response

Just Cities

Deeply Rooted Feedback Table (6/10/22)

We only added track changes to section 7.1 of the Oakland HE and included the rest of our feedback in this table where we note which document or policy section we are referring to.

Topic Area	DR Feedback
Engagement and accountability	**Provided track changes to the Engagement section** that includes removing the DR Partners map and adding more detail to the Partners table. Oakland HE_compiled with TOC_DR_2022_0610: Section: 7.1 **Acknowledgement of Community Policy ideas:** As we have discussed, the City needs to explain why some of the community policy ideas in the Public Participation section didn't make it to the HAP. We recommend the following columns in the appendix for each community policy idea: policy idea, decisionmaker, issue/ disagreement, consensus, and next steps. **Community Policy Ideas not in HAP include:** ● Create and staff Neighborhood Planning Councils for residents to weigh in on what gets built in their neighborhoods during planning and implementation (i.e. RCPC or Mission group), particularly in areas where rapid displacement is happening. (Policy 5.2) ● Citywide Housing Commission to review City's progress on Housing Element actions. (Policy 5.2)
Health	**Community Policy Ideas not in HAP include:** ● Integrate Healthy Development Guidelines into GP (note under actions where it's come from HDG) (Policy 5.2) Examples include disclosure and reporting on rental unit loss, eviction, and relocation compensation; and displacement impact mitigation. ● Human Health/Socioeconomic Impacts Analysis: require public analysis of displacement/homelessness impacts of market rate projects prior to City providing permits or

	any zoning changes (Policy 1.1) • Acknowledge that proactive rental inspections can only be implemented with a new law. (Policy 2.1)
Tenant Protections	**Community Policy Ideas not in HAP include:** • A law requiring anti-displacement strategies for the proactive rental inspection program. (Policy 2.1) • Moratorium on market rate development for neighborhoods experiencing rapid gentrification. (Policy 1.1) • Community outreach & enforcement of City's Fair Chance Housing Ordinance (banning housing discrimination of people with criminal records). (Policy 1.1, 5.3) • Cultural Districts will protect existing residents from displacement. (Policy 3.2) • Address needs of undocumented residents, i.e. new local ordinance for removing Social Security Number from housing applications. (Policy 5.3) • Measure KK assessment (low-income homeowners applied and used funds). Update so low-income homeowners will not have to pay the new taxes. (Policy 3.3)
Housing Production	**Housing Affordability Densities:** City kept as is because it aligns with HCD Site Guidelines. We are concerned that size assumptions are in violation of fair housing laws. (Appendix C pages 50, 80-81; and Oakland HE page 39) **Use of City-owned land as 100% affordable housing (includes 10+ acre sites as well):** Action 3.3.1 discusses prioritizing ELI households on public land, but Table C-16 (Appendix C) in Housing Sites Inventory shows that housing at all income levels is being planning for on public land. **Community Policy Ideas not in HAP include:** • All public land for 100% affordable housing (includes 10+ acres). (Policy 3.3). • Utilize neighborhood Area Median Income for housing

	projects. (Policy 3.2) • Increase Housing Impact Fees.(Policy 3.3) • Create a real Inclusionary Zoning law. (Policy 3.3) • Link zoning changes for market rate projects to affordability requirements so more affordable housing is built. (Policy 3.4) • Prioritize re-entry housing in City funding applications. (Policy 3.7) • Ensure that TOD projects provide housing that neighborhood residents can afford (Policy 5.2)
Affordable Housing Preservation	**Community Policy Ideas not in HAP include:** • A tax on speculators AFTER they purchase the property does not reduce housing speculation and the City already has a registration fee & inspection requirement for speculators. The City should instead evaluate how the current program is working. (Policy 2.2)
Homelessness	**Goals, policies, and actions should treat unhoused people with dignity and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy.** The current policies focused on unhoused people describes just enhancing operations of the EMP. **Community Policy Ideas not in HAP include:** • Stopping Encampment Management Policy. (Policy 4.2) • Changing zoning so tiny homes or RV's can be allowed across the City. (Policy 4.3) • No mention of permanent housing and how that aligns with AFFH. (Goal 4. How this Goal AFFH section) Note: We will be conducting focus groups conversations along with our DR Partners this summer and will have more feedback, including with unhoused communities for these specific policies.
AFFH integration throughout the	**Missing Special Needs Groups (prioritize housing for them):**

HE	• Formerly incarcerated individuals (Policy 1.1, 3.7), • Single parents (not just mother's) (Policy 1.1, 3.7) • young adults (Policy 1.1, 3.7) • low-income non-english speakers (Policy 1.1, 3.7) • youth aging out of foster care (Policy 1.1, 3.7) • Black Americans (this population particularly in relation to landlord housing discrimination). (Policy 1.1, 3.7) • Teachers (Policy 1.1, 3.7) **Need to integrate the following community input into Intro, Housing Needs (Appendix B) and AFFH sections (Appendix D and relevant Oakland HE sections):** • Historic and Current Racism are intentional public policy choices ○ Including intentional decrease of public housing in neighborhoods like Lower Bottoms. It was another policy choice that exacerbated racialized displacement. • Facts about ethnic enclaves created in part by racial housing covenants (Chinatown, West and East Oakland). • The negative impacts of California legislature's Costa Hawkins law • The negative impacts in the 1990s of the tech boom and Mayor Brown's 10k market rate housing plan to make Oakland attractive for SF tech workers. • Generational economic and housing discrimination impacts Oakland residents. • Market force displacement from lack of sufficient tenant protections • Blighted Housing Conditions: Lower income residents in West and East Oakland are facing unhealthy housing conditions ie. no heat, electrical issues, and faulty plumbing).
Previous HE Assessment (RHNA and background	**Mention Housing Equity Roadmap in Appendix A.** Lots of community orgs were involved in the development of that document and may not have been involved with HCD's Strategic Plan so may not see themselves reflected in the Strategic Plan.

	More information/data on assessment of previous housing cycle production. A summary of the previous HE assessment should be included in the Oakland HE (main chapters of document) for transparency and framing for the new RHNA goals. Draft HE (Appendix A) has only one sentence on total housing built in the previous cycle. Also include 1) the number of built units by affordability level in the 2015-2023 RHNA table alongside permitted, 2) Table by planning area and income level for built units, and a map of where those sites are by income level. Just Cities ended up doing this analysis with sample data.

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1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community. In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment where the world moves closer to the tipping point of irreversible climate change. All of these large issues collide to shape how housing does and will look like for individuals and families who call Oakland home.

2 Learning from the Past

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[1]

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places were formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices.[2] Government-sponsored "white flight" suburbanization during the early 1930s, followed by

[1] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

[2] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[3] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color.

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[4] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital and a 2016 municipal bond for development, in part due to efforts like the City's 10K plan to revitalize the urban core, has reinvigorated downtown and uptown.[5] At the same time, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with growing trends in East Oakland. Massive regional job growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable housing.[6] New skyscrapers and midrise buildings sprung up largely targeted toward the upper end of the market in downtown, across North Oakland, along upper Broadway, and in West Oakland, in part driven by rising costs of land and construction. The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[7]

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population, and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[8] Homelessness

[3] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[4] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[5] *Ibid.*

[6] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[7] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[8] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

increased by 90 percent from 2013 to 2019.[9] The COVID-19 pandemic has brought into stark relief and exacerbated racial and economic disparities in housing security and the public health consequences of these conditions.[10] The consequence of this complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County with the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon lake located within the city's borders.

3 Charting an Equitable, Inclusive Future

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (HCD) 2021-2023 Strategic Action Plan This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes transparent and regular reporting on outcomes disaggregated by race; Americans with Disabilities Act-compliant, accessible information provided in multiple languages; anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations; and access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work. The Strategic Action Plan also

[9] *Ibid.*

[10] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

details a series of specific actions and policies HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) for Oakland's Planning and Building Department, the first health and racial equity-focused guidelines in the country. Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; and preserving existing affordable housing and protecting residents from involuntary displacement. These guidelines were incorporated into city development review process in 2018. The East Oakland Neighborhoods Initiative, a community plan created out of partnership between the City of Oakland Planning Bureau and twelve community-based organizations focused on equity-based planning for Deep East Oakland, also highlight anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to participate fully in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline
The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan.

The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Map

3.1 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use and transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. This Housing Element also provides an evaluation of the 2015-2023 Housing Element, including an assessment of prior programs and strategies.

Housing Element: components

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. While the Housing Element is influenced by State law, it is essentially a local document. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

Nonetheless, among all General Plan elements, the State of California has the most extensive set of requirements pertaining to housing elements. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions
- An assessment of existing and projected housing needs
- An analysis of special housing needs, such as those of older adults and people with disabilities
- An analysis of existing assisted housing units at risk of conversion from affordable to market rate
- An analysis and inventory of resources and constraints relevant to meeting housing needs
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements

- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines

4 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	<$27,772	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

5 HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.
- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

Environmental Review

The Housing Element update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element update, as well as the Safety and Environmental Justice Elements and related Planning Code, General Plan, and Zoning Map amendments.

5.1 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

6 Housing Action Plan

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 of the Housing Element.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.
2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.
3. **Expand Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.
4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.
5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

Housing Sites Inventory

The Housing Element also presents an inventory of housing sites suitable for new homes in Oakland at all income levels. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units and other types); and
- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory.

The Housing Action Plan and Housing Site Inventory remain a work in progress with the intent of soliciting feedback from members of the community and refining the goals, policies, and actions to reflect both local priorities and State obligations.

6.1 Organization of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 housing element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.
- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.
- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.
- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives.
- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element.
- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs.
- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA.
- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate.

- **Appendix E – Housing Resources and Opportunities:** Assesses the City's financial and administrative resources available for future housing development.
- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing.
- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner.
- **Appendix H – Glossary**
- **Appendix I – Reserved for Public Outreach Materials**

6.2 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last revised in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition rezoning will occur in select areas to accommodate additional

density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards carried out by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

6.3 Sources of Information

In preparing the Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)

c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
i. California Department of Finance, E-5 series
j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
m. California Housing Partnership, Preservation Database (2020)
n. Zillow, Zillow Home Value Index (ZHVI)

2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022
10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022

12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021
42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021

44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021
46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
52. Yelp, 2022
53. Zillow, Mortgage Rates, October 2021
54. Zillow, ZHVI, December 31, 2010, and December 31, 2020

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7 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I.

7.1 Summary of Community Outreach Activities

General Plan Update Outreach

The City, based on feedback received from community members, implemented an innovative approach to collaborating with consultants on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that 1) meets state deadlines and requirements for the GPU and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinated closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Deeply Rooted Collaborative focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices
- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

- EastSide Arts Alliance | Cultural Programming Partner
- Just Cities | Technical Assistance/Community Education Partner
- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative

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Table 2-1: Deeply Rooted Collaborative Community Partner Roles

	Community Partner	*Community/ Outreach Geography*
West Oakland	*House/Full of Black Women/ Deep Waters Dance Theater*	*West Oakland residents*
	West Oakland Environmental Indicators Project.	*Environmental Justice | West Oakland*
	Black Arts Movement Business District, CDC (BAMBD, CDC)	*West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders*
Fruitvale	*Unity Council*	*Latinx community | Fruitvale*
	CURYJ	*Formerly incarcerated, Black and Latinx | Fruitvale*
Chinatown	*Oakland Asian Cultural Center (OACC)/ API Cultural Center*	*Asian American community| Chinatown*
East Oakland	The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
Across Oakland	Lao Family Community Development, Inc	Southeast Asian American community
	Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
	The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland

5 Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan

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Deleted: Unity Council

Deleted: Latinx community | Fruitvale

Deleted: West Oakland Environmental Indicators Project.

Deleted: Environmental Justice | West Oakland

Deleted: Black Arts Movement Business District, CDC (BAMBD, CDC) ... [4]

Deleted: West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

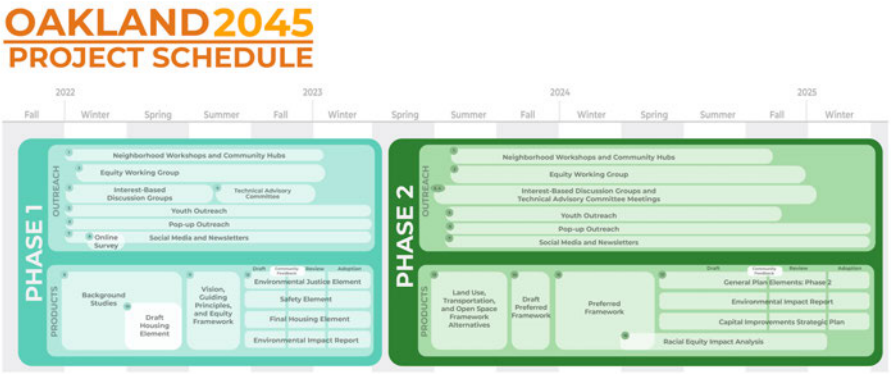
- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porchside chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022 with tentative commencement of the Fellowship in May 2022.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing,

environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.

- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks) and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.
- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic

Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

Chart 2-1: Oakland 2045 Project Schedule



Housing Element Outreach

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted three virtual housing workshops on February 10, 2022, February 17, 2022, and March 12, 2022, with one additional workshop planned to allow for the opportunity to give feedback on the Draft Housing Element. Approximately 200 people participated in

these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. Workshop 4 was held on May 12, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

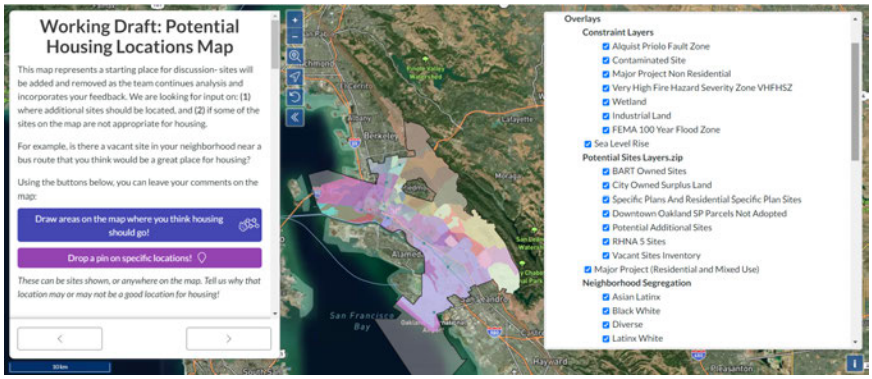
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (*Forthcoming – placeholder*)

6 Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022 through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

Figure 2-2: Interactive Map Survey Snapshot



Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[11] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

[11] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

6.1 Public Participation Themes

Across discussion groups, workshops, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[12] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.13, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.5, 4.2.1 through 4.2.5, 4.3.1 through 4.3.4
- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own

[12] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

- **Goals:** 1, 2
- **Policies:** 1.1, 2.1, 2.2, 3.5
- **Actions:** 1.1.1 through 1.1.13, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.5, 3.3.1 through 3.3.18, 3.4.1 through 3.4.10, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:
  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5
- **Keep Oakland Communities Together.** All Oakland neighborhoods are deserving of high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, **c**oncerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:

  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.13, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3

- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.7, 1.1.8, 2.1.3, 3.2.5, 3.3.17, 3.3.13, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3 5.2.9

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7 Summary of the Housing Sites Inventory

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the city's regional housing need allocation by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

7.1 Regional Housing Needs Allocation

As required by State housing law, all California cities, towns and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Table 3-1 shows the income breakdown of the RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

7.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory

constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; as the development potential of sites newly made available by one of these rezoning efforts is difficult to project, these new sites are not considered as part of this inventory.

The Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART), sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development or "recycling", in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	2,183	2,388	364	9,718	**14,653**
Pipeline Projects	*1,213*	*1,498*	*166*	*9,716*	***12,593***
Projected ADUs	*890*	*890*	*198*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects	386	1,354	211	6,525	**8,476**
Vacant	*225*	*846*	*27*	*1,832*	***2,930***
Non-Vacant	*161*	*508*	*184*	*4,693*	***5,546***
Available 5th Cycle RHNA		714	4,029	688	688
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,463*	*685*	***4,839***
New Opportunity Sites		5,425	1,134	2,120	**8,679**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,283*	*934*	*2,120*	***8,337***
Total Capacity		**12,450**	**5,738**	**19,051**	**37,239**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**2,189**	**1,281**	**7,518**	**10,988**
		(121.3%)	**(128.7%)**	**(165.2%)**	**(141.9%)**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).
2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory
Source: City of Oakland, 2022; Dyett & Bhatia, 2022

Credits towards the RHNA

HCD Guidance provides that the RHNA can be accommodated by looking at 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-4, Table C-5, and Table C-6, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 permits were issued annually. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[13] Projected ADU capacity by affordability level is shown in Appendix, Table C-8.

Adequate Alternative Sites

According to HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[14] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units

[13] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[14] More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

8 Opportunity Sites

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous housing element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous housing element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous housing element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. These sites can be found in Appendix C, Table C-16.

9 Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and

potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

9.1 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in environmental justice communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[15] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[16] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

[15] Gov. Code, § 8890.50. subd. (b).

[16] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

Chart 3-1: Housing Sites Inventory Development Process



The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. Many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation

and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a very high fire hazard severity zone, as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below.

Figure 3-2: Housing Sites Access to Opportunity, 2022

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[17] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 15 parcels sites were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting

[17] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

1 Housing Action Plan

4.1 Goals, Policies, and Actions

This chapter includes the City of Oakland's goals, policies, and actions critical to respond to increasing housing pressures in Oakland. First, this Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The five goals are:

1. Protect Oakland Residents from Displacement and Prevent Homelessness
2. Preserve and Improve Existing Housing Stock
3. Expand Affordable Housing Opportunities
4. Address Homelessness and Expand Resources for the Unhoused
5. Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions specify the means for implementing those goals. Actions include both programs currently in operation as well as new actions needed to address the city's housing needs.

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own

neighborhood.[18] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[19] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[20] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents may create displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined.[21] Rising rents are a factor in increasing rates of homelessness. According to a 2019 survey, 11 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (13 percent) and other money issues (10 percent).[22]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal—including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For instance, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the

[18] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[19] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[20] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

[21] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[22] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019-Final.pdf.

eviction moratorium established during the COVID-19 pandemic eventually comes to an end, and further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing diverse residents are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. Further, by pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also ensure that the City is able to better target its existing and future housing resources to generate the maximum impact.

Policy 1.1. Tenant Protections and Anti-Displacement

Action 1.1.1: Continue to Implement the Rent Adjustment Program (RAP).

The RAP limits rent increases on units covered by the Rent Adjustment Ordinance (Chapter 8.22 of the Oakland Municipal Code) based on a formula tied to increases in the Consumer Price Index. These provisions were further strengthened in 2017. The City will continue to implement the RAP and enforce the Rent Adjustment Ordinance. The City also enforces AB 1482 rent increase caps and just provisions for certain units not covered by the City's ordinances.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Ongoing, 2023-2031

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Evictions protections are enforced as part of the RAP, and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. The City will continue to enforce just cause measures and will expand tenant protections as feasible—including clarifying and limiting the definition of nuisance or other just cause evictions.

Responsible Party: *Oakland Planning & Building Department; Oakland Public Works Department; Oakland Department of Housing and Community Development; Oakland Department of Transportation*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.3: Strengthen Ellis Act Ordinance protections.

The Ellis Act is statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. The City will continue to enforce the Ordinance and strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible. The City will also join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.4: Implement and expand tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ordinance) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: Provide eviction defense and implement a right to counseling.

The City will explore the feasibility of implementing a tenant right to counsel, where all tenants who receive an eviction notice or have been served with an unlawful detainer lawsuit have right to free legal representation. This may include partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Private donations or other local, State or federal sources as available*

Timeframe: *Ongoing, 2023- 2031*

Objective: *As funding permits, all tenants facing eviction will be provided with counsel to represent them during eviction proceedings.*

Action 1.1.6: Expand rent control in a limited manner to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the RAP. Units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. The City will consider a limited expansion of the number of units subject to rent control to maintain affordability.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *To the extent permitted by State law, Oakland will expand renter protections.*

Action 1.1.7: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, and trends in out- and in-migration across neighborhoods in Oakland—to understand local displacement

risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.8: Create and maintain a rental housing registry.

A rental housing registry is a database of all rental units within Oakland and would be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. RAP staff have been studying the effectiveness of a rental housing registry in Oakland and plan to present initial findings to City Council during the summer of 2022. The City could use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies, and ensure that rent increases are compatible with tenant protection law.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *By 2023, the City will design and implement a rental housing registry.*

Action 1.1.9: Continue and expand the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) is meant to deter harassment by property owners and provide tenants legal recourse if they are harassed by the property owner. The TPO provides civil remedies for violations and implements tenant anti-harassment actions. The City will continue to enforce the TPO and expand anti-harassment protections, including tenant protections in ADUs.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.10: Enforce the tenant right to return.

Currently, through the Tenant Move Out Agreement Ordinance, Oakland renters have the right to return to their rental unit after certain no-fault evictions, such as code compliance evictions after the repairs are completed or Ellis Act evictions if the units are re-rented. Further, State law (SB 330) requires that property developers provide the right to return for low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will increase awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5 the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.11: Provide a local preference in affordable housing projects.

The City will continue to implement a preference for Oaklanders who have been displaced, neighborhood residents, Oakland residents and Oakland workers in the selection of tenants or homebuyers for affordable housing projects and programs assisted by City housing Notice of Funding Availability (NOFA) funds.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City will continue to provide Oakland residents and workers a preference for City-funded affordable housing to the extent allowed by law and the constraints of other involved funding sources.*

Action 1.1.12: Negotiate for appropriate community benefits during development

agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for appropriate community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.13: Prevent Oakland residents from becoming homeless/Fewer people become homeless.

Keep Oakland Housed (a public-private partnership), the federally funded Emergency Rental Assistance Program (ERAP), and Lifelong Medical Care Services that help renters from becoming homeless through rental assistance, legal advice, housing counseling, and case management.

The City will continue to support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis, as well as expanding these types of programs and designing new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: *Oakland Human Services Department; Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *Ongoing, 2023-2031*

Objective: *100% of available rent relief and eviction prevention funds are spent according to funder guidelines.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland. Actions that physically rehabilitate housing units and make other safety improvements to the existing housing stock reduce displacement and ensure longtime residents are able to enjoy new community amenities. This physical rehabilitation also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. Further, as discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Further, actions that preserve the affordability of existing homes also play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the gentrification of their neighborhoods. These actions include range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability of benefits of

homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

Policy 2.1 Existing Housing Stock Improvement

Action 2.1.1: Support home rehabilitation programs.

The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners and homeowners with special housing needs to address code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Weatherization and Energy Retrofit Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Neighborhood Housing Rehabilitation Program
- Access Improvement Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as possible, to expand opportunities throughout the community, including in lower-income and lower resource areas, and will strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's Equitable Climate Action Plan 2030, transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City will develop a proactive, data-driven housing inspection program to track code compliance, with focus on safety, and housing quality among the City's rental stock. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2023-2025*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.4, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of ADA provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: Explore funding for improved indoor air quality.

The City will explore State and federal funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation and air filtration systems (e.g., MERV filter systems) to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways.

Responsible Party: *Oakland Public Works Department, Environmental Services Division*

Potential Funding Source: *State and Federal Environmental Health Agencies*

Timeline: *Ongoing, 2023-2031*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

Policy 2.2 Preserve the Affordability of Existing Homes

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100% of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants, and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing need.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the

Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce housing speculation.

Housing speculation can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan Fund for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study and consider implementing an anti-speculation tax to prevent displacement.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland and the neighboring City of Berkeley. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include targeted TOPA/COPA in certain neighborhoods, equity-building mechanisms, racial equity impact considerations, or other approaches that may be appropriate to Oakland.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate and, if applicable, implement a TOPA/COPA policy (if appropriate) by 2024-2025*

Objective: *Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025.*

Goal 3. Expand Affordable Housing Opportunities

General production of housing is one of the most important strategies in addressing Oakland's housing crisis. Thoughtfully adding housing at every level can help reduce market competition for existing homes, a primary driver in displacement and homelessness. What the community needs most, however, is a concerted effort to increase production of homes that are affordable to very-low-, low-, and moderate-income households. In particular, Oakland needs more deeply affordable housing, particularly housing affordable to extremely-low-income residents, and housing that remains permanently affordable. One of the key objectives in producing more housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections in historically disinvested neighborhoods (see Policy 2.2).

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA. However, it fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is largely due to market constraints such as the cost of land, building materials and construction labor, as well as a lack of funding for affordable housing development. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs and introduce new strategies to further incentivize high quality and abundant affordable housing development.

Like other Bay Area cities, one of the major challenges to developing permanent affordable housing in Oakland is the extremely high cost of development, especially the cost of land, labor, and materials. As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, can often provide significant opportunities for residential development. Further, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that may be only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential development process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like permitting processes and the zoning code to make it easier and faster to build affordable housing.

How this Goal affirmatively furthers fair housing

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear the burden of the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition

because they are zoned primarily for single-family homes, and the exclusion of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices, such as duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types[23] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of affordable housing. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes, and tend to be located in lower-density and higher resource neighborhoods that often contain few other smaller affordable rental options. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

In March 2021, the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[24] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Further, other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges when finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income,

[23] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[24] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging; in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

Policy 3.1 Facilitate Production of Deeply Affordable Housing[25]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create either a capitalized operating subsidy or a rental housing subsidy for extremely-low-income households. This will help promote the financial viability of extremely-low-income housing.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

[25] Deeply Affordable housing for persons at 30% area median income or below.

Action 3.1.2. Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 and/or VASH vouchers.*

Objective: *As vouchers are available, at least 20% of units in assisted developments will be deed restricted as extremely-low-income.*

Policy 3.2 Create a More Diverse Mix of Homes to Meet Community Needs

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 5.1. The City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote live/work housing and housing for artists.

The City will update development standards and land use regulations to promote artist and live/work units in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to joint live/work units in specific commercial/industrial locations while considering the impacts on nearby viable businesses**.**

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units and housing Oakland residents, keep the neighborhood character, and to preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for older or lower-income homeowners who want ADUs.

The City will identify potential funding sources and community partners to develop and implement a financial assistance program that would provide loans and/or grants to support low-income and older homeowners who want to construct an ADU. The City may prioritize funding for homeowners who agree to charge rents affordable for lower-income households or rent the ADU to Housing Choice Voucher participants.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Potential funding for an ADU incentive program could include funding from the State of California's CalHome program, potential future State funding for ADU development, or local sources*

Timeframe: *Ongoing as funding becomes available, 2023-2031*

Objective: *If funded, the City anticipates supporting at least 30 low-income and/or senior households with the cost of constructing on Accessory Dwelling Unit. This is based on the 30 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that go went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City will continue to host pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity to create a "one-stop shop" for information to property owners, contractors, and tenants. The City will invest in community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will also study how its implementation of the building code may constrain the legalization of unpermitted ADUs.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly increase production of ADUs to match housing need.*

Policy 3.3 Expand Resources for the Construction of Affordable Homes

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

The City will solicit proposals from interested developers to construct housing on City-owned sites with first consideration given for affordable housing projects, pursuant to the California Surplus Lands Act. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. Requests for proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Donation of land value*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and will continue to work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.7).

Responsible Agency: *Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program, a public-private partnership , and the Federal Emergency Rental Assistance program (ERAP) to offer rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling. The City will work with community partners to expand public awareness of the rental assistance program and tenant rights to ensure access to timely access information.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State and federal emergency rental assistance funding, private donations, and other local funds as available*

Timeline: ***Ongoing, 2023-2031***

Objective: *100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle. At least 250 households will be provided financial assistance to stay in their housing each year, or more if additional funding becomes available.*

Action 3.3.4: Develop permanent housing affordable to extremely-low-income (ELI) households on public land.

Determine the feasibility of developing permanently affordable housing in partnerships with community land trusts mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. Assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units that are designated for extremely-low-income households. Seek public funding resources to advance the development of permanently affordable rental and ownership housing for extremely-low-income households. Ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. For projects seeking City funding, continue to incorporate preference for new construction projects to set-aside at least 20 percent of housing for ELI or below with a homeless household preference.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Human Services Department*

Potential Funding Source: *Donation of land value, City subsidy*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an affordable housing overlay to streamline the approval of affordable housing by right. Potential features of this overlay could include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will study the feasibility of broadly applying this overlay, except for areas in the very high fire severity zone and protected historical sites/districts. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed

income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2024*

Objective: *Study and consider adopting an affordable and/or moderate-income housing overlay to meet housing need.*

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, approximately 80 units could be created or preserved; of these, approximately 16 would be extremely-low-income. This will result in a total of 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

While the City generally relies on development impact fees to provide local funding for affordable housing developers, targeted inclusionary housing requirements may increase the provision of affordable housing units in higher resource neighborhoods. A study is underway as part of the five-year update to

assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced and likely affordability levels, and implement such requirements, if appropriate.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Study and consider adopting targeted inclusionary housing requirements to meet housing need.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including affordable housing impact fees, on market-rate projects to ensure that new development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately. The City will explore allowing developments to pay an in-lieu fee equivalent to the public art requirement to build art at affordable housing developments and promote neighborhood cultural preservation/stabilization.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in 2027*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including both impact fees and building permits, as a constraint to development. The City will explore ways to increase flexibility in payment timing and expand direct financial support to reduce the burden imposed by the collection of City fees.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge, permit fees, and General Fund for any reduction of fees*

Timeline: *Ongoing, 2023-2031*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD).

On December 16, 2021, the Rules and Legislation Committee of the Oakland City Council recommended that the City Administrator study the implementation of a citywide EIFD to fund affordable housing and infrastructure improvements. Upon completion of this study, the City will consider implementing the EIFD to increase available local funding for affordable housing. An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By 2028, complete studying the possible implementation of an EIFD.*

Objective: *Study and consider implementing an EIFD to significantly increase affordable housing development and fund infrastructure improvements to match need.*

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods).

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources for the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate approximately 25% of available local funding towards continuing the ACAH program.*

Action 3.3.13: Expand availability of predevelopment funding and low cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards historically marginalized and redlined areas as well as to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As suitable funding and projects become available, predevelopment funding and low cost debt products will be made available for affordable housing development.*

Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support

small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

Timeline: *Ongoing, 2023-2031*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the feasibility and appropriateness of a small sites fund.*

Action 3.3.15: Continue and expand density bonus incentives.

Continue to implement the City's density bonus ordinance and seek opportunities to expand the program, which offers developers density bonuses in exchange for the provision of affordable housing. Added provisions could include mixing and matching of low-income category percentages to get an additional bonus. Consider evaluating the density bonus ordinance and deed restrictions needed for the program to make the language more accessible and identify any unnecessary barriers that make it difficult for grassroots organizations and nonprofit developers to navigate this program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025, Ongoing*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: Consider revising the Real Estate Transfer Tax.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will consider the following revisions to the RPTT:

- Make the tax more progressive at higher rates; and
- Use of a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *General Fund for any applicable studies*

Timeline: *Conduct the analysis by 2026*

Objective: *Complete an analysis by 2026.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process, and develop solutions to ensure that the process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the San Francisco Foundation that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: Reauthorize Measure KK and release remaining funds.

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has released remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects and will seek to reauthorize bond authority to increase the funding available for affordable housing.

Responsible Party: *Oakland City Council and Oakland Department of Housing and Community Development*

Potential Funding Source: *General Fund and Local Infrastructure Bond Funds post-Measure KK*

Timeframe: *Authorize local infrastructure bond by 2025, spend funds as available on an ongoing basis*

Objectives: *The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined. For reference, the Measure KK infrastructure bond of $100 million for affordable housing supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. New construction projects will be prioritized for setting aside at least 20% of units for extremely-low-income populations.*

Policy 3.4. Reform Zoning and Land Use to Address Community Priorities

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setbacks requirement.

The City will allow additional building heights and/or housing densities in certain corridors and districts. These changes include**:**

- **Zoning Districts** such as the Detached Unit and Mixed Housing Type Residential Zones. As discussed in Action 3.2.1, the City will develop zoning standards for a diversity of housing types in single-family neighborhoods, including duplexes, triplexes, and fourplexes. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums). The City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.

- **Corridors** such as International, Foothill, and MacArthur Boulevards. The current building height map and permitted densities along key corridors does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake revisions to allow increased heights and densities.

- **Transit-proximate areas**. Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near BART and BRT Stations.

- **Resource-rich areas**. Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes may include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable

housing projects. This will help further fair housing objectives by increasing the availability of housing, and particularly more affordable units by design, in high resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.2: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits are currently required for multifamily buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit building according to objective criteria such as building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.7, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined review and, where appropriate, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.3: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will explore flexibility in parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2026*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.4: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. The City will revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.5: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.6: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to allow the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.7: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

Timeline: *2023 – 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.8: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.10: Permit sites included in prior RHNA cycles to develop with affordable housing by right.

Pursuant to State law, the City will permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. These sites are identified in Appendix C, Table C-25.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Policy 3.5. Explore Innovative and Alternative Housing Models

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units. The City will continue to offer this program and support community land trusts. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing NOFA's on an annual basis (2023-2031)*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *2031; Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle*

Objective: *Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing legislation until it is adopted*

Objective: *The State of California will successfully adopt social housing legislation.*

Action: 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households.

The City will evaluate the merits of acquisition and development models to assist in the construction or preservation of middle-income housing, potentially in partnership with other regional agencies.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by bond financing underwritten by rental revenue, with relatively shallow subsidies in the form of property tax abatements*

Timeline: *Evaluation will be ongoing as opportunities evolve*

Objective: *If a suitable opportunity exists to efficiently produce or preserve middle income housing, the City will design a program or participate in a program developed by other public agencies.*

Policy 3.6. Streamline the Approval of New HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.7, and/or increasing staffing at the Planning and/or Building Bureau to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor

exceptions, which can also reduce project timelines and costs. Alongside efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.7, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects. The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with low-income and affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Policy 3.7. Expand Options for Special Needs Housing

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services unit will promote the inclusion of accessible units for projects receiving City funding and will award extra points to projects that exceed federal minimum requirements for accessible housing for all projects receiving federal funding assistance.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.5: Encourage different sizes of housing for larger families – including affordable housing with courtyards, multigenerational housing.

The City will continue to reward and incentivize projects that include multi-bedroom units suitable for families in its awards of City funding for housing development and will expand the program to grant points to affordable housing projects that provide different sizes of houses for multigenerational and larger families, such as housing with courtyards or cottages.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.6: Expand areas where residential hotels are permitted by right.

The City will consider expanding zoning districts where residential hotels and rooming houses are permitted by right. These housing typologies provide an important source of housing for extremely-low-income residents.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Significantly increase production of residential hotels to match housing need.*

Policy 3.8. Convert Vacant Land and Units to HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will also consider expanding exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: *Ongoing, 2023-2031*

Objective: *Through the vacant parcel tax, seek a 10% reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live-work and other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: *Significantly increase conversion of vacant ground floor commercial space to residential uses, where appropriate, to match housing need.*

Action 3.8.3: Consider a tax on all vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: *By the end of 2026, consider and if appropriate adopt a revision to the vacant parcel tax.*

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City currently provides the Community Buying Program, which assists Oakland residents in purchasing vacant or abandoned properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations.

Responsible Party: *Oakland Department of Housing and Community Development*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *By the end of the Housing Element period, at least 40 parcels will be acquired by the City of Oakland or partner organizations that were previously tax defaulted.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Ultimately, permanent housing is the solution to homelessness (see Goal 3). Goals, policies, and actions in this Housing Action Plan recognize housing as a human right and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue, and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain crisis response beds.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded with one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as including rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate

efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. Track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. HSD has created two new outreach staff positions whose primary role is to support the encampments which have these interventions with maintaining the services as well as maintaining a level of cleanliness and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each

encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District, higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

Action 4.1.5: Provide support for domestic violence shelters.

Recognizing that domestic violence is one of the leading causes of homelessness for women and children, the City will coordinate provision of counseling, case management, healthcare, rapid rehousing assistance, and other wraparound services for survivors of domestic violence within transitional housing programs, emergency shelters, and navigation centers. The City will work with housing and service providers to seek additional grant funding to support survivors of domestic violence. The City will continue to publicize health and wellness resources on its website and will ensure that this information remains up-to-date.

Responsible Agency: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator, Department of Violence Prevention*

Potential Funding Source: *To be determined*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will significantly increase supportive services (and their publicization) for domestic violence survivors to match need.*

Policy 4.2 Encampment Management

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023-2031*

Objectives: *The Encampment Management Policy is essential to connecting unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of*

public spaces. The goal is to close areas where encampments are not permitted, provide regular and adequate trash collection from encampments, to ensure that porta-potties and hand-washing stations are services regularly as needed, and that encampments receive regular deep cleanings that ensure that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.

The policy sets forth the following objectives:

1. *Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;*
2. *Designate low-sensitivity areas, where enforcement will not be prioritized;*
3. *Make findings that will prompt Encampment Management Team intervention; and*
4. *Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.*

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.*

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with the Homelessness Advisory Commission.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and services that respond to unsheltered homelessness. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally-specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

Policy 4.3 Promote Transitional and permanent supportive, Deeply Affordable Housing for Unhoused Communities

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and

federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 20 percent of AMI; as well, the City will increase this homeless set-aside in future NOFAs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing. The City will also pursue the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's Affordable Housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funds*

Timeframe: *Ongoing, 2023-2031, as funding is available*

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalently to similar permanent residential uses in the appropriate zone.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing.*

Action 4.3.4: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for “low barrier navigation centers” and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. Additionally, as the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, and smart growth principles into residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Limit greater intensification of neighborhoods at very high risk of wildfires. Maintain parking and other regulations to facilitate evacuation when needed.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood to maintain local ties.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, ability to make changes to the living environment, privacy, and ability to build financial equity. In addition to tangible economic and other individual

benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing community assets in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Further, Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising housing costs, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures, and keep Oaklanders in their homes, thereby protecting both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home wherever they choose to live. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

As defined in the Oakland Municipal Code, in addition to safe, affordable, high-quality housing for all people, another determinant of equity is a healthy built and natural environment for all people that includes a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color

are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards that have an impact on human health due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

Policy 5.1 Sustain Affordable First-Time Homeownership Incentives

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided a number of first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), the CalHome Program, and Oaktown Roots Affordable Homes. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. When the public health emergency subsides, the City will continue to directly offer workshops. Finally, the City maintains a list of deed-restricted below market rate (BMR) homes for sale to assist potential buyer and will continue to maintain this list throughout the planning period. The City will collect data through the first-time homebuyer programs to understand the extent of homeownership need and to identify gaps in the programs. Over time the City has increased the income limits for its first-time homebuyer programs because of the increasing gap between housing prices and incomes. The City will assess the impacts of this approach and the extent to which it may reinforce rather than reverse racial disparities in ownership. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and provide access to homebuyer resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Further, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a

monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing Funds (CalHFA, HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

Policy 5.2. Promote Resilient and Sustainable Development

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke, prioritizing retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, potentially by reducing vehicular parking requirements in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As suitable funding is available, Oakland will study and/or remediate contaminated sites to the maximum feasible extent.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.5: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing natural gas or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under BuildItGreen.org's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the NOFA scoring process. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety,

mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.6: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: *Consider adopting a disaster reconstruction overlay zone to meet housing need in response to potential disasters.*

Action 5.2.7. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly-assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas., while higher resource neighborhoods have avoided providing their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability. To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give preference to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource

neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability has recently been modified to balance scoring to between being in higher-resource and high performing schools (for family housing) with the goal of seeking to increase investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low income residents are especially vulnerable to displacement pressures.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: O*ngoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

Action 5.2.8: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program, promote mixed-income development in specific plan areas, and access CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.9: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community to understand the effectiveness of individual programs.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

Policy 5.3. Protect Homeowners and Tenants from Discrimination

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Enact predatory lending protections.

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-1 provides Oakland's quantified objectives by income category for the 2023-2031 planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

	New Construction[1]				
Income Category	*Pipeline Project*	*Projected ADUs*	*Remaining RHNA*	*Rehabilitation*[2]	*Conservation/ Preservation*[3]
Very-Low-Income[4]	2,176	890	4,422	-	-
Extremely-Low-Income[4]	1,088	445	2,211	-	-
Low-Income	2,388	890	1,035	751	258
Moderate-Income	364	198	4,564	-	-
Above-Moderate-Income	9,152	-	4,111	-	-
Total	14,080	12,020	4,089	-	-

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report.
3. Conservation/preservation estimates are based on the estimated number of assisted units that are at risk of conversion to market rate, as discussed in Appendix B.
4. The extremely-low-income housing need is assumed to be 50% of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

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UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA
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June 10, 2022

Emailed Only

City of Oakland
Attn: Catherine Payne
1 Frank H Ogawa Plaza
Council Chambers, 3rd Floor
Oakland, CA 94612
Via Email: generalplan@oaklandca.gov

Re: City of Oakland Housing Element Update

Dear Catherine Payne,

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 713, which represents working men and women in the city of Oakland and Alameda County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the City of Oakland Housing Element and larger General Plan, it is vital that the City of Oakland support efforts to build the local construction workforce. Local 713 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

The City of Oakland Housing Element notes in its housing constraints analysis that a shortage of construction labor can significantly increase "the time necessary to complete the development of a project."[1] Indeed, the Housing Element Update also outlines that construction workers make up a lower proportion of overall employment in Alameda County than even that of the wider Bay Area,[2] where an acute shortage of housing production and labor is also a pressing, widespread issue.

To be clear, neither Alameda county nor the City of Oakland have enough skilled, highly productive residential construction workers to build the 26,000+ units that the city of Oakland is

[1] Page 609: Oakland Housing Element compiled with appendices.
[2] Page 274: Ibid.

supposed to produce over an 8 year time period.[3] This is itself an almost 80 percent increase from the prior Housing Element cycle's RHNA goals.[4] However, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in residential building construction in Alameda County has actually decreased by 18% since 2004.[5] A continuously shrinking residential construction workforce cannot build 26,000 units of housing in 8 years.

To support the policy goals of the Housing Element, Local 713 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 713 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of the City of Oakland. for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of Oakland.

> A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Oakland, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

> For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre

[3] Page 11: Ibid.
[4] Page 330: Ibid.
[5] QCEW data: Difference between 2004 employment and 2020 (latest available) in Private NAICS 2361 Residential building construction for All establishment sizes in Alameda County, California, NSA

qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Alameda county within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Oakland since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. One of the updated Housing Element's key, stated focuses will be to improve opportunities and outcomes for existing residents in our community.[6] The Housing Element specifically identifies that a lack of access to living wage jobs is a key element of current inequities, and a "significant driver of homelessness in Oakland"[7] itself. There are currently no clear policy antidotes to this. Current projections for our metropolitan area foresee that precarious, low-wage forms of employment, such as in food courier delivery, will far outpace employment growth in residential construction between now and 2028.[8]

Policies that require the utilization of apprentices and a local construction workforce will help counteract such trends. In tandem with programs currently operational by Local 713 outlined below, such policies will help improve local access to the type of living wage job the community needs, and also help ensure that the City meet the goals of the City of Oakland General Plan.

Local 713 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of Oakland, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of Oakland. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

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[6] Page 41: Oakland Housing Element compiled with appendices.

[7] Page 94: Ibid.

[8] EDD Long-Term Industry Employment Projections, Oakland-Hayward-Berkeley (2018-28): Couriers and Messengers (+28.4%) vs. Residential Building Construction (+11.4%). https://data.edd.ca.gov/Employment-Projections/Long-Term-Industry-Employment-Projections/sp6i-jezb/data.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of Oakland and Alameda County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of Oakland residents housing sooner. Local 713 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 713 is in a unique position to address many of the key ideas outline in the City of Oakland Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 713 is prepared to assist in closing the affordability gap in the City of Oakland and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 713.

Thank you for your time and consideration of these comments.

Sincerely,



Daniel Gregg
Senior Field Representative
Carpenters Local 713

DG:ans
opeu #29
afl-cio

cc: City Clerk: cityclerk@oaklandca.gov

Comments on the "City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022"

jongabel@rcn.com <[redacted]>
Fri 6/10/2022 10:26 AM
To: Lieberworth, Audrey <[redacted]>;General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

I ask that my comments below on the **"City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022**" be entered into the public record.

I am a 47 year resident of Rockridge, Oakland and a neighborhood activist. My latest effort is a website, www.PreserveRockridge.com, which is dedicated to (surprise, surprise!) preserving this neighborhood. My website contains some lengthy material which is relevant to my comments below, so I have tried to keep these comments brief and provide links for the details.

I wish to take issue with several aspects of the Housing Element Draft:

1. Some of the stated goals in the Housing Element Draft are at odds with City policy, particularly with respect to Rockridge

As noted in the Housing Element Draft, Chapter 1: Introduction, Page 4:

"In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color.

"The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities."

As long as 100 years ago, Rockridge was a vibrant residential and business district. Construction of the Grove-Shafter freeway (Highway 24) and BART in the 1960's devastated the existing businesses. Half of them closed and crime was rampant. In 1973, the Rockridge Community Planning Council (RCPC) worked with the City of Oakland to rezone College Avenue and Rockridge, which led to its recovery and current prosperity. (For details, see www.PreserveRockridge.com/UpDownAndUp)

The people of Rockridge responded and brought our neighborhood back. With no funding and little help from the City of Oakland, Rockridge was resurrected after the BART and Highway 24 construction was completed. Old homes, including many Craftsman houses, were preserved and restored. Rockridge funded and built its own branch library. Parental support has helped make local public schools desirable. Strong local activism has resulted in many public benefit projects.

We should be lauded for this (For details, see www.PreserveRockridge.com/Accomplishments). But instead, the City of Oakland has adopted

and supported policies – like SB9 - which threaten the viability of the community which rebuilt Rockridge. Quoting from the home page of www.PreserveRockridge.com:

“The creation of financial incentives to tear down existing single family houses and replace them with larger market rate buildings would:

“- Eventually destroy the beautiful and architecturally historic Craftsman houses that we presently have;
- Push out the community that individually and collectively rebuilt itself after the construction of BART and Highway 24 right through the heart of it;
- Actually be a vehicle for real estate interests to make big profits.”

Again, from the Housing Element Draft, Pages 11-12:

“This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders… The goals include:

“1. Protect Oakland Residents from Displacement and Prevent Homelessness: Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.

“2. Preserve and Improve Existing Housing Stock: Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.
…

“5. Promote Neighborhood Stability and Health: Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.”

These stated goals are at odds with the actual performance of the City of Oakland. The passage of SB9 by the State of California has enabled this threat to Rockridge and to other neighborhoods throughout the State. Oakland’s support of SB9 has put it in a tiny minority of California cities.

The following cities supported the passage of SB9:

Alameda, Oakland, and San Diego.

The following cities opposed the passage of SB9:

Arcata, Azusa, Bellflower, Belmont, Beverly Hills, Brea, Brentwood, Burbank, Calabasas, Camarilla, Carpinteria, Carson, Cerritos, Chino, China Hills, Clayton, Clearlake, Clovis, Colton, Corona, Costa Mesa, Cupertino, Cypress, Del Mar, Diamond Bar, Dorris, Downey, Dublin, Eastvale, El Segundo, Escalon, Fillmore, Fortuna, Foster City, Fountain Valley, Garden Grove, Glendora, Grand Terrace, Half Moon Bay, Hesperia, Hidden Hills, Huntington Beach, Indian Wells, Inglewood, Irvine, Irwindale, Kerman, King,
La Canada Flintridge, La Habra, La Habra Heights, La Mirada, La Palma, La Quinta, La Verne, Lafayette, Laguna Beach, Laguna Niguel, Lakeport, Lakewood, Lancaster, Lawndale, Lomita, Los Alamitos, Los Altos, Malibu, Martinez, Maywood, Menifee, Merced, Mission Viejo, Montclair, Monterey, Moorpark, Murrieta, Newman, Newport Beach, Norwalk, Novato, Oakdale, Ontario, Orinda, Pacifica, Palm Desert, Palo Alto, Palos Verdes Estates, Paramount, Pasadena, Pinole, Pismo Beach, Placentia, Pleasanton, Poway,

Rancho Cucamonga, Rancho Palos Verdes, Rancho Santa Margarita, Redding, Redondo Beach, Ripon, Rocklin, Rohnert Park, Rolling Hills, Rolling Hills Estates, Rosemead, San Buenaventura, San Carlos, San Clemente, San Dimas, San Fernanda, San Gabriel, San Jacinto, San Marcos, San Marino, Santa Clara, Santa Clarita, Santa Monica, Santa Paula, Saratoga, Signal Hill, Simi Valley, South Gate, South Pasadena, Stanton, Sunnyvale, Temecula, Thousand Oaks, Torrance, Tracy, Upland, Vacaville, Ventura, Visalia, Vista, West Covina, Westlake Village, Whittier, Yorba Linda, Yuba City

(For a more detailed discussion of SB9's impact on Rockridge, see www.PreserveRockridge.com/ZoningBusting)

2. The Housing Element Draft appears to subscribe to "Trickle-down" housing theory, which is false and similar to "Trickle-down" economics

Again from the Housing Element Draft, Page 63:

"POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS
"Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

"The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

"The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet to remove constraints on lot splitting."

I believe that there is support locally for allowing single family homes to be converted into duplexes; and ADU conversions are popular under existing statutes. But SB9-style changes which would incentivize tear-downs of existing homes in favor of market rate multiple unit dwellings – with no affordable housing required – is opposed locally by a margin of around 2 to 1. Adoption of Policy 3.2 would be counter to public sentiment here, and would be in contradiction of three of the Chapter 4: Housing Action Plan goals.

The concept that building more market rate housing will result in more affordable housing is called "Trickle-down" housing theory. It is false and is equivalent to "Trickle-down" economics.

"Trickle-down" economics theory, also referred to as "supply side" economics, "Reaganomics", and (by President George H.W. Bush) "voodoo" economics, is believed by most Americans to be false. However, it is still being promoted by some Republicans. "Trickle-down" housing theory, also referred to as "filtering" or "housing as opportunity", is based on the same concept as "trickle-down" economics: that increases in the supply of market rate housing will "trickle-down" to provide more affordable housing. Unlike "trickle-down" economics, "trickle-down" housing theory is being promoted by supposedly progressive Democrats.

The basic fallacy of “trickle-down” housing theory is that there is not a single unified housing market. To the contrary, supply and demand are different in different price ranges of housing. The "housing market" actually consists of multiple, non-intersecting sub-markets delineated by price. “Trickle-down” housing theory is not supported by econometric modeling, as shown in “The Maze of Urban Housing Markets: Theory, Evidence, and Policy” by Jerome Rothenberg et al.

Unless upzoning is tied to a requirement for truly affordable housing, it serves developers at the expense of the current residents. (For a detailed discussion of this topic, see www.PreserveRockridge.com/trickledown)

3. Lack of inclusion in the process

2.1 Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version.

There is an organization that represents Rockridge: the Rockridge Community Planning Council (RCPC). It is usual for RCPC to schedule local town hall meetings on topics of importance, which the Housing Element Draft certainly is. The City could have easily arranged with RCPC for a meeting and notified residents through RCPC’s monthly newsletter, The Rockridge News. Instead, a small number of poorly publicized Zoom meetings were held.

Chapter 1: Introduction of the Housing Element Draft, Page 5 has a heading:

“CHARTING AN EQUITABLE, INCLUSIVE FUTURE”

Both the process of producing the **“City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022**” and its contents are not equitable. Some neighborhoods were excluded from the process. The draft promotes “Trickle-down” housing theory, which does not produce truly affordable housing but does produce profits for real-estate developers. And enabling the destruction of a neighborhood, Rockridge, that brought itself back from an earlier round of destruction is the antithesis of what a City Plan should do.

Sincerely,

Jonathan Gabel
[redacted]

Housing element feedback

Colin Piethe <[redacted]>
Fri 6/10/2022 2:17 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello, I'm responding as a resident and not in my role as a city employee.

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS
- The City should take **a much more proactive approach** to expanding the role of land trusts and other collective ownership strategies that take housing either into the City's, or the community's hands. The words "explore" and "support" are passive words, and don't commit the City to changing how it does business. Merely studying and considering these strategies continues to let primarily private developers make decisions about how the City's housing stock is built, and their decisions are not in the best interests of our residents. We need to move the City away from relying on the whims of the market and let Oakland residents take collective ownership of their land and housing.

Reduce the police budget and put it into other City priorities so that we have money in a dedicated housing fund to help subsidize rent for our most underserved residents living paycheck to paycheck. 32% of americans cannot afford a $400 emergency, and providing our residents with stable housing can help them stay on their feet.

Action 3.4.3: Revise citywide parking standards
- Please implement parking maximums city-wide, or with neighborhood-specific approaches. Developers still think there's a "market demand" for providing more parking than necessary, even in Downtown where we're trying to limit parking. While there's no minimum Downtown, developers are not reducing parking supply, such as at 1919 Webster, where the developer is currently proposing an extra wide driveway which will create conflicts with the future bike lane that's planned for Webster.

Thank you for your time,
Colin

June 10, 2022

Vice Mayor Rebecca Kaplan
Council President Nikki Fortunato Bas
Council President Pro Tempore Sheng Thao
Councilmember Dan Kalb
Councilmember Carroll Fife
Councilmember Noel Gallo
Councilmember Loren Taylor
Councilmember Treva Reid

Re: Oakland Housing Element Update – Tenant Opportunity to Purchase Act & Affordable Housing Preservation Funding

Dear Honorable Oakland City Councilmembers:

We are Alliance of Californians for Community Empowerment, Asian Pacific Environmental Network, Causa Justa :: Just Cause, the East Bay Permanent Real Estate Cooperative, the Oakland Community Land Trust, Oakland Tenants Union, PolicyLink, Public Advocates, and Urban Habitat. We urge the City of Oakland to take meaningful action in the 6th Cycle Housing Element update to address the unmet housing needs of low-income households and commit to policies and programs that affirmatively further fair housing. **Specifically, we are calling on the City to commit to (1) passing a strong Tenant Opportunity to Purchase Act by 2023 and (2) reauthorizing Measure KK with significantly increased funding (at least $350 million) for anti-displacement and affordable housing preservation.** These actions are essential to prevent displacement, stabilize current residents and existing communities, and preserve affordable housing for the long term.

Renters at risk of displacement in Oakland urgently need TOPA so that they can stay in their communities and have a voice in their housing options. Tenant Opportunity to Purchase Act (TOPA) policies give tenants and qualified organizations, like community land trusts and nonprofit affordable housing developers, the right to make the first offer and the right to match competitors' offers so that they can purchase their homes when offered for sale. As a key intervention against speculation, TOPA preserves housing as permanently affordable for future generations. TOPA expands stability and wealth-building opportunities for tenants by creating pathways to homeownership. TOPA does not require landlords to sell their properties or sell for less than market rate.

Both the implementation of a strong TOPA policy and dedicated funding for preservation are essential to actually preserving units as permanently affordable. Funding to support the acquisition and rehabilitation of properties is critical to ensure that TOPA leads to meaningful outcomes. As a package, this policy coupled with much-needed preservation resources will create new permanently affordable housing in Oakland and allow Oakland residents to stay in their current homes, avoiding the disruption and trauma of displacement.

Concrete commitments to pass TOPA on an urgent timeline and increase funding for affordable housing preservation will advance multiple Housing Element requirements. Among these, Oakland is required to address the housing needs of low-income households, identify specific strategies to conserve and improve affordable housing stock, and Affirmatively Further Fair Housing (AFFH). The acquisition and preservation of currently market-rate rental housing stock as permanently affordable housing is a crucial strategy that would help Oakland meet these obligations.

Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline

"Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act," as currently drafted,[1] is both insufficient to meet the needs of low-income community members and people of color at risk of displacement and inadequate to meet state statutory requirements. Action 2.2.8 states, "Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025."

"Studying" TOPA is unlikely to yield any benefit, and is also unnecessary as City Staff have already been exploring this policy for years, including drafting several different Tenant/Community Opportunity to Purchase ordinances since 2019, at the direction of two different City Council Members.

Moreover, state law requires all Housing Element programs to have beneficial impact within the planning period, including identification of specific actions, which agency or official is responsible for those actions, and a timeline.[2] Programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved."[3] A recent survey of HCD reviews of draft housing actions from Southern California jurisdictions emphasizes that time bound actions with "specific commitments [from local actors], metrics, and milestones" are required and that jurisdictions are expressly discouraged from relying on vague words like "study" or "explore" as such non-specific actions are unlikely to have any real-world impact within the planning period.[4]

Action 2.2.8 should instead commit to passing TOPA by 2023. A TOPA policy should include several key components – a right of first offer and right of first refusal for tenants (and for qualified organizations if tenants assign or waive their rights); sufficient timelines for tenants and qualified organizations to organize, negotiate a contract, secure financing, and close; technical assistance for tenants to understand the process, financing, and different ownership options; permanent affordability restrictions on all TOPA purchases; and clear enforcement mechanisms if owners of covered properties fail to comply with the law.

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[1] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. 57.
[2] Gov. Code § 65583(c).
[3] Gov. Code § 65583(c)(10)(A)(iv).
[4] ABAG, Affirmatively Furthering Fair Housing (AFFH) Policy Tips Memo Learning from Southern California & Sacramento: Early Experiences in Complying with AB686.

Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation

"Action 3.3.18: Reauthorize Measure KK"[5] should commit to significantly increased funding for anti-displacement and affordable housing preservation. As currently drafted, the objective simply states, "The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined."[6] It goes on to provide details about the number of units of housing preserved under Measure KK.[7]

Action 3.3.18 should provide additional details and clear commitments about the reauthorization of the infrastructure bond measure, such as the size of the bond, the amount set-aside for affordable housing, and the number of housing units that will be preserved. As discussed above, state law requires all Housing Element programs to include identification of specific actions, and programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved."[8]

Action 3.3.18 should commit to set aside at least $350 million of the general obligation bond for anti-displacement and affordable housing preservation projects. The 2016 measure only set aside about 16 percent ($100 million) of the $600 million general obligation bond for affordable housing. Given the scope of the housing crisis in Oakland, we need more funding for resident-led and community land trust-supported preservation projects. And because low-income tenants lack the financing to purchase their own homes, this consistent funding source dedicated to preservation will be essential to make a TOPA policy effective.

TOPA and Affordable Housing Preservation Funding Address Unmet Needs of Low-Income Households

Housing Element law requires jurisdictions to develop an assessment of housing needs for all income levels and a plan to address these needs.[9] A TOPA policy and enhanced affordable housing preservation funding will clearly address the identified housing needs in Oakland's draft Housing Element. According to the draft Oakland Housing Needs Assessment, "housing affordability is particularly out of reach for lower-income households."[10] Nearly half (46.5 percent) of all renters experience some level of cost burden.[11] 11.5 percent of renter occupied households experience overcrowding.[12] Nearly half of all households in Oakland live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement.[13]

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[5] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. 74.
[6] *Id.*
[7] *Id.*
[8] Gov. Code §§ 65583(c), (c)(10)(A)(iv).
[9] Gov. Code §§ 65583(a), (b), (c).
[10] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. B-37.
[11] *Id.*
[12] *Id.* at B-34.
[13] *Id.* at D-58.

TOPA is a proven strategy to address these unmet needs of low-income renter households – the high rates of cost burdens, overcrowding, and displacement risk. For households facing unaffordable rent increases,[14] doubling up with friends and family, and paying more than 30 percent of their income on rent, the time to "study" proven anti-displacement strategies like tenant opportunity to purchase policies is long overdue. TOPA policies can only effectively address the unmet needs of low-income households when coupled with a dedicated funding source to assist in financing tenant purchases.

TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing

Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions to address disparities in housing needs and access to opportunity, and that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.[15] Protected characteristics under California law include race, sex, national origin, and disability status.[16] In this Housing Element Cycle, cities and counties are now required to analyze the fair housing issues, including "disproportionate housing needs" and "displacement risk" of members of protected groups, and identify and prioritize concrete actions to remedy these injustices.

The draft Oakland Housing Element correctly identifies that "[m]ost of Oakland is considered vulnerable to displacement pressures."[17] The City identified "disproportionate housing needs and displacement risk" as a fair housing issue with one of the contributing factors as "high rates of cost burden for renters and BIPOC individuals."[18] One of the goals and actions the City identified to address this fair housing issue is "implement[ing] affordable housing preservation … strategies."[19] This should be a high instead of medium priority.

As communities of color continue to be the primary demographic affected by displacement and lack of affordable housing in Oakland based on local data,[20] Oakland should put forward

[14] Oakland rents have risen by 47.3 percent since 2009. ABAG/MTC Housing Needs Data Report: Oakland, April 2, 2021, p. 38.
[15] Gov. Code §§ 65583(c)(5), 8899.50(a)(1).
[16] Gov. Code § 65583(c)(5).
[17] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. D-71.
[18] *Id.*
[19] *Id.*
[20] Since 2000, Oakland's Black or African American population has decreased by 41,390, resulting in its share of population decreasing from 36.26 percent to 23.23 percent. City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. B-7. From 2000 to 2018, the Black population in Eastmont experienced a 53 percent decrease. *Id.* at D-57. Communities of color are particularly impacted by displacement as housing costs increase. *Id.* The highest rates of cost burden are experienced by Black or African American and Hispanic or Latinx households. *Id.* at B-37. "Between 2010 and 2017, Black, Hispanic, and Asian or Pacific Islander residents were all being displaced in Oakland and replaced by white residents." *Id.* at D-58. "Homelessness … impacts Oakland residents unequally by race/ethnicity …, the vast majority of unhoused Oakland residents are Black (about 70.0 percent)." *Id.* at. B-27. Overcrowding is most prevalent among Hispanic or Latinx households and other race or multiple race

concrete commitments to pass TOPA by next year and significantly expand preservation funding to address these fair housing issues. TOPA policies effectively prevent displacement, preserve existing housing as affordable for the long term, and convert market rate housing into permanently affordable housing stock.

As stated in Oakland's draft Housing Element, "actions that preserve the affordability of existing homes also play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the gentrification of their neighborhoods… A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability of benefits of homeownership."[21]

Oakland Must Incorporate Input from Renters and Low-Income People in the Housing Element Process

Jurisdictions must make a "diligent effort [...] to achieve public participation of all economic segments of the community in the development of the housing element." During the public engagement process, low-income residents and community-based organizations representing low-income people and members of protected classes identified housing preservation as a top priority.[22] The City highlighted that a key public participation theme that emerged to mitigate the pressures of displacement and gentrification was preserving the city's existing affordable housing stock, "including through implementation of a Community/Tenant Opportunity to Purchase Act" and "innovative solutions to maintain permanent affordability like community land trusts."[23] As we have detailed above, "investigating" a Tenant/Community Opportunity to Purchase Act is an insufficient action to respond to this community-identified priority.

Our local TOPA campaign is deeply rooted in the needs of the community, as this policy aims to support tenants at risk of displacement, facilitate tenant organizing and power-building, stabilize gentrifying neighborhoods, and take property off the speculative market and place it under community control. Oakland residents need the City of Oakland to take concrete steps in the 6th Cycle Housing Element to not only meet its legal obligations, but to ensure that every resident can continue to thrive and prosper here without fear of losing their homes.

We look forward to working with the City of Oakland to develop a TOPA program with a consistent funding source. We urge the City to make concrete commitments in the Housing Element update to pass TOPA by 2023 and to reauthorize Measure KK with at least $350 million

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households of any ethnicity as 24.5 percent and 22.0 percent of each group experiences overcrowding, respectively. *Id.* at B-35.

[21] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. 51.

[22] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, Oakland Housing Element Discussion Group Meeting #2: Production, Preservation, and Protections, March 10, 2022 ("There is a trend of conversion from non-restricted affordable housing to market rate (e.g., condo conversions in northwest and central east Oakland). Rent controlled units are also not permanently affordable and can be demolished. Participants expressed interest in strategies like social housing, TOPA/COPA, community land trusts, and housing cooperatives to reduce conversions and maintain permanent affordability.")

[23] City of Oakland 2023-2031 Housing Element Draft – Public Review, May 2022, p. 28.

for anti-displacement and affordable housing preservation. These are key strategies that require concrete objectives and urgent timelines. Please reach out to Public Advocates Staff Attorney Suzanne Dershowitz at sdershowitz@publicadvocates.org or (415) 431-7430 ext. 305 if you have any questions.

Sincerely,

Grace Martinez, Deputy Director
Alliance of Californians for Community Empowerment

Kenneth Tang, Lead Community Organizer
Asian Pacific Environmental Network

Alyssia Osorio, Program Director
Causa Justa :: Just Cause

Ojan Mobedshahi, Finance Director
East Bay Permanent Real Estate Cooperative

Steve King, Executive Director
Oakland Community Land Trust

Mark Dias, Co-Chair
Oakland Tenants Union

Rasheedah Phillips, Director of Housing
PolicyLink

Suzanne Dershowitz, Staff Attorney
Public Advocates, Inc.

Ellen Wu, Executive Director
Urban Habitat

RE: Alameda County Affordable Housing with Faith Based Orgs

Elizabeth Rose Wampler [redacted]>
Mon 6/13/2022 4:50 PM
To: Lieberworth, Audrey <[redacted]>
Cc: Tia Hicks <[redacted]>

Super helpful, as always. And I heard from Tia and one of our current cohort members that the workshop last Thursday was excellent!

Re: zoning/densities for the site at 8400 Enterprise Way (City of Refuge), it looks like 5-6 stories, up to 100 units/acre, mixed-use multi-family housing and ground floor services/retail would be ideal. Between now and the fall, COR will be doing more work to further refine a more specific project vision, and I'd love to share where they land with you.

Let me know if you have any questions for us.

Elizabeth

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted] | [redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/45min

---

From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Thursday, June 9, 2022 12:42 PM
To: Elizabeth Rose Wampler [redacted]
Cc: Tia Hicks [redacted]
Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

Hi Elizabeth & Tia,

Great! Tia - in case you didn't already do so, make sure to sign up for the Housing Element workshop tonight.

Yes, the sites inventory is the table on pages 109-116 that you linked to.

Based on community feedback, the City and Housing Element/General Plan Update consultants are already in the process of identifying areas that could potentially be rezoned/upzoned. The City and our consultants will be studying the environmental impact of rezoning/upzoning this summer and into the fall. The zoning amendments will be taken through public hearing alongside of the Housing Element in early 2023.

Please let me know if you have any further questions!

- Audrey

From: Elizabeth Rose Wampler [redacted]
Sent: Tuesday, June 7, 2022 4:34 PM
To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Cc: Tia Hicks [redacted]
Subject: RE: Alameda County Affordable Housing with Faith Based Orgs

Hi Audrey,

Sorry for not replying more quickly!

1) LOVE the idea of the overlay you mentioned. My colleague Tia Hicks (cc'ing her here) is going to attend the evening workshop on Thursday and we're excited to learn more.
2) I finally had a chance to review all of our current cohort member sites, and it looks like everyone besides City of Refuge (8400 Enterprise Way) is in the site inventory. (Just to confirm I'm looking at the right table, I'm seeing them all in the table on pages 109-111 in this document: https://cao-94612.s3.amazonaws.com/documents/Appendix-C-Sites-Inventory_clean_2022-05-13-171306_rmga.pdf)
3) We can share some preliminary estimates re: density, heights, and units for the COR site by Monday, but they'll be very early estimates at this stage. I'll be back in touch when we have those numbers.
4) Re: 8800 Fontaine (United Lutheran Church of Oakland) – I see is included with a capacity of 53 units. That looks right to me, though of course I would defer to the church representatives.

One more question for you – for the sites listed in the inventory that will need a zoning amendment – do you have a sense of when the City would decide to take on that rezoning task?

Thank you!

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted] | [redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/45min

---

From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Thursday, June 2, 2022 11:51 AM
To: Elizabeth Rose Wampler [redacted]
Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

Great question!

One of the actions included in the Housing Element's Housing Action Plan is to create an affordable housing overlay zone which would apply broadly citywide, except in high fire risk zones and protected historical sites. In this overlay zone, the City is considering streamlining approval of affordable housing by right (could apply to mixed income projects). It could also include ministerial

approval of 100% affordable projects, increased height and density, waiver of parking, and reduction of zoning barriers. This could potentially support faith orgs in your current and future cohorts.

We'll actually discuss the affordable housing overlay (as well as gather general feedback on the draft Housing Element) at our upcoming Housing Element discussion session next Wednesday, June 8th from 10-11:30am. Are you interested in joining? I'm happy to send you the calendar invite. I think some members of the Faith and Housing first and second cohort are attending. We may also discuss it at the Housing Element public workshop next Thursday, June 9th from 6-8pm, if that time works better for you.

- Audrey

From: Elizabeth Rose Wampler <EWampler@lisc.org>
Sent: Thursday, June 2, 2022 10:24 AM
To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Subject: RE: Alameda County Affordable Housing with Faith Based Orgs

Thanks Audrey! I'll work on this today.

Do you think the City would be open to considering an overlay for all faith-owned land as part of the housing element? We can include the folks we're working with now, but I'm guessing this will come up again for faith organizations in future cohorts.

Elizabeth

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/45min

---

From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Thursday, June 2, 2022 7:11 AM
To: Elizabeth Rose Wampler [redacted]
Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

Hi Elizabeth,

Great, I've added 8400 Enterprise Way to the list of sites/broader areas that we should consider for zoning amendments.

I scrolled back and reviewed Cindy's initial messages with the cohort 1 and 2 spreadsheets she sent over. I saw her note about wanting to upzone 8800 Fontaine Street. For 8400 Enterprise Way, 8800 Fontaine St and any other sites that you would like us to add to the sites inventory and/or consider for upzoning or zoning amendments, could you please share the following info?:

- Desired zoning - base zoning, height, densities, etc
- Updates on project overview, # of units, etc (if it's changed from what's written in the spreadsheet)

This will give Staff a better understanding of what's needed for those sites and perhaps the broader area when we are discussing zoning amendments. I also know that zoning is a bit complicated, so please feel free to reach out if you have any questions or need help navigating the zoning. Our website says the public comment period for the Housing Element closes on Monday, June 13th, but you can still provide feedback afterward.

Thank you for coordinating this!

- Audrey

From: Elizabeth Rose Wampler [redacted]
Sent: Wednesday, June 1, 2022 10:33 AM
To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Subject: RE: Alameda County Affordable Housing with Faith Based Orgs

Thank you! Yes, let me share our cross-checked list. I know we're especially eager to support City of Refuge (who are located at 8400 Enterprise Way), but I want to make sure we aren't missing anyone else.

Appreciate all that you're doing!

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/45min

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From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Wednesday, June 1, 2022 8:38 AM
To: Elizabeth Rose Wampler [redacted]
Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

As a quick follow up - it looks like 8400 Enterprise Way is located in the CR-1 zone, or Regional Commercial zone, which prohibits residential activities.

If you can send me a list of any other sites, I will look into them and coordinate with other staff. We are proposing a series of zoning amendments alongside of the Housing Element that could change where residential uses are allowed, so let's continue to touch base and I will keep you in the loop.

- Audrey

From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Wednesday, June 1, 2022 8:28 AM
To: Elizabeth Rose Wampler[redacted]

Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

Hi Elizabeth,

Thank you so much for taking a look! Can you send me the list of all sites that were not included? The only reason I can think that the sites may have been screened out is if they fall in the Very High Fire Hazard Severity Zone, if the site zoning does not allow residential by-right, or something of that nature.

Please let me know and I will make sure to follow up with you about any missing sites. Thank you!

- Audrey

From: Elizabeth Rose Wampler [redacted]
Sent: Wednesday, May 25, 2022 6:22 PM
To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Subject: RE: Alameda County Affordable Housing with Faith Based Orgs

Hi Audrey,

I hope you're doing well! I was looking at the draft Housing Element (congrats on getting a draft out!) and had a question. I noticed that several of the faith-based organizations that we've worked with have their sites listed, which is wonderful. But there were a few missing, and I was wondering if there was a reason for that.

I'm wondering in particular about City of Refuge, located at 8400 Enterprise Way, Oakland, CA 94621.

Let me know if you have any insights? And of course happy to work through official feedback channels as well.

Thank you!
Elizabeth

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/45min

---

From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Monday, February 28, 2022 2:31 PM
To: Elizabeth Rose Wampler [redacted]
Subject: Re: Alameda County Affordable Housing with Faith Based Orgs

Oh, that's so bizarre, I'm not sure what happened there! I am about to send you an email to share with both cohorts, so let me know if there are any issues... Thanks for reaching out!

- Audrey

From: Elizabeth Rose Wampler [redacted]
Sent: Monday, February 28, 2022 2:12 PM
To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Subject: RE: Alameda County Affordable Housing with Faith Based Orgs

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Audrey, your response below was blank. Just wanted to make sure you didn't send me something to share out!

Elizabeth

Elizabeth Wampler | Housing Director
Bay Area LISC | Local Initiatives Support Corporation
[redacted]
She, her, hers
Schedule time to connect: https://calendly.com/ewampler/30min

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From: Lieberworth, Audrey <ALieberworth@oaklandca.gov>
Sent: Friday, February 25, 2022 1:26 PM
To: Elizabeth Rose Wampler [redacted]
Subject: Automatic reply: Alameda County Affordable Housing with Faith Based Orgs

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TransForm

Our communities. Our transportation. Our future.

June 13, 2022

Oakland Planning Department
250 Frank H. Ogawa Plaza
Oakland, CA 94612

Re: Recommendation for parking component of Housing Element

Dear Oakland Planning Department,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We have been based in Oakland for 22 years and greatly appreciate the collaborative work we have done with the community, city staff and elected leaders on bringing affordable, clean mobility options to equity priority communities

Oakland has been a leader in the Bay Area when it comes to smart parking policy. In 2015, the City eliminated parking minimums in the downtown zone and set parking minimums for residential and commercial development. These changes greatly reduced the financial and physical constraint posed by excessive parking mandates. Also by requiring unbundling for all developments of 10 or more units in the downtown development zone, it is clear Oakland understands the power of implementing many smart parking policies in tandem, a nuance missed by other municipalities.

Oakland's draft 2023-2031 Housing Element includes Action 3.4.3 which will fund a continued review of parking policies after the Housing Element is enacted. We commend this proposed action but are concerned with the lack of specificity in the proposed review. The action speaks to a "review of existing residential parking standards and the identifications of appropriate new standards to match long-term development and environmental goals" and, beyond a reference to exploring flexibility in parking requirements, the action lacks a concrete policy goal.

With the importance of implementing smarter parking policies, especially given our climate and housing affordability crises, we at TransForm want to ensure this funded review has clear goals so it is not ignored or pushed to the next Housing Element cycle. Specifically, we encourage implementing unbundling beyond the downtown development zone, and strengthening TDM by requiring provision of transit passes and bike share memberships to each resident.

To show the tremendous benefits these policies can have, we have used our GreenTRIP Connect tool to create scenarios for a potential future development site at 7000 Bancroft Ave.

GreenTRIP Connect is recommended by the California Office of Planning and Research as a tool to use while developing General Plans and is especially useful during development of Housing Elements. The tool is free to use whether planning at the site or city-wide level.

By implementing unbundling, and providing bikeshare and transit passes at this site, we saw a 26% decrease in parking and resident transportation savings of $988 per year. When combined with 100% affordable housing these strategies resulted in an incredible 50% reduction in driving and greenhouse gas emissions for the site, compared to the city average. If an affordable development with smart parking strategies were built on this site each household would drive 5,066 less miles per year creating a greener and safer community.

With a RHNA allocation of 26,251, it is essential that Oakland makes eliminating constraints to housing development such as parking a top priority for this Housing Element. Policies and investments that also maximize the amount of affordable housing will also be critical.These two crucial issues—smart parking strategies and affordable housing—go hand-in-hand and we hope the City defines concrete goals for parking reduction.

Please let me know if you have any questions. TransForm hopes this information clarifies why Oakland should make parking reform and provisions to support affordable housing central priorities in the Housing Element update.

Sincerely,
Kendra Ma
Housing Policy Analyst
kendrama@transformca.org

Comments on draft housing element

Stuart Flashman [redacted]

Mon 6/13/2022 12:00 PM

To: General Plan <generalplan@oaklandca.gov>

Cc: Ranelletti, Darin <DRanelletti@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

To Whom it May Concern:

Attached are annotated copies of the Draft Housing Element and Appendix A to that element. The annotations contain my notes, comments and suggested edits. I am submitting them as an individual Oakland resident for more than thirty years as well as in my capacity as an East Bay land use attorney with thirty-two years' experience who has dealt extensively with housing elements and housing issues in the Bay Area.

Overall, I think that the Draft Housing Element does a good job of identifying what's working, what's not working, and what needs to be done to achieve the element's primary objective (providing housing for all of Oakland's residents – which is, I think, a very appropriate objective). However, as my annotations indicate, there are things that could be said better or more clearly, and there are some proposed actions that you may want to add, delete, or revise to improve the outcome.

Environmental, Land Use, and Elections Law

Serving public interest and private clients since 1990

Stuart Flashman
Attorney

[redacted]

[redacted]

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Appendix A: Evaluation of the 2015-2023 Oakland Housing Element

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This appendix provides an evaluation of the City's previous Housing Element pursuant to State requirements, including the element's cumulative impact on special needs groups.

The City's previous Housing Element was adopted December 9, 2014, and covered the period from January 31, 2015, to January 31, 2023. California Government Code Section 65588(a) requires cities and counties to review their housing elements to evaluate:

- The appropriateness of housing goals, objectives, and policies;
- The effectiveness of the housing element in the attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

A.1 Regional Housing Need Allocation Progress

During the 2015-2023 Housing Element period, Oakland's Regional Housing Need Allocation (RHNA) was 14,629 housing units across all income levels. The City identified sites capable of accommodating a total of 18,009 units (123.1 percent of the RHNA). Capacity was derived from four groups: units constructed between January 1, 2014 and March 27, 2014, units receiving planning approvals, units planned, and additional capacity on opportunity sites. Approximately 21.1 percent of parcels identified to meet the 5th cycle RHNA developed with about 3,511 residential units during the planning period.

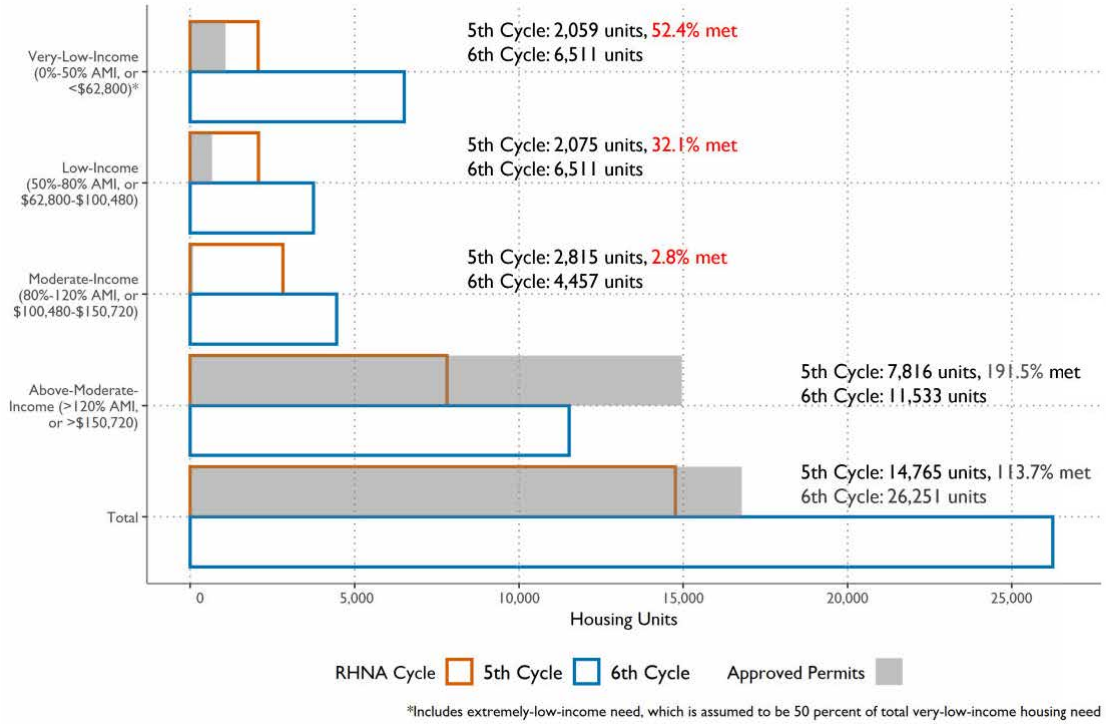
While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Above-moderate-income permitting during the period reached nearly double the RHNA, and These numbers largely reflect the strong market conditions and high housing prices present since recovery from the Great Recession, It also of course reflects the significant shortfall in funding sources and other incentives available for below market rate housing, and The COVID-19 pandemic is also likely to have a lasting impact on available City resources and housing needs in Oakland – including changes in building patterns and preferences that may increase development costs.

Unfortunately, recent studies have shown that the RHNA process asks cities to plan for more than 10 times the amount of subsidized housing than can be funded with existing funding sources, which must cover escalating land, construction, and labor costs.[1] Further, in line with

[1] Paavo et al., A Flawed Law: Reforming California's Housing Element (2019), UCLA Lewis Center for Regional Policy Studies, available at https://www.lewis.ucla.edu/research/flawed-law-reforming-california-housing-element/ (last accessed March 30, 2022).

State objectives, the City prioritizes deeper affordability when funding is available, Nonetheless, Oakland recognizes that more can and should be done to close the gap on affordable housing construction. and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland. The Housing Element process is thus critical in ensuring all California cities are doing their part.

Chart A-1: Progress Towards Meeting the RHNA, 2015-2020



Source: State HCD, 5th Cycle Annual Progress Report Permit Summary, 2021; ABAG, Final RHNA Plan, December 2021

In the seven years between 2015 and 2021, the City permitted a total of 1,079 very-low-income units (including extremely-low-income units), 666 low-income units, and 14,966 above-moderate-income units. These numbers reflect affordability provided specifically through deed restrictions that guarantee the units will remain affordable to the specified category for years to come, but does not take into account newly constructed units that may naturally be affordable to lower income households, nor does it reflect existing units that may become affordable to lower income families due to market conditions and unit age. See Chart A-1 for a comparison of approval rates to the 5th cycle RHNA, as well as a comparison to the increased 6th cycle allocation.

The Bay Area has been in the midst of an acute housing shortage or "crisis" since the end of the Great Recession (late 2009), which has continued unabated as of early 2022. The roots of the crisis lie in the significant mismatch between housing demand and housing production. This is reflected in dramatically increasing housing costs for renters and homebuyers, and increasing overcrowding and homelessness. As is discussed in Appendices B and F, the affordability gap for moderate- and lower-income residents—the gap between existing housing costs and affordable housing costs—is continuing to grow. It is in part exacerbated by the high costs of development and the limited amount of State and local funding for affordable housing – as well as income disparity, the impacts of the tech sector and regional market forces in the Bay Area, and the COVID-19 pandemic among other regional, State, and national factors. Other local factors, including City permitting processes have also contributed to constrained housing production rates. However, as noted in Appendix F, the City has permitted lower-income housing at rates comparable to other cities in Alameda County. To further address the housing crisis, the City passed Measure KK in 2016 to help fund affordable housing development – the revenues generated from this bond have already been spent and fully allocated. Further, the Affordable Housing Impact Fee was passed in 2016, and the Race and Equity Department was formed to address racial disparities in Oakland.

A.2 Evaluation of Goals, Policies, and Actions

ASSESSMENT OF GOALS AND POLICIES

The 2015-2023 Housing Element outlined seven housing goals with 46 policies and 131 policy actions to be taken to achieve those goals. The accomplishments of the goals and policies of the previous Housing Element is summarized in Table A-1 below. This is a high-level analysis meant to inform broad changes in the City's goals and policies, and the 2023-2031 Housing Element carries forward and consolidates goals and policies where appropriate.

ASSESSMENT OF ACTIONS

The policy actions contained within the previous Housing Element—131 in total—includes several duplicative or overlapping actions. Some actions do not have discrete timelines and are better suited as higher-level policies. Chapter 4: Housing Action Plan maintains effective actions that are appropriate to the Housing Element and aims to consolidate related actions. A detailed assessment of each housing action is provided in Table A-2 below. The evaluation is based on input from a variety of City departments and agencies – including Oakland Housing and Community Development (HCD), the Planning and Building Department, the Human Services Department, and Oakland Public Works.

While housing actions are individually evaluated in Table A-2, the Housing Element must also assess the cumulative impact of housing actions on special needs groups. Goal 6, and all policies contained within it, addresses fair housing issues and promotes actions to meet the housing needs of statutorily protected groups, many of which are considered "special needs." Further, policies 2.5, 2.6, 2.9, and 5.4 directly address a variety of special housing needs such

as seniors, large families, extremely-low-income household, and persons experiencing homelessness. There are over 20 actions directly aimed at special needs groups – including persons experiencing homelessness, persons with a disability, the elderly, female-headed households, extremely-low-income households, and persons with HIV/AIDs.[2]

While the majority of these actions have been evaluated as effective, there is still a clear gap in meeting the housing needs of some special needs groups – especially those experiencing homelessness and extremely-low-income households. As indicated in Appendix B, the housing crisis has continued throughout the 2015 to 2023 period and rates of homelessness have drastically increased. Appendix F provides an assessment of the constraints to housing production and identifies potential reasons why the City fell short of meeting its RHNA. While discrete City actions may be effective, more comprehensive steps must be taken to encourage the production of emergency shelters and transitional and supportive housing, as well as housing affordable to lower-income groups. The Permanent Access to Housing (PATH) Framework to address homelessness represents one such approach that the City should continue to implement.[3] Other steps the City will take to adequately meet the needs of special needs groups during the 2023-2031 period are described in the Housing Action Plan.

[2] Actions related to special needs groups include the following: 2.5.1, 2.5.2, 2.5.3, 2.6.1, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7, 2.9.8, 3.1.2, 4.3.2, 4.3.3, 5.4.1, 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.2.1, 6.2.2, and 6.4.3.

[3] The PATH Framework is the City's updated five-year approach to address homelessness in Oakland, based on the following themes: 1. Prevention strategies to keep people from becoming homeless; 2. Emergency strategies to shelter and rehouse households and improve health and safety on the street and; 3. Creation of affordable, extremely low income and permanent supportive housing units prioritized for households experiencing homelessness. More information is available on the City's website: https://www.oaklandca.gov/resources/learn-more-about-our-homelessness-strategy.

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 1 – Provide Adequate Sites Suitable for Housing for All Income Groups	
Policy 1.1 – Priority Development Areas Housing Program. The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. See also Policy 7.3.	While Oakland met its overall housing production goals, it did not meet the 5th Cycle RHNA for lower- and moderate-income households. During this period, the City implemented a number of actions to encourage residential development at all income levels. This includes the adoption of the Priority Development Areas, expedited review processes, development along International Boulevard with multiple affordable projects, micro-living units proposed in the Draft Downtown Oakland Specific Plan, residential development in specific plans, and encouragement of alternative housing like ADUs, manufactured housing, and live/work units. Because a significant portion of development occurred on sites that were not identified as opportunity sites in the 5th Cycle, the City has maintained an adequate supply of land to meet its 5th Cycle RHNA. Appendix C identifies additional sites for Oakland's 6th Cycle RHNA.
Policy 1.2 – Availability of Land. Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).	
Policy 1.3 – Appropriate Locations and Densities for Housing. The City's Strategic Planning Division initiated five Specific Plans and one Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland. The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.	
Policy 1.4 – Secondary Units. Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.	
Policy 1.5 – Manufactured Housing. Provide for the inclusion of manufactured housing in appropriate locations.	
Policy 1.6 – Adaptive Reuse.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.	
Policy 1.7 – Regional Housing Needs. The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.	
Goal 2 – Promote the Development of Adequate Housing for Low- and Moderate-Income Households	
Policy 2.1 – Affordable Housing Development Programs. Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.	The City has encouraged and promoted affordable housing development through a combination of incentives and funding. City efforts include the release of Notices of Funding Availability (NOFAs), predevelopment loans to non-profits, Oakland Housing Authority resources, first-time homebuyer programs, the Community Buying Program, and other loans. Impact fees, including the Jobs/Housing and Affordable Housing Impact Fee, provide funding to the Affordable Housing Trust Fund. Through the 5th cycle RHNA, there will have been approximately $150 million in total expenditures on these efforts. Other City incentives include density bonus provisions, impact fee waivers, promotion of City-owned property, geographic equity and quality in NOFA scoring, as well as promoting community land trusts, resale controls, and providing rental assistance.
Policy 2.2 – Affordable Homeownership Opportunities. Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.	
Policy 2.3 – Density Bonus Program. Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very-low-, low-, and moderate-income households and/or seniors.	
Policy 2.4 – Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	
Policy 2.5 – Seniors and Other Special Needs. Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.	
Policy 2.6 – Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.	
Policy 2.7 – Expand Local Funding Sources.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Increase local resources to support affordable housing development and develop new sources of funding.	The City also provides funding for special needs housing and implements the PATH strategy for homelessness.
Policy 2.8 – Rental Assistance. Increase the availability of rental assistance for very-low-income households.	
Policy 2.9 – PATH Strategy for the Homeless. Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance	
Policy 2.10 – Promote an Equitable Distribution of Affordable Housing throughout the Community. The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.	
Policy 2.11 – Affordable Housing Preference for Oakland Residents and Workers. Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.	
Goal 3 – Remove Constraints to the Availability and Affordability of Housing for All Income Groups	
Policy 3.1 – Expedite and Simplify Permit Processes. Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.	The City has undertaken a number of efforts to remove housing constraints. Rectified governmental constraints include aligning City regulations pursuant to State law (e.g., reasonable accommodation, transitional/supportive housing permitting, and emergency shelter permitting), prioritizing affordable housing applications, one-stop permitting, development impact fees, and reliance on specific plan EIRs to expedite review.
Policy 3.2 – Flexible Zoning Standards. Allow flexibility in the application of zoning, building, and other regulations.	
Policy 3.3 – Development Fees and Site Improvement Requirements. Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.	
Policy 3.4 – Intergovernmental Coordination.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.	Although the City still implements a discretionary design review process, it is currently developing objective design standards. The City continues to engage in community outreach, including with East Bay Housing Organizations (EBHO), the Non-Profit Housing Association of Northern California, the Oakland Property Acquisition Collective, and Bay Area For All Table.
Policy 3.5 – Financing Costs. Reduce financing costs for affordable housing development.	
Policy 3.6 – Environmental Constraints. Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.	
Policy 3.7 – Community Outreach and Education. Increase public acceptance and understanding of affordable development and related issues through community outreach.	
Goal 4 – Conserve and Improve Older Housing and Neighborhoods	
Policy 4.1 – Housing Rehabilitation Loan Programs. Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very-low- and low-income households.	The City continues to offer rehabilitation loans to lower- and moderate-income households through multiple programs—such as the Home Maintenance and Improvement Program (HMIP)—and responds housing maintenance issues through Code Enforcement Services. Other conservation and improvement efforts include the Community Buying Program, Mills Act Contracts, residential hotel (SRO) preservation requirements, and the Uniform Residential Tenant Relocation Ordinance.
Policy 4.2 – Blight Abatement. To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.	
Policy 4.3 – Housing Preservation and Rehabilitation. Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Policy 4.4 – Anti-Displacement of City of Oakland Residents. The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low-income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.	
Goal 5 – Preserve Affordable Rental Housing	
Policy 5.1 – Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.	There was no conversion of identified "at-risk" units during the period, although one project was destroyed by a fire. The City also continued to provide financial assistance for affordable development and preservation, including through Oakland Housing Authority resources. Other major programs include the Rent-Adjustment Program, the Just Cause for Eviction Ordinance, the Tenant Protection Ordinance, residential hotel (SRO) preservation requirements, limits on conversion of residential to non-residential uses, and limits on condo conversions.
Policy 5.2 – Support for Assisted Projects with Capital Needs. Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.	
Policy 5.3 – Rent Adjustment Program. Continue to administer programs to protect existing tenants from unreasonable rent increases.	
Policy 5.4 – Preservation of Single Room Occupancy Hotels. Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely-low-income households.	
Policy 5.5 – Limitations on Conversion of Residential Property to Non-Residential Use. Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.	
Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums. Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.	
Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing. Continue to preserve and improve existing Oakland Housing Authority-owned rental housing.	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
Goal 6 – Promote Equal Housing Opportunity	
Policy 6.1 – Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary. Provide a one-stop resource center to address all housing issues faced by Oakland residents.	During the period, the City continued to work with the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa: Just Cause, and ECHO Fair Housing to provide fair housing services. Other effective actions related to equal housing opportunity include the Oakland Fair Chance Ordinance, publishing disability access and Affirmative Fair Marketing Procedures & Guidelines on the City's website, reasonable accommodation procedures, Community Credit Needs Assessments, and the Housing Element Annual Progress Report. The City's Department of Housing and Community Development's Community Development & Engagement section also provides resources.
Policy 6.2 – Reasonable Accommodations. Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.	
Policy 6.3 – Promote Regional Efforts to Expand Housing Choice. Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.	
Policy 6.4 – Fair Lending. Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.	
Policy 6.5 – Accountability. Work to promote accountability by City to the policies it has slated in the Housing Element.	
Goal 7 – Promote Sustainable Development and Sustainable Communities	
Policy 7.1 – Sustainable Residential Development Programs. In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.	The City continues to operate the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). Other actions related to sustainability include the promotion of solar energy, collaborations with Energy Upgrade California in Alameda County, Bay Area Regional Energy Network (BayREN), and East Bay Energy Watch (EBEW), and the promotion of mixed-use development, transit-oriented development, and development in PDAs.
Policy 7.2 – Minimize Energy and Water Consumption. Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.	
Policy 7.3 – Encourage Development that reduces Carbon Emissions. Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with—the surrounding communities. Encourage	

Table A-1: City Progress Report – Evaluating Goals and Policies Since 2015 (Based on 2015-2023 Oakland Housing Element)

Goals/Policies	*Accomplishments*
development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.	In 2016, the City released the "Resilient Oakland Playbook," while in July 2020, the City Council adopted the Equitable Climate Action Plan. Further, in 2021 the City adopted a new 2021-2026 Local Hazard Mitigation Plan.
Policy 7.4 – Minimize Environmental Impacts from New Housing. Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.	
Policy 7.5 – Climate Adaptation and Neighborhood Resiliency. Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
GOAL 1: Provide Adequate Sites Suitable for Housing for All Income Groups						
POLICY 1.1: Priority Development Areas - Housing Program						
ACTION 1.1.1	*Site Identification*. Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Bureau of Planning	Keep updated inventory on the City's website, 2016-2023	The City has not yet conducted an inventory of vacant and underutilized land within the City's Priority Development Areas (PDA). The PDA designations were updated in 2019. The updated PDAs were adopted by the MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. The 2020 Adopted Priority Development Areas (PDAs) map is available on the City's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 In addition, these updated PDAs can also be found on MTC's website: https://mtc.ca.gov/planning/land-use/priority-development-areas-pdas	This action is an effective method of targeting development and marketing resources in Priority Development Areas (PDAs).	The action is appropriate to the Housing Element.
ACTION 1.1.2	*Expedited Review*. Continue to expedite the permit and entitlement process for housing developments with more	Bureau of Planning & Bureau of Building	Ongoing, 2015-23	From 2015-2021, Planners in the Bureau of Planning processed planning entitlement applications, including for larger developments in Downtown Oakland. In 2016, two new staff were	The policy is effective. Between 2018-2021 (the period during which State HCD	The action is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.			added to the Bureau of Planning to help process entitlements more quickly.	has required that jurisdictions report the number of units issued a completed entitlement for the Annual Progress Report), the City entitled 14 projects with more than 50 units in the Downtown area, or about 3,135 units. In addition, from 2018-2021, 2,323 units were completed in Downtown in developments with more than 50 units. Data from the 2015-2017 period is not readily available due to changes in reporting requirements.	
ACTION 1.1.3	*Streamline Environmental Review*.	Bureau of Planning	Ongoing, 2015-23	1) ln July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are	The action is effective.	The action is appropriate to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).			requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review; 2) The City continues to rely on the EIRs adopted for recent Specific Plans when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process; 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743; and		meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				4) On October 17, 2016, the City of Oakland updated its CEQA Thresholds of Significance Guidelines related to transportation impacts to implement the directive from Senate Bill 743 (Steinberg 2013) to modify local environmental review processes by removing automobile delay as a significant impact on the environment pursuant to CEQA. The new CEQA thresholds help streamline the environmental review process for new infill housing development.		
ACTION 1.1.4	*International Blvd. Community Revitalization Without Displacement Incentive.* An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	The City continued its work to revitalize the International Boulevard corridor while also working to increase the availability of affordable housing along the corridor. The following affordable housing projects have completed construction or are currently underway along this corridor: • Camino 23, a 37-unit affordable development at 1245 23rd Avenue and International Boulevard, completed construction in 2019.	This initiative has been an effective means to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies that prevent the displacement of long-time residents and small businesses.	The initiative is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	prevent the displacement of long-time residents and small businesses. Key parts from the City's award-wining International Boulevard Transit Oriented Development Plan will be implemented.			• Casa Arabella, a 94-unit affordable development adjacent to the Fruitvale BART station and International Boulevard corridor, completed construction in 2019. • Fruitvale Transit Village Phase II-B, a 181-unit affordable development also adjacent to the Fruitvale BART station, is currently under construction. • Ancora Place, a 77-unit affordable development located at 2227 International Blvd, received a commitment of $4.8 million in City funds, was awarded $11,740,653 in Multifamily Housing Program (MHP) funds and $5,602,112 in Infill Infrastructure Grant (IIG) funds from the California Department of Housing and Community Development. The developer also applied for California Housing Accelerator funding in fall 2021 and expects an award in 2022. • 3050 International, a 76-unit proposed affordable development, is applying for		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				funding. The developer applied for funding from the City's New Construction Notice of Funding Available (NOFA) and if awarded, will likely pursue tax credit funding in 2022. • A commercial development located at 2700 International was acquired by the Unity Council, who initiated plans to redevelop the property into a mixed-use affordable housing and commercial development. The Unity Council applied for funding from the City's New Construction NOFA in January 2022. In 2020, the City of Oakland, in partnership with the East Oakland Neighborhoods Initiative, was awarded a $28.2 million Transformative Climate Communities (TCC) Implementation Grant. The funds will be allocated to five community revitalization projects, including one 55-unit affordable housing development. TCC's 95th & International began construction in 2021.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Oakland Sustainable Neighborhood Initiative (OSNI) engaged in its final year with the State Department of Conservation Grant for promoting socioeconomic equity on International Blvd Corridor, successfully completing the goals as stated in the grant. Along with OSNI collaborative partners and Community Planning Leaders, the following successful outcomes were achieved: • Monthly meetings to collaborate on projects, outreach and International Blvd. Bus Rapid Transit construction updates, continuing with monthly meetings through 2018 to continue collaborating with stakeholders on projects, outreach, and small business sustainability. • Establishing a community governance model to help stabilize neighborhoods and ensure that Oakland remains a city for all. • Implementing the BRT Business Assistance Program and Sustainability Fund to mitigate the displacement of		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				long-term small businesses, which conducted outreach to over 1,1151 businesses along the BRT route, providing technical assistance to 874 businesses, and 2 Business Assistance Grants. • Supporting HOPE Collaborative with implementation of specific segment of the Elmhurst Healthy Neighborhood Plan developed through a community process. • Continuing to work with partners to increase development of affordable housing. • Maintaining the Catalyst Project Sites for readiness and support in bringing them to fruition.		
ACTION 1.1.5	*Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.* Micro-living quarters are defined in the Oakland Planning Code as "a	Bureau of Planning	2015-2020	Micro-units are included in the Land Use and Urban Form chapter of the Final Draft Downtown Oakland Specific Plan. As of December 2021, the draft zoning to implement the Downtown Oakland Specific Plan is underway and includes regulations for micro-units.	The policy is still under development, therefore, there is no way to evaluate its effectiveness.	Micro-units are a housing product type that will help to meet the significant demand for housing.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits." Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, DBV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.					
POLICY 1.2: Availability of Land						
ACTION 1.2.1	*Land Inventory (Opportunity Sites).* Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable	Bureau of Planning	Post to City's website within 90 days of adoption and final	The City's Detailed Land Inventory can be found on Section 4 and Appendix C of the 2015-2023 Housing Element, which continues to be posted to the City's web page: https://www.oaklandca.gov/resources	This action is an effective method of maintaining an adequate supply of land to meet the regional housing share under the	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.		certification (by HCD) of Housing Element	/read-the-2015-2023-housing-element.	ABAG Regional Housing Needs Allocation (RHNA).	
POLICY 1.3: Appropriate Locations and Densities for Housing						
ACTION 1.3.1	*Broadway Valdez Specific Plan (BVSP).* Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).	Bureau of Planning	Ongoing, 2015-23	The Broadway Valdez Specific Plan has far exceeded its original goal of enabling the approval and completion of 1,800 new housing units. As of December 2021, there are a total of 4,091 housing units in various stages of completion within the Broadway Valdez District Specific Plan area: Built (Completed) = 2,194 housing units Under Construction = 450 housing units Building Permit Filed = 728 housing units Approved, but no building permits = 322 housing units Applied for, but not approved = 397 housing units	The Broadway Valdez Specific Plan was very effective in incentivizing housing with an EIR that helped to expedite housing approval as well as letting developers know what the City and the community wanted for this area. The development program that was created for the plan allowed for flexibility with the	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Map" at: https://www.oaklandca.gov/resources/view-the-broadway-valdez-specific-plan-map	EIR that different uses could be changed out without having to change the EIR. The number of housing units originally planned for the area was 1,800 units and 2,149 unit have already been built so far. With the additional units under construction, filed for building permits, approved with planning permits, and applied for planning permits there will be a total of 4,091 units.	
ACTION 1.3.2	*Lake Merritt Station Area Plan (LMSAP).* Track progress on the approval and completion of the 4,900 housing units included in the development	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the Lake Merritt Station Area. As of 2021, a total of 1,591 new dwelling units have been approved, including: 1,230 market rate units, 44	The action is an effective method of tracking progress on the approval and completion of the	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	program for the Lake Merritt Station Area (Specific) Plan (LMSAP).			moderate-income units, 138 low-income units, 120 very-low-income units, and 59 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources/download-the-city-of-oakland-major-development-projects-list	4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP). While the City has not yet achieved the goal of 4,900 units in the plan area, housing is in various stages of development and is anticipated to be constructed in the 6th cycle,	
ACTION 1.3.3	*West Oakland Specific Plan.* Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Bureau of Planning	Ongoing, 2015-23	The City continues to track the progress of new, residential Major Projects in the West Oakland Specific Plan (WOSP). As of 2021, a total of 2,442 new dwelling units have been approved, including: 1,819 market-rate units, 156 moderate-income units, 64 low-income units, 300 very-low-income units, and 103 extremely-low-income units. For more information, please refer to the City's Major Development Projects List: https://www.oaklandca.gov/resources	The action is an effective method of tracking progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				/download-the-city-of-oakland-major-development-projects-list		
ACTION 1.3.4	*Coliseum Area Specific Plan (CASP).* Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	Bureau of Planning	Ongoing, 2015-23	The City continues to post updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map and Brochure for the Coliseum Area Specific Plan" at: https://www.oaklandca.gov/resources/read-the-general-plan-amendments-for-the-coliseum-area-specific-plan	The action is an effective method of tracking progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).	The action is appropriate to the Housing Element.
ACTION 1.3.5	*Central Estuary Area Plan (CEAP).* Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Bureau of Planning	Ongoing, 2015-23	The Planning Bureau's interactive major projects GIS map (and associated major projects list) catalogues developments at least 25 units or have at least 10,000 sq. ft. total Residential Floor Area that includes projects in the Central Estuary area. The interactive map is available at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=e1357dbaeffc473caa57b1227a7a7739	Permitting housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.	Build out of housing in the non-industrial areas of the Central Estuary is an important mechanism to deliver much-needed housing.
ACTION 1.3.6	*Promote new housing opportunities in the Estuary Area.*	Bureau of Planning	Ongoing, 2015-23	Progress continued on the development of 465 units of affordable housing serving households	The City's efforts to promote housing	The objective dovetailed appropriately

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.			between 0-60% of AMI in the Brooklyn Basin development, which will include 3,100 total new units as well as commercial and open space. The affordable units include 258 Project-Based Section 8 vouchers for all phases from the Oakland Housing Authority (OHA), which jointly owns the land with the City. The master developer has proposed adding another 600 units of market rate housing to the overall project (as well as marina space). This request was heard at the March 23, 2022 Design Review Committee meeting. Support for the proposal to add 600 housing units moved forward and will be heard by the Planning Commission. Construction of the 211 affordable units on Parcel F completed in December 2020 and achieved 100% occupancy in 2021. The Parcel F projects included 101 units of family housing (Paseo Estero) and 110 units of senior housing (Vista Estero). MidPen Housing Corporation, Oakland Housing Authority, and the City entered into a Lease Disposition and	opportunities in the Central Estuary Area have borne fruit in the 2015-2023 cycle. 3,100 units of housing, including 465 units of affordable housing, are planned, underway, or completed in the Brooklyn Basin development. The City has carried out extensive efforts, including planning and zoning updates, environmental remediation, and direct financial assistance, to provide mixed-income housing in an amenities-rich environment. The City's policies and programs have been highly effective.	with the City's Central Estuary Plan. As the Brooklyn Basin development nears completion, this goal should be revised in future housing element cycles.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Development Agreement on Project 3 (Foon Lok West) on Parcel A in 2019, and closed their loan for the 130-unit Project 3 and started construction in July 2020, and construction continued throughout 2021. MidPen is assembling its financing for Project 4's (Foon Lok East) remaining 124 units of family housing, and pending awards from the new California Housing Accelerator Fund, is projected to commence construction in 2022. With regards to market-rate housing development of Brooklyn Basin, at the end of 2021: Parcels B, C, D, G, H and J are fully entitled (for a total of 1,843 entitled units; of the entitled units, 241 are constructed and occupied).		
POLICY 1.4: Secondary Units						
ACTION 1.4.1	*Secondary Unit – Parking Solutions.* Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the	Bureau of Planning	2014-2017	The majority of ADUs created in Oakland do not require additional parking because they are located within the 1/2-mile of transit. Tandem parking is also allowed. This has been positive for most areas, except for areas in the Very High Fire Hazard Severity Zone (VHFHSZ) where lots are steep and often do not have off-street parking, streets are narrow, and reliance on cars is very high. Any	The ADU program has been very effective in creating additional units of housing without adding additional off-street parking spaces.	The goals of this portion of the ADU ordinance are appropriate in creating additional housing units without the burden of additional parking in

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	existing requirement for a separate non-tandem parking space.			additional cars that ADUs bring are forced to park on the narrow streets creating emergency access issues and prompting additional resources for enforcement of the no-parking rules.	The number of ADUs permitted annually can be found in the City's Housing Element Annual Progress Reports (see Table A3 for APRs 2015-2017, and Tables A and A2 for APRs 2018-2021), which are posted to the City's webpage: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports	transit-rich areas where car ownership can be optional. This preserves valuable lot space for housing or as valuable open space instead of using it for parking. However, in VHFHSZ and S-9 Zone where roads are narrow and public transit is lacking, off-street parking or replacement of lost parking is required in some areas, consistent with State law.
ACTION 1.4.2	*Secondary Unit – Setback Solutions.* Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are	Bureau of Planning	2014-2017	The City has been approving ADUs with the regularly required side and rear setbacks according to State law requirements. Existing structures that are converted or rebuilt to ADUs in the same place and to the same	The ADU program has been very effective in creating additional units by converting existing structures	The ADU policy regarding the setbacks is appropriate in creating additional

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.			dimensions are allowed to remain in their current footprint without complying with any setbacks. Newly built ADUs are only required to comply with 4' side and rear setbacks, which is significantly less than regularly required by local zoning regulations. A recent ordinance amendment further reduces this setback to 3 feet in some cases.	on a lot to ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. In addition, the 4' required setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.	housing by allowing to convert existing structures on a lot into ADUs without any setbacks if they are converted or rebuilt in the same place and to the same dimensions. Otherwise, the required 4' setbacks make construction of newly built ADUs feasible on almost any residential lot and remove significant barriers to ADU production.
POLICY 1.5: Manufactured Housing						
ACTION 1.5.1	*Factory-Built Housing.* Continue to implement City-adopted regulations that allow manufactured housing	Bureau of Planning	Ongoing, 2015-23	The City continues to permit factory-built housing in all residential & commercial districts.	Factory-built manufactured housing becomes more common with the ease of	With the improved process, it is appropriate to allow for

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	in single-family residential districts.			In November 2021, City Council approved the Construction Innovation Ordinance, which amends the Planning Code to allow residential occupancy of recreational vehicles, mobile homes, and manufactured homes in all zoning districts where residential uses are permitted.	construction and the improved appearance and variety of designs.	construction in any zone where single-family residences are permitted.
POLICY 1.6: Adaptive Reuse						
ACTION 1.6.1	*Live/Work Conversions*. Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Bureau of Planning	Ongoing, 2015-23	In 2021, the City continues to permit live/work conversions. Thereby allowing the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions continue to be permitted in Oakland. The State Building Code has been adopted by the City to be applied more uniformly as in other cities.	Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate.
POLICY 1.7: Regional Housing Needs						
ACTION 1.7.1	*Accommodate 14,765 New Housing Units.* Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least	Bureau of Planning	Ongoing, 2015-23	In addition to housing developments which are under construction, approved, or in pre-approval, the 2015-2023 Housing Element identified sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation	The City has effectively met its RHNA housing allocation for total number of units to be built, but it has not met the goal of	The policy is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very-low-, low-, and moderate-income households.			for Oakland. Table A2 in Annual Progress Reports provides details on building starts for each calendar year. See also the City's Land Inventory posted to the City's web page: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/policy/oak051104.pdf	the percentage of affordable units and exceeded the number of market-rate units built.	
GOAL 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households						
POLICY 2.1: Affordable Housing Development Programs						
ACTION 2.1.1	*New Construction and Substantial Rehabilitation Housing Development Program.* Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to issue NOFA funds pursuant to funding being available. The City released one Notice of Funding Availability (NOFA) in 2021 for New Construction of Multifamily Affordable Housing, with a funding pot of approximately $15-20 million. Unlike the 2020 New Construction NOFA, which was limited to "Pipeline" projects—projects that had applied for funding in a previous NOFA round—the latest NOFA, for which applications were due in January 2022, was open for all applicants for new rental	The City's NOFAs are effective as the primary method of delivering affordable housing.	This program is highly appropriate and fully consistent with the Housing Element. In future Housing Element cycles, it may be advisable to clarify that NOFAs may be released on a more or less frequent basis

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				housing proposals. The City also made funding commitments to projects that applied for funding under a NOFA for Acquisition and Conversion to Affordable Housing (ACAH) of existing non-deed restricted projects that was released in late 2020. The City of Oakland will have spent approximately $150 million on affordable housing for the 2015-2023 Housing Element. More information about City NOFAs is available here: https://www.oaklandca.gov/resources/nofa-opportunities		than annually, to the extent that funding is available.
ACTION 2.1.2	*Housing Predevelopment Loan and Grant Program.* Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.	DHCD – Housing Development Services	Ongoing, 2015-23	From 2015-2021, the City has continued to provide predevelopment loans to nonprofit housing organizations for predevelopment expenses. No new projects applied for or received predevelopment loans in 2021.	The City's predevelopment loan program is effective in facilitating predevelopment activities for the construction of affordable housing. Staff may seek adjustments to the maximum loan amount and other terms to	The program is fully appropriate for the development of affordable housing.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					increase its effectiveness.	
ACTION 2.1.3	*Utilize Public Housing Resources for New Development.* Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work (MTW) voucher flexibilities toward the development of new affordable housing for extremely-low-, very-low-, low-, and moderate-income households.	Oakland Housing Authority	Ongoing, 2015-23	In 2015, under MTW authority, Oakland Housing Authority (OHA) promoted development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. During this year OHA completed construction on Lakeside Senior and placed 91 new units in service. Between 2016 and 2018, no public housing resources were utilized for new development activities. The OHA has continued to assist a number of affordable housing developments. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. • Brooklyn Basin - OHA in partnership with the City of	This action has been an effective means of collaborating with the Oakland Housing Authority to maximize the benefit of housing vouchers. OHA's affordable housing development activity over the past ten years has been strategic, significant and impactful. OHA has developed on its own, or partnered with nine different affordable housing developers, on fifteen major projects adding 1,922 units of new affordable housing since 2008 with a	The action is fully appropriate for the expansion of affordable housing opportunities, as long as "public housing" refers to "affordable housing" and not a specific "public housing" program.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. • In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. • Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up was completed in 2021 and 101 family units (50 of which are PBV) were leased in Paseo Estero and 110 senior housing units (82 of which are served with PBVs) were leased. • 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500	combined total development cost of over $763M. OHA's capital contribution to these projects ($92M) represents 12% of the overall financing required. In addition to providing capital directly to these projects, OHA awarded 719 project-based vouchers (PBVs) using MTW flexibility, which were used to leverage $75M in additional private debt financing. OHA's capital contribution and award of PBVs together contributed approximately 22% of the total cost for fifteen major projects.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021. • 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53-unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also, during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project. • 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits.	OHA strategically purchased the land on 13 of the 15 projects to ensure that the housing will remain in reach of a stable public agency committed to the preservation of affordable housing in perpetuity. The disposition of 1,615 units of scattered site public housing at the beginning of the decade has proved especially fortuitous as the value of this real estate combined with low-income housing tax credits (LIHTC) and MTW flexibilities, will allow OHA to facilitate future building and redevelopment of	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for additional permanent affordable housing. • Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.	new units within these sites at a fraction of the typical cost to develop. As a direct result of OHA's development activities, over 421 low-income, Section 3 eligible Oakland residents have been newly hired on OHA's major development projects. Additionally, OHA projects have helped preserve diversity by creating opportunities for low-income residents to live in central locations, also known as high opportunity areas.	
POLICY 2.2: Affordable Homeownership Opportunities						

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.2.1	*First Time Homebuyer Programs.* Continue to operate a First Time Homebuyer Program as funding is available (either through State funding or through program-related income).	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021 the Mortgage Assistance Program (MAP) program made one loan with the last $15,000 of program funds to assist a first time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346.	This program is effective, and is very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities. The City will continue to fund first time homebuyer loans as funds are available.	The allocation of these first-time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance. The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater community benefits by retaining a diversity of

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						homeowners including those earning low to moderate incomes.
ACTION 2.2.2	*Scattered-Site Single Family Acquisition and Rehabilitation Program.* City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate-income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021, the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. Also see Actions 2.2.4 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	residents (see also Action 4.3.4).					
ACTION 2.2.3	*Foreclosure Mitigation Pilot Loan Program.* Given that the City's foreclosure crisis is currently (2014) impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	While the City no longer funds the Foreclosure Mitigation Pilot Loan Program, the City continued operation of its an Anti-Displacement Program (Oakland Housing Secure [OHS]-Homeowner Assistance) from October 2020 through September 30, 2021. Centro Legal de la Raza (program administrator) along with Housing and Economic Rights Advocates (HERA) provided emergency financial assistance to homeowners, legal representation, consultations, workshops, outreach, education, and other services to prevent foreclosure of property. Thirty-two homeowners received financial assistance and 498 homeowners benefitted from other services offered through OHS. This program is closed out as of September 2021. No new funding has been identified for FY 2021/22 and forward.	The demand for this service, particularly emergency mortgage assistance, far exceeded resources available. Legal representation successfully resolved legal matters for more than 50% of homeowners, who also reported improved housing stability through: avoiding an eviction, avoiding homelessness, or securing time and/or money to maintain housing. However, Centro Legal reported that mortgage services are slow and difficult to deal	The scope of Oakland Housing Secure (OHS) to support homeowners is important work, though this was one time funding that ended in September 2021. The City, HERA, Central Legal De La Raza and other agencies provide support for homeowners and renters, and rental assistance work continues under the City's Keep Oakland Housed (KOH) program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	of vacant properties to result in new affordable homeownership opportunities.				with, as if little has changed since the foreclosure crisis. During the COVID-19 pandemic, the City's focus has been on keeping renters housed using Federal Relief funds.	
ACTION 2.2.4	*Community Buying Program.* The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the City would assure the long-term	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the 2015-2021 period there were 18 units developed and closed. See also Actions 2.2.2 and 4.3.4.	The program has been effective at turning blighted properties to new construction single-family dwelling for larger households.	The mechanism to clear liens and use developer capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.					to maintain feasibility of future projects using this model.
ACTION 2.2.5	*Home Preservation Loan Program.* The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	This program provided financial assistance to 20 households between 2015 and 2016. Since 2016, the program has been administered by Housing and Economic Rights Advocates (HERA). Funding for this program has been variable – no funding was available in	Effective with sufficient funding – no funds provided in 2021.	Appropriate if and when furnished with appropriate resources to deliver on expected outcome. In the future, this action

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				2017 and 2020, although funding was available through the National Fair Housing Alliance in 2018 and 2019. Funding for this program was not available in 2021. However, as reported in Action 2.2.3, emergency financial assistance (grants) were provided to 32 homeowners in 2021 through OHS. This program is closed with no funding available for 2022.		should be combined with Action 2.2.3 and renamed as Keep Oakland Housed (KOH).
POLICY 2.3: Density Bonus Program						
ACTION 2.3.1	*Density Bonus Ordinance.* Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least: • Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or • Five percent (5%) of the total Dwelling Units of a	Bureau of Planning	Ongoing, 2015-23	Although Density Bonus applications beyond 100 percent affordable housing developments were relatively rare in the earlier portion of the reporting time period, applications picked up after 2017, after the City's Affordable Housing Impact Fee came into effect. The Impact Fee included an alternative for incorporating affordable units on-site and adjacent to market-rate developments, and resulted in a modest uptick in Density Bonus applicants. Between 2018-2021 (the period during which State HCD has required that jurisdictions report the number of approved or permitted density bonus projects for the Annual Progress Report) 33 projects were	The City has effectively updated its procedures and ordinances to ensure the orderly application of the Density Bonus law.	The Density Bonus is a is a provision of State law and does not require a local enabling ordinance. The City has regularly updated its local ordinance to be consistent with State law.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Residential Housing Development for Very Low Income Households; or • A Senior Citizen Housing Development; or • Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase.			approved, 10 were permitted, and 8 were completed as the result of a density bonus.		
POLICY 2.4: Permanently Affordable Homeownership						
ACTION 2.4.1	*Community Land Trust Program.* Continue support of existing Community Land Trust Programs. Support expansion of land trusts if	DHCD	Ongoing support and expansion of Land Trust as	From 2015-2021, the City has worked with a variety of community land trusts, including Oakland Community Land Trust, Bay Area Community Land Trust and the Northern Community Land Trust to provide affordable	This program is effective in promoting homeownership opportunities for very-low-income	DHCD will continue to support the efforts and capacity of the land trusts as

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.		funds are available.	housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds to community land trusts to acquire and preserve affordable housing units. Through this program, the City has provided Bond Measure KK funding in the amount of $8 million to 5 community land trust projects for a total of 58 units. In addition, approximately $5 million is currently committed to 4 other community land trust projects that are anticipated to close in 2022.	and low-income homebuyers. The City is working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units.	resources are available and if programming is feasible.
ACTION 2.4.2	*Resale Controls*. Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.	DHCD	Ongoing, 2015-23	The City continues to record long-term affordability restrictions that run with the land on all City-assisted affordable development projects, both rental and ownership.	Resale controls are a critical and effective tool for ensuring that affordable homeownership units remain affordable.	Resale controls are a fundamental component of the City's affordable homeownership program.
POLICY 2.5: Seniors and Other Special Needs						
ACTION 2.5.1	*Housing Development Program.* Provide financial assistance to developers of housing for	DHCD – Housing Development Services	Ongoing, 2015-23	Housing Development Services continues to circulate a NOFA each year if funding is available, for affordable housing new construction and rehabilitation/preservation of	The City's NOFAs are an effective means of providing financial assistance to properties	The policy is appropriate to the housing element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	seniors and persons with special needs.			existing affordable housing. The New Construction and Acquisition/Rehabilitation NOFAs awards up to five points for rental projects serving special needs populations, and up to ten points for projects containing Permanent Supportive Housing Units for homeless households. The City's Acquisition and Conversion to Affordable Housing NOFA awards up to two points to projects that house vulnerable populations, including seniors.	housing seniors and persons with special needs, achieving the goal as stated in the Housing Element's policy guidance.	
ACTION 2.5.2	*Housing For Persons With HIV/AIDS.* Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model	DHCD; Community Housing Services (DHS)	Ongoing, 2015-23	Throughout the period, the HOPWA (Housing Opportunities for Persons with AIDS) program continued to provide housing assistance. In FY 2020-2021 alone, the HOPWA program provided housing assistance to more than 169 persons living with HIV/AIDS and their families utilizing the housing first model. Seven persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 772 households for HIV/AIDS housing and other services. 53 persons living with HIV/AIDS received supportive services. 2 new units of HOPWA housing were completed, increasing the Oakland	The HOPWA Program is an effective program providing housing assistance & supportive services to persons living with HIV and AIDS experiencing homelessness.	The Human Services Department will continue to serve persons living with HIV and AIDS through HOPWA funding.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	under the Alameda County EveryOne Home Plan.			HOPWA housing inventory to over 290 units, with 116 in stewardship.		
ACTION 2.5.3	*Accessible Units in New Federally-Assisted Housing.* All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland's Housing Development Services unit continues to enforce federal requirements for accessible housing for all projects receiving federal funding assistance. City staff began tracking this data during the 2015-2021 Housing Element period through the Housing & Community Development Department's City Data Services database system and will continue to do so moving forward.	This program is effective.	This program is appropriate for the Housing Element.
POLICY 2.6: Large Families						
ACTION 2.6.1	*Housing Development Program.* Provide points in competitive funding allocations for projects that include a higher proportion	DHCD – Housing Development Services	Ongoing, 2015-23	Since 2017, the City's New Construction of Multifamily Affordable Housing NOFA requires that at least 15% of units in a family project have three or more bedrooms, and awards up to five points to rental projects that	The policy is an effective means of ensuring that City-assisted affordable units are	The goal is appropriate to the housing element. Goal may need revision to

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.			exceed this threshold, and up to nine points to ownership projects that exceed this threshold. Projects with affordable units that can accommodate larger families include the Fruitvale Transit Village, Estrella Vista, Redwood Hill Homes, 94th & International, Civic Center TOD, Mural Apartments, and 11th & Jackson.	constructed for large families.	include 2-bedroom units in next cycle.
POLICY 2.7: Expand Local Funding Sources						
ACTION 2.7.1	*Jobs/Housing Impact Fee.* Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.	DHCD	Ongoing, 2015-23	Data on the Jobs/Housing Impact Fee is reported in the Impact Fees Annual Report. Impact fee reports are available here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports Between FY 2016-2021, about $10,123,162 has been collected/paid towards the Jobs/Housing Impact Fee, while $23,209,708 has been assessed. Collected funds go into the Affordable Housing Trust Fund. In accordance with Sections 15.72.050 and 15.74.050 of the Oakland Municipal Code (OMC), the Oakland	The policy is an effective means of generating funds for affordable housing.	The action is appropriate to the Housing Element.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Planning and Building Department (PBD) has calculated increases to the Affordable Housing, Transportation and Capital Improvement impact fees for FY 2021-22. Under the OMC, the City Administrator may adopt adjustments to these fees for inflation commencing July 1, 2021. As of January 2022, fees remain the same. In order for the fee increases to go into effect the City Administrator's authorization is required.		
ACTION 2.7.2	*Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing.* The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving,	DHCD; Bureau of Planning	Complete nexus study by December 31, 2014	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In December 24, 2021 the City completed the Annual Report for Fiscal Year Ended June 30, 2021. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf Since the Affordable Housing Impact Fees went into effect on September 1, 2016 – $17,584,503 has been paid and $33,895,450 in revenue has been	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program to find additional sources of funding for affordable housing is appropriate for the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	vibrant and complete communities. The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the			assessed but not due yet, for a total accessed amount of $51,479,953. For Fiscal Year 2020-2021 (ending on 6/30/21), $4,430,250 has been paid for the Affordable Housing Impact Fee; and $15,688,799 was revenue assessed, but not due yet (due to the program's schedule for payments). City of Oakland Impact Fee Annual Reports and related documents covering Affordable Housing, Jobs/Housing, Transportation, and Capital Improvements can be found here: https://www.oaklandca.gov/documents/city-of-oakland-annual-impact-fee-reports		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland.					
ACTION 2.7.3	*Sale of City-Owned Property for Housing. Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites*. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the	DHCD	Ongoing, 2015-23	The City advanced the development of 1,285 units of housing, 515 of which are affordable units, on City and former Redevelopment land through five projects since 2018, all of which are completed (Fruitvale IIA, 2016 Telegraph and 1150 Clay St), under construction (95th and International and Fruitvale IIB) or under active Disposition and Development Agreements: • Fruitvale Transit Village IIA, 94 affordable units • 2016 Telegraph, 30 market rate units • 1150 Clay St, 288 market rate units • 95th and Intl. Blvd., 57 affordable units • Fruitvale Transit Village IIB, 181 affordable units • 3050 Intl. Blvd., 75 affordable units	The City followed-through on commitments to issue calls for proposals on key City-owned development sites; solicited proposals from a broad audience of developers, including nonprofit housing providers; and prioritized affordable housing production. Several viable projects are advancing and will deliver a significant number of new housing units. The City has additional sites in its pipeline that	The policy is consistent with the Surplus Land Act and appropriate to the Housing Element. Policy may need revision to include option for ground lease rather than sale. City staff has determined that this program is effective and will continue to advance current development projects and issue additional RFPs/NOAs in the years ahead.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.			• 12th St. Remainder Parcel, 360 units (108 affordable) The City also issued Requests for Proposals/Notices of Availability (RFPs/NOAs) for seven City-owned sites between 2018 and 2021 and advanced development projects on each of these sites for approximately 1,000 or more additional housing units, many of which will be affordable. Additionally, the City is negotiating with the African American Sports and Entertainment Group for disposition and development of the City's 50% interest in the 120-acre Oakland Coliseum sports complex, co-owned with Alameda County. • 3823-3829 Wood St, 170 units • 3823-3829 MLK Jr. Way, 76 units • 73rd & Foothill, 120 units • Barcelona parcel, units TBD • Clara & Edes Homekey, 82 units (proposed) • 36th & Foothill Homekey, 124 units (proposed) • 1911 Telegraph, up to 540 units (proposed) • Coliseum, units TBD	expects to release in coming years.	

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.7.4	*Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund (aka "Boomerang Funds").* The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales	DHCD	Beginning in 2015 and ongoing, 2015-23	The City continues to allocate 25% of Boomerang Funds to the Affordable Housing Trust Fund.	The policy is a highly effective means of designating funds for affordable housing.	The policy is appropriate to Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.					
POLICY 2.8: Rental Assistance						
ACTION 2.8.1	*Expansion of Section 8 Vouchers.* Work with the Oakland Housing Authority (OHA) to obtain additional funding from the federal	Housing Authority	Ongoing, 2015-23	During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new	This program is effective. The OHA does their best to apply for and allocate these vouchers.	This program is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	government for more Section 8 rental assistance for very-low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.			allocation of 44 Section 8 vouchers for the Northgate Terrace development to serve additional low-income families. However, since 2016 Section 8 cannot be expanded without additional funding from the federal government, which has not occurred; nor is any funding anticipated in the foreseeable future. In 2021, OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. OHA awarded 49 FYI Foster Youth to Independence (FYI) vouchers, that will be effective March 2022.		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 2.8.2	*City of Oakland Rental Assistance Program.* Support a continued partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing as funds are available, 2015-23	The City partnered with Seasons of Sharing to provide rental assistance and utility assistances to low- and moderate-income Oaklanders and seniors impacted by the foreclosure crisis. This program started in 2013 with three dedicated staff, Seasons of Sharing and 3 Community Groups. The program ended in 2019 due to decreased resources.	When operated with sufficient staff and fund resources, the program served close to 90 Oakland residents per year.	Households earning 50% or less of median income, especially those earning 40% or less are most likely to require rental assistance. With the appropriate level of resources this program is appropriate based on the need of the community.
POLICY 2.9: PATH Strategy for the Homeless						
ACTION 2.9.1	*Provide outreach programs to those who are homeless or in danger of becoming homeless.* The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to	DHS	Ongoing, 2015-23	Under the City of Oakland Permanent Access To Housing (PATH) Strategy, Homeless Mobile Outreach Program (HMOP), regular outreach is conducted to assess the needs of unsheltered persons in encampments, transition aged youth (TAY), and the general homeless population to not only assess their needs but also to also provide the intervention necessary to direct homeless/unsheltered persons to	DHS staff believe that this program is effective given its accomplishments during this planning period.	The PATH Strategy will continue to operate to serve the homeless population in Oakland.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.			housing options, health services and other human services. In early 2021, the City's Homeless Mobile Outreach Program (HMOP) was expanded substantially, doubling FTE staff to 10 front line workers, and amended the scope of work to reflect the City's priorities more explicitly. In so doing, the make of the outreach team is as follows: • Specialist Mobile Outreach (SMO): Three teams of up to 3 staff members principally tasked with engagement and support for unsheltered homeless individuals and service details each consisting of: 1 clinical staff (master's level) who will support all three teams, 1 substance use and/or mental health specialist, 1 generalist outreach specialist. Each SMO teams is assigned a regional zone and provide in-depth services and continuity of care to the unsheltered homeless individuals in each zone.		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				• Assessment, Procedures and Postings Team (APPT) consists of one team of up to 3 staff members principally tasked with assessment, mitigation, blight abatement, and implementation of procedural intervention at street-based encampments throughout the City of Oakland. In addition, this team respond to City requests to outreach and engage specific encampments, including progressive engagement model and supportive actions to increase the health and welfare of encampments and the surrounding community. In 2021, through such outreach efforts approximately 17,914 units of harm reduction supplies including food, water, blankets, fire extinguishers, flashlights, socks, etc. were distributed, that allowed the provision of street-based services to 895 unduplicated, unsheltered persons living in homeless encampments, in their vehicles or on the streets. Over 4,493 units of duplicated outreach and		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				intensive case management efforts were provided to the 895 unduplicated unsheltered persons. From the outreach services to the unsheltered, 43 individuals successfully exited homelessness to positive housing destinations including permanent housing, transitional housing, shelters, and respite.		
ACTION 2.9.2	*Support programs that help prevent renters from becoming homeless.* The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a	DHCD; DHS	Ongoing, 2015-23	The Oakland PATH Rehousing Initiative (OPRI) Program is a partnership with the Oakland Housing Authority, the City of Oakland & several homeless service provider agencies. OPRI provides housing subsidies (funded by OHA) & intensive case management (funded by the City of Oakland) to multiple populations experiencing homelessness in Oakland. OPRI served a total of 159 participants in FY 2020-2021. This included people living in encampments (46), people living in encampments with serious mental illness (19), seniors (8), re-entry clients (29) households with children (Abode) (7), Transitional Age Youth (23) and family households (BFWC) (10) including children (BFWC) (19). Between FY 2014-2018. 519	DHS staff believe that this program is effective given its accomplishments during this planning period.	~~.~~ DHS continues to provide this service as resources are available.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.			households were served by OPRI and 431 clients were served between FY 2018-2021. In FY 2019-2020 the OPRI Collaboration expanded to include a family services provider, serving 20-40 families per year with housing subsidies and case management. In addition, the City of Oakland funds programs that help formerly homeless individuals maintain housing such as Lifelong Medical Care Services in the California and Harrison Hotels.		
ACTION 2.9.3	*Provide shelter programs to the homeless and special needs populations.* The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH	DHS	Ongoing, 2015-23	The City has continued to fund programs in line with the PATH Strategy. The current status of shelters include the following: <u>Crossroads Shelter</u> Crossroads Shelter, funded by ESG, CDBG, and Measure Q continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 24 single adult beds to accommodate CDC guidelines for physical distancing/decompression.	DHS staff believe that this program is effective given its accomplishments during this planning period.	DHS staff will continue to provide this service as resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.			The shelter maximum occupancy went from 123 single adults, and five family units (allowing for families to share rooms, dependent upon the composition of each family), to a single bed maximum of 99 and a family maximum of five households (with no interfamily unit sharing). A total of 471 unduplicated individuals utilized the Crossroads shelter during FY 2020-2021, with 67 households exited to Permanent Housing, and 12 to Transitional Housing (with another 69 to temporary stays with friends/family). EOCP Crossroads - FY 2020-2021 Occupancy Totals: Max # of singles beds available nightly: 99 Max # of family units available nightly: 5 Max # annual singles bed nights available: 36,135 Max # annual family unit nights available: 1,825 Actual singles bed nights provided: 25,418; 70% Actual family unit nights provided: 1,071; 59%		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				<u>Saint Vincent de Paul Emergency Shelter</u> The Society of Saint Vincent de Paul, funded by HHAP, continued to be significantly impacted by the COVID-19 pandemic throughout FY 2020-2021. Although there was no interruption to the shelter being open 365 days per year, maximum occupancy was reduced by 45 single adult beds to accommodate CDC guidelines for physical distancing/decompression. A total of 234 persons experiencing homelessness utilized the emergency shelter, with 6 individuals exited to Permanent Housing, and 2 to Transitional Housing (with another 13 to temporary stays with friends/family). Society of Saint Vincent de Paul – FY 20-21 Occupancy Totals: Max # of beds available nightly: 45 Max # annual bed nights available: 16,425 Actual bed nights provided: 15,681; 96%		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				<u>Family Matters Shelter</u> Family Matters Shelter is operated by East Oakland Community Project (EOCP) and provides an emergency family shelter with 72 emergency shelter beds for 20-25 literally homeless families at any time. During FY 2020-2021, a total of 117 individuals were served which included 59 children. In FY 2020-2021 the City also provided 107 spaces of safe RV parking which served 171 people.		
ACTION 2.9.4	*Provide transitional housing programs to those who are ready to transition to independent living.* The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that	DHS	Ongoing, 2015-23	The City has continued to provide transitional housing and supportive services to individuals (including single adults), youth, and families. Community Cabins were established to provide individuals living in encampments with a specific location where they can stay temporarily. Residents are housed in temporary structures. Each site serves up to 40 individuals at a time for up to 6 months. Services included wash stations, portable toilets, garbage pickup, and housing navigation (case management) services. Program goals are to increase health and safety of residents, to connect residents with	DHS staff believe that this program is effective given its accomplishments during this planning period.	Department of Human Services will continue to support transitional housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	prevent them from obtaining or returning to self-sufficiency.			mainstream services and the mainstream homeless response system, and to end the unsheltered status of residents. The pilot program began in December 2017 with the opening of the first site at 6Th & Castro (known as Castro Community Cabins). In May 2018, a second site was opened at 27th & Northgate (known as Northgate Community Cabins). The 6th and Castro site was closed in January 2019, two more programs opened during the 2018/19 operating year; Lake Merritt Community Cabins in October 2018, and Miller Community Cabins in January 2019. Three more sites opened in FY 19/20, Mandela Parkway North, Mandela Parkway South, and Oak St. Community Cabins. As of March 2020, the Lake Merritt Community Cabins were decommissioned and currently five sites are operating Citywide. In response to the COVID-19 pandemic approximately 10-12 beds are taken offline to afford single occupancy units for those who are medically fragile. The reduction of maximum occupancy in leads to approximately 182 beds		

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				total available. In addition, the 2020-2021 FY led to significant reduction in positive outcomes as a result of the multitude of challenges presented during the global pandemic including but not limited to; staffing shortages, COVID-exposures and infections, shelter in place, eviction moratoriums, reduced housing availability, etc. The data below is presented for FY 2020/2021: • 428 unduplicated clients served • 253 of those have been homeless one year or longer • 72 exited to permanent housing locations • 121 exited to transitional housing/temporary locations		
ACTION 2.9.5	*Support development of permanent housing affordable to extremely-low-income households.* The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the	DHCD	Ongoing, 2015-23	The City of Oakland's NOFA for New Construction of Multifamily Affordable Housing includes a threshold requirement that 20% of units be affordable to Extremely Low-Income Households. Projects may be awarded additional points for exceeding this threshold (up to five points for rental projects, and up to 12 points for ownership projects). Rental projects	The policy is effective.	The policy is appropriate to Housing Element goals.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.			can receive additional points for serving people with special needs (5 points) and for offering permanent supportive housing units for the formerly homeless (5 points). The City also coordinates its scoring criteria and funding pipeline with the Oakland Housing Authority, which awards Section 8 rental subsidies, in order to further support the creation of units affordable to extremely-low-income households. The City also continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. The City will continue to seek ways to provide permanent housing affordable to extremely low-income households, by supporting funding from the state and federal levels, and take actions to address barriers to the development of such housing.		
ACTION 2.9.6	*Coordinate actions and policies that affect the extremely low income population of Alameda County.*	DHCD; DHS	Ongoing, 2015-23	The City continues to participate in the Alameda County-wide efforts under County's Racial Equity Systems Modeling and Home Together plan. The Racial Equity System Modeling was completed in 2019. The City also	DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement	DHS and DHCD will continue to support collaboration among City Departments

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.			issued its own five-year framework to address homelessness in 2019. The City has been a strong partner with Everyone Home and Alameda County in the development and implementation of a Coordinated Entry System for homeless services. Coordinated Entry is a standardized method to connect people experiencing homelessness to the resources available in a community. Coordinated entry processes help communities prioritize housing assistance based on vulnerability and the severity of housing barriers to ensure that people who need assistance the most receive it in a timely manner.	and support of regional efforts.	and other regional, State and federal efforts.
ACTION 2.9.7	*Advocate for policies beneficial to the extremely low income and homeless populations of Oakland.* The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW).	DHCD; DHS	Ongoing, 2015-23	Oakland began providing Coordinated Entry for literally homeless families in the fall of 2015. Coordinated entry for all homeless populations in Oakland began in the fall of 2017 and is managed by the County as of FY 2020-2021. DHS continues to participate in monthly calls of West Coast cities, led by the U.S. Interagency Council on Homelessness. These calls provide opportunities for sharing and learning about new innovative and effective practices to address homelessness as a	DHS staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.	DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.			City jurisdiction. DHS continues to work closely with the County and CoC to address homelessness locally. DHS also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and State initiatives to end homelessness.		
ACTION 2.9.8	*Sponsor-based Housing Assistance Program.* Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Oakland Housing Authority	Ongoing, 2015-23	The OPRI program, which began in 2010, has successfully housed 650 formerly homeless Oakland residents with subsidies provided by the Oakland Housing Authority (OHA) and services and program administration contracted by the City of Oakland. The COVID-19 pandemic greatly impacted the OPRI program in different facets. There was a decrease in the number of exits/step downs due to the need to remain housed under shelter in place conditions. There was also a decrease in youth participants due to extensions to exits from foster care. Lastly, the loss of jobs and economic impacts of the pandemic were experienced by OPRI clients.	The action is fully effective.	The action is consistent with the objective of providing housing for Oakland residents.

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				However, overtime participants have been able to secure housing, find full time employment, enroll back in school and obtain support needed to address mental and emotional needs.		
POLICY 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community						
ACTION 2.10.1	*Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty.* In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.	DHCD – Housing Development Services	Ongoing, 2015-23	The City's New Construction of Multifamily Affordable Housing NOFA awards points to projects that help advance geographic equity (5 points) and are located in neighborhoods with strong educational quality (5 points).	The action is a necessary but not sufficient tool for advancing geographic equity.	The action is appropriate to Housing Element goals.
POLICY 2.11: Affordable Housing Preference for Oakland Residents and Workers						
ACTION 2.11.1	*Oakland Resident and Worker Housing Preference Policy Resolution.* Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length or	DHCD	Ongoing enforcement, 2015-23	The City of Oakland continues to monitor the marketing plans and waitlist preferences of affordable housing to ensure that Oakland residents and workers are given preference. The City also continues to ensure that this standard was met for the First Time Homebuyer Mortgage Assistance Program.	The policy is fully effective.	The policy is consistent with the objective of providing housing for Oakland residents.

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	residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.			In 2016 the City updated a displaced person preference and a neighborhood preference. The City is pursuing Alameda County approval for the application of Oakland's resident preference for Measure A1 Funded Affordable Housing Developments.		
GOAL 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups						
POLICY 3.1: Expedite and Simplify Permit Processes						
ACTION 3.1.1	*Allow Multifamily Housing.* Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Bureau of Planning	Ongoing, 2015-23	Continuing through 2021, multifamily housing continues to be permitted in Oakland.	Oakland's Planning Code has permitted multifamily housing, particularly on certain commercial streets, for decades. The zoning is effective: there have been	Multifamily housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					numerous multifamily developments built in Oakland.	policy of concentrating new multifamily housing on the commercial streets and corridors. Staff is looking to make further changes to City regulations to expand opportunities for "missing middle" housing by permitting additional densities in single-family zones.
ACTION 3.1.2	*Special Needs Housing.* Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of	Bureau of Planning	Transitional and Supportive Housing review and update: By December 2015	The City's Planning Code continued to permit transitional housing in compliance with State law and allows emergency shelters by right in limited segments of the Residential Mixed Use, Urban Residential, Neighborhood Center, Community Commercial, Broadway Retail Frontage District Interim Combining Zone, Medical Center, Housing and Business Mix, and the CIX-1, CIX-2, IG, and IO Industrial	The zoning text amendments to the definitions for transitional and supportive housing will facilitate clarity during the development review process for these types of activities.	The legislation was prepared in response to State law, and is appropriate to the Housing Element.

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	Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.		Allowing Emergency Shelters By-Right: Ongoing, 2015-23	zones as codified by Ordinance No. 13248 (adopted July 15, 2014). Further, the Reasonable Accommodations policy and procedure formalized the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing.	Permitting emergency shelters by right assists with providing housing opportunities for Oakland's homeless population.	
ACTION 3.1.3	*Discretionary Permits.* Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	Bureau of Planning	Ongoing, 2015-23	The Planning and Building Department continues to issue discretionary design review permits for all new housing, except for Accessory Dwelling Units (ADU's) which are issued ministerially over the counter. For Special Needs housing, in 2016, the Planning and Zoning Division adopted amendments to the Oakland Planning Code ensuring that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone.	Planning staff routinely uses the design review and other checklists when approving projects, and will continue to do so. These checklists are given to the public in advance of a project application, so they are also a tool for informing	To ensure a consistent set of design principles which apply to new residential development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to amend the

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			The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability. While the Bureau of Planning manages a few residential development entitlements under SB330 and prioritizes processing of affordable housing and all residential development applications, efforts to streamline review are challenged by the lack of objective design guidelines and adequate staffing to process applications efficiently and effectively.	applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their facility houses less than six people. While the Bureau prioritizes processing of residential development application, lack of objective design guidelines and lack	Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code. The City is looking to make further types of housing subject to ministerial approval upon adoption of Objective Design Standards in late 2022/early 2023.

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					of adequate staffing limit the ability to further achieve this goal.	
ACTION 3.1.4	*"One-Stop" Permit Process.* Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.	Bureau of Planning	Ongoing, 2015-23	This process was implemented within the Bureaus of Planning and Building throughout the period. In 2021, the City launched a "Re-Imagining One Stop Permitting" (ROSP) initiative to coordinate and align permitting processes across several City departments, including: Planning and Building, Oakland Department of Transportation, and Oakland Public Works. This effort was implemented in early 2022.	This action is an effective method of providing coordinated, comprehensive, and accurate review of residential development applications.	The action is appropriate to the housing element.
ACTION 3.1.5	*Assign Priority to Affordable Housing*. Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.	Bureau of Planning	Ongoing, 2015-23	The City continued to implement this process during the planning period. Permit applications for affordable housing developments, as with other multifamily projects, are "deemed complete" within 30 days of submittal. The City processed its first SB35 affordable housing case in 2018, which waives discretionary review for proposals that meet certain criteria,	Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.	Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.

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				and has continued to process cases under SB35. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process. In 2021, the City has prioritized the review of entitlements for affordable housing above most other types of applications. The City currently expedites residential applications in accordance with SB35.		
ACTION 3.1.6	*Expedite Environmental Review.* Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.	Bureau of Planning	Ongoing, 2015-23	Oakland uses CEQA exemptions for development projects, where appropriate. See detailed response in Action 1.1.3. In January 2022, new ADU legislation was adopted by City Council to synchronize our regulations with those of the State. In 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.	The City is continually evaluating its standards, procedures and permit process to allow development of multifamily, market-rate and affordable housing, within the restrictions of CEQA.	City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Reliance on Specific Plan EIRs (such as the Broadway Valdez Specific Plan EIR) for residential and other development applications effectively streamlines environmental review for desired development.		
ACTION 3.1.7	*Secondary Units.* Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.	Bureau of Planning	2015-2016	The City has continually adopted new ADU regulations to remain in compliance with State law. Between 2016-2021 (the period during which State HCD has required that jurisdictions report the number of ADUs permitted for the Annual Progress Report) 1,049 ADUs were permitted. In 2021 alone, the City permitted 274 ADUs. Most recently, a proposal went before City Council on December 21, 2021 and was adopted in January 2022 to allow additional building envelope expansion for "small lots," additional height limits to create two-story ADUs, provisions for reduced setbacks, amnesty and enforcement delay program for currently un-permitted ADUs, and a number of other proposals designed to make creation of ADUs more affordable and more accessible to different income groups.	This action has been effective in ensuring there are no local constraints to ADU development. Since the new proposal has not been adopted yet, it is not yet possible to evaluate its effects. It is important to acknowledge that wealthier residents have more resources to create ADUs in general, so additional support for lower-income residents is necessary for	The proposed ordinance amendments together with the project review streamlining requirement and private and public ADU assistance initiatives are appropriate to support the goals of the Housing Element. Expansion of the private and public programs to support the ADU applicants would further enhance access to ADUs for

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				In addition, a new City program administered by Oakland HCD was created to assist lower-income applicants with legalizing their existing un-permitted units. This program has secured a $3M State grant to create more ADUs that are safe to inhabit. Also, a privately-funded program Keys to Equity is helping lower-income applicants—many of whom are BIPOC residents—to build ADUs to either provide a rental income or provide for multi-generational households and remain in the community.	equitable distribution of the benefits this new ADU policy will create.	applicants of all income groups.
POLICY 3.2: Flexible Zoning Standards						
ACTION 3.2.1	*Alternative Building Code Standards.* Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for	Bureau of Planning	Ongoing, 2015-23	The City continues to search and to utilize alternative building code standards to remove any constraints to availability and affordability of housing. In 2021, the City allowed strawbale construction as alternative construction.	This action is effective.	This action is appropriate; the City will continue to review processes and procedures to allow for alternative construction methods.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	reasonable accommodations for persons with disabilities).					
ACTION 3.2.2	*Planned Unit Development Zoning.* Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Bureau of Planning	Ongoing, 2015-23	While the City of Oakland has a PUD permit, it does not have PUD zoning. The PUD permit allows for the application of flexible development standards; staff educates applicants about this flexibility and applicants are encouraged to take advantage of these regulations, to ease entitlement of very large development projects that would otherwise be difficult to entitle. During this time period, the PUD permit has been used to maximize residential development at Oak Knoll, Brooklyn Basin, Mandela Station, Lake Merritt BART TOD, Jack London Square, 500 Kirkham, and MacArthur BART. In addition, applicants are currently taking advantage of these regulations for proposals, including Howard Terminal and CCA.	PUD regulations relax standards to allow for ease of delivery of residential development. This policy is effective for entitlement of large sites.	This is an appropriate for easing delivery of large numbers of residential units through a small set of entitlements.
ACTION 3.2.3	*Flexible Parking Standards.* Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider expanding the reduced open space requirements as	Bureau of Planning	2014-2017	In 2015, City staff began public outreach through community meetings to propose new parking standards. In 2016, the City adopted new parking standards, including no parking required in the Central Business	The action is effective.	The action is appropriate

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	stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.			District and innovative parking reduction methods in other parts of the city. In 2019, the City reduced the parking requirements for multifamily projects further simplifying the process. Also in 2019, the City amended the Planning Code to allow emergency shelter facilities to be constructed without discretionary review to greatly speed up the process.		
ACTION 3.2.4	*Reduced Open Space Requirements.* Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	Bureau of Planning	2014-2017	In 2020, the Draft Downtown Oakland Specific Plan was released, including policies and actions for improving existing open space and parks, as well as allowing publicly accessibly open space to satisfy open space requirements (rather than private open space requirements) and allowing developers to contribute to off-site open space to provide greater flexibility to meet open space requirements. The zoning regulations that will implement the Downtown Oakland Specific Plan are in development, to be adopted along with the Plan in 2022, and will include open space standards, however, study of significant changes to the DOSP	These changes have not yet been adopted but are anticipated to be considered in late 2022 to remove constraints to the development of housing and encourage provision of publicly accessible open space, which contributes to more livable neighborhoods for lower-income residents.	This is an appropriate step to remove constraints to the development of housing. As described under "Status of Implementation, " this program is being considered for expansion into the DOSP area. This action is appropriate for the DOSP area

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				area's open space development requirements will be completed as a near-term implementation step.		and for further consideration in additional zoning areas.
POLICY 3.3: Development Fees and Site Improvement Requirements						
ACTION 3.3.1	*Project Review Process and Development Agreements.* Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Bureau of Planning	Ongoing, 2015-23	This action is limited in its application but can be very effective. Development Agreements (DA) can allow for delivery of increased and/or expanded affordability for residential projects. There are no newly adopted DAs since before 2015. There are three DA applications currently under review, including an amendment to the Brooklyn Basin DA.	This policy has the potential to be very effective, depending on policy maker discretion. Staff is currently seeking to boost residential affordability through DA applications.	This action is still appropriate for the 2023-2031 Housing Element period.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 3.3.2	*Development Impact Fees.* Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Bureau of Planning	Ongoing, 2015-23	On May 3, 2016, the City Council adopted the Affordable Housing Impact Fees Ordinance. Development projects submitting building permit applications on or after September 1, 2016, are subject to the fees. In December 24, 2021, the City completed the Annual Report for Fiscal Year Ended June 30, 2020. See this link for the report: https://cao-94612.s3.amazonaws.com/documents/Annual-Impact-Fee-Report-FY-20-21-122421-corrected-page-numbers.pdf On December 24, 2021, the City completed and published the 5-Year Impact Fee Review and Update.	This program has been effective in collecting $17,584,503 in affordable Housing Impact Fees since 2016 and accessing a total of $51,479,953 with an expected additional $33,895,450 to be collected once the developments are under construction and completed.	This program is appropriate for the Housing Element
POLICY 3.4: Intergovernmental Coordination						
ACTION 3.4.1	*Multiple Agency Reviews.* Continue to coordinate multiple agency reviews of residential development proposals when more than	Bureau of Planning	Ongoing, 2015-23	The City continues to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review. When	HDS has generally been effective at coordinating among different governmental	This policy is appropriate.

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	one level of government is required for project review.			possible, we time the release of our Notice of Funding Available (NOFAs) to be consistent with the timeline of State and federal programs.	agencies in reviewing residential developments.	
ACTION 3.4.2	*Allocation of Project-based Section 8 Units.* Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Oakland Housing Authority	Ongoing, 2015-23	Per this policy, the Oakland Housing Authority matches its scoring criteria for allocation of Project-Based Vouchers (PBV) to the City's scoring criteria for NOFA applications. See www.oakha.org for the Annual MTW FY 2021 report - Activity #06-03 discusses allocation of project-based vouchers through existing competitive processes. Appendix C shows allocations of project-based vouchers across all projects. As of FY 2021, there are 5,135 PBV units allocated. See Action 5.1.4 for more information about voucher allocations.	The policy is an effective means of promoting intergovernmental coordination and maximizing the benefit of voucher subsidies.	The policy is appropriate to Housing Element goals.
POLICY 3.5: Financing Costs						
ACTION 3.5.1	*Access to Low-Cost Financing for Development.* Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	City funds awarded to affordable housing developers are offered on favorable terms, including a 3% simple interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves	The policy is a core component of the City's strategy to provide housing to low-income households.	The policy is appropriate to Housing Element goals.

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				and developer fee, and a 55-year loan term. The City works with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. The City also coordinates with developers to help ensure that they qualify for additional funding from county, state, and federal sources. For more information about NOFA funds committed recently, please see Action 2.1.1.		
ACTION 3.5.2	*Access to Low-Cost Financing for Home Purchase.* Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	DHCD – Housing Development Services	Ongoing, 2015-23	The City continued to operate First Time Homebuyer Programs as funding was available (either through State funding or through program-related income). In 2021 the MAP program made one loan with the last $15,000 of program funds to assist a first-time homebuyer. In 2015-2021 the programs issued 121 loans totaling $6,782,346. See also Action 2.2.1.	The programs are very effective in assisting low- and moderate-income homebuyers to acquire homes, in slowing the effects of gentrification, and in providing equitable opportunities for ownership and wealth-building among disadvantaged communities.	The goals are achieved when down payment assistance is provided to assist low- and moderate-income buyers with low access to assets and credit to secure long term affordable housing through ownership, the greater

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						community benefits by retaining a diversity of homeowners including those earning low- to moderate-incomes.
POLICY 3.6: Environmental Constraints						
ACTION 3.6.1	*Remediation of Soil Contamination.* Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.	Housing & Community Development	Investigate potential funding sources	There has been no new action since 2015. The City no longer operates the EPA's Revolving Loan Program due to a lack of staffing and currently identified environmentally-challenged small infill brownfield sites that would qualify for the program. However, the City can re-apply for the program when staffing and sufficient qualifying opportunities are available. As private development projects are proposed, City staff will explore the needs and possibly apply for assessment and cleanup grants for eligible sites, as needed. Other potential funding sources such as the Leaking Underground Storage Tank Fund can also be evaluated for applicability on a site-by-site basis.	The policy does not outline a clear plan of action. City staff have carried out or assisted with environmental remediation on an ad hoc basis.	The goal is appropriate but does not delineate a clear program or funding stream for implementation.

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POLICY 3.7: Community Outreach and Education						
ACTION 3.7.1	*Community Outreach Program.* Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.	Bureau of Planning; Housing & Community Development	Ongoing, 2015-23	The City has continued to regularly attend meetings with East Bay Housing Organizations (EBHO), a local membership organization that conducts advocacy and policy work for affordable housing. It has also held ad hoc meetings with stakeholders about new housing programs and policies as needed. Affordable housing project sponsors are typically required to act as the lead organization in conducting outreach on specific projects, providing evidence of community support as a condition of receiving local and federal funds. The City has also engaged in direct outreach on specific projects on occasion as needed.	While quantitative data is not available to evaluate the effectiveness of community outreach, experience suggests that it has been an effective means of generating support for affordable housing.	While advocacy is an important tool for achieving Housing Element goals, it may not be properly suited to City staff to carry out such goals. The action may need to be refined to clarify role of City.
GOAL 4: Conserve and Improve Older Housing and Neighborhoods						
POLICY 4.1: Housing Rehabilitation Loan Programs						
ACTION 4.1.1	*Rehabilitation Loan Programs for Owner-Occupied Housing.* Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and Access Improvement Program for	The action is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents health risks,	The action is appropriate; it is aligned with the Housing Element and preserving and protecting the City's

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	minor home repairs for seniors, and emergency repairs, using the following programs: • HMIP Deferred Loan Program • Alameda County Minor Home Repair Grant Program • Emergency Home Repair Program • Lead Hazard Control and Paint Program • Neighborhood Housing Rehabilitation Program • Access Improvement Program • Weatherization and Energy Retrofit Loan Program			disabled homeowners, though existing Rehabilitation Programs.	community deterioration, and blight.	existing housing stock.
ACTION 4.1.2	*Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units.* Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units,	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide rehabilitation loans to moderate- and low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint	The policy is an effective means of repairing housing in danger of major code violations/deficiencies, and prevents	The policy is appropriate for repairing housing in danger of major code violations/defici

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	the rental units may also be rehabilitated using funds from this program.			abatement, though existing Rehabilitation Programs.	health risks, community deterioration, and blight.	encies, and prevents health risks, community deterioration, and blight.
POLICY 4.2: Blight Abatement						
ACTION 4.2.1	*Anti-Blight Programs*. Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to neighbor complaints of property maintenance.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.2	*Housing Code Enforcement.* Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to tenant complaints of housing maintenance.	Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts. The Bureau is moving toward a	The Building Services Department will continue this program and continue to look for more effective and efficient methods of

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	property for the cost of the repairs.				proactive rental program to conserve/improve the older housing stocks.	addressing housing violations in the city.
ACTION 4.2.3	*Problem Properties Program.* City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.	Bureau of Building	Ongoing, 2015-23	Code Enforcement Services continues to respond to complaints of property and housing maintenance issues that involve abatement interference with contractors on problem properties.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the City's general fund.
ACTION 4.2.4	*Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program.* The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	In 2015—since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012—over 3,000 foreclosed or defaulted properties were registered (with 700 remaining active). The City continues to operate this program, although the number of registered properties	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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	pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement pro-actively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.			decreased significantly over the period. In 2021, about 31 foreclosed or defaulted properties were registered.		
ACTION 4.2.5	*Tax Default Properties Program.* City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City	Bureau of Building	Ongoing, 2015-23	During this period, City staff supported the Alameda County Tax Collector in its efforts to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The City encouraged and supported, where possible, non-profit partners to exercise their right of first refusal to purchase and rehabilitate such properties. The goal of these actions was to facilitate the rehabilitation and reuse of existing, distressed housing stock. The City does not intend to	The City conducted a pilot program to purchase and rehabilitate tax defaulted properties with a non-profit partner beginning in 2012. Since that time, however, the City has continued to pull properties from auction but	Acquisition and rehabilitation of distressed properties benefits when driven by small, nimble and focused actors. It is more appropriate at this time that the City defer to, encourage and,

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	to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.			exercise its own right of first refusal and take title to such properties, so as to avoid complications and delays that may arise from public ownership and focus limited City resources on other higher-impact housing actions. In January 2022, DHCD received a Breakthrough Grant from San Francisco Foundation to support a fellow and a community partner in creating an emerging developer program, part of which would look at the tax defaulted properties as a potential source of projects for emerging developers.	has not consistently followed through in purchasing and rehabilitating the subject properties due to lack of resources, loss of institutional memory and other factors.	where possible, support its partners in purchasing tax defaulted properties rather than itself purchasing such properties.
ACTION 4.2.6	*Investor-owned Property Registration, Inspection and Maintenance Program.* The City of Oakland's Investor-owned Residential Property (IORP) Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Designed to manage the downstream effects of foreclosure, the IORP program was implemented in March of 2013 to enforce the registration, City inspection, and abatement requirements contained in OMC 8.58. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell.	The program is effective with the proper resources.	The City's Building Services department will continue the programs and look for improvement to the program.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.			In 2021, about 19 investor-owned properties were registered.		
POLICY 4.3: Housing Preservation and Rehabilitation						
ACTION 4.3.1	*Historic Residential Building Relocation.*	Bureau of Planning	Ongoing, 2015-23	Historic Preservation Element Policy 3.7, 'Property Relocation Rather Demolition,' recommends 'reasonable	In 2015 three houses were moved to new	Building moves occur very rarely, unless

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	Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.			efforts to relocate the properties to an acceptable site' and references relocation effort as a 'standard condition of approval for... removal of any residential building' at the time the Historic Preservation Element was written. Requirements include advertising buildings' availability and contributing what would have been the cost of demolition toward the move. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.	sites where they continued in low-density residential use. Availability of land was by chance, where nearby owners happened to have sites. Two houses were displaced by Children's Hospital expansion and one in Fruitvale was accepted by an owner whose previous building had burned. Since then, there have been several efforts to relocate houses in West Oakland and the Broadway Valdez Specific Plan area, but development pressure seems too great to find available move-on sites or get the older buildings incorporated into	there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment' s auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units unless large amounts of land somehow become available. Regardless, the City will continue to keep

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					new high-density development projects.	this policy under the auspices of the Planning and Building Department.
ACTION 4.3.2	*Housing Repairs for Seniors and People with Disabilities.* Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. Citywide services are contingent upon award of funding.	DHCD – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round	The City continued to provide rehabilitation loans and grants to moderate-, low-, and extremely-low-income homeowners including seniors and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A program specifically targeting only low-income seniors would require additional funding sources for implementation.	This program has been effective in assisting senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.3	*Access Improvement Program.* Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	DHCD – Residential Lending Services	Ongoing, 2015-23	The City continued to provide Access Improvement grants to low- and extremely-low-income homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.	This program has been effective.	The policy is appropriate to Housing Element goals in supporting seniors and disabled homeowners.
ACTION 4.3.4	*Scattered-site Single Family Acquisition and Rehabilitation Program.*	DHCD – Housing Assistance	Program implement ation	The Oakland Community Buying Program acquired 26 sites in 2017 and of those, 24 were placed for	The program has been effective at turning blighted	The mechanism to clear liens and use developer

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	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Startup funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	Center/Strategic Initiatives	beginning 2014-15	development and sale to moderate income homebuyers through the Oaktown Roots Affordable Homes pilot program. In calendar year 2021 the Oaktown Roots pilot program received 5 applications. Six households completed purchases of newly built single-family homes that were previously blighted lots. One additional home is nearly complete, and 5 parcels remain to be developed. In the period 2015-2021 there were 18 units developed and closed. In 2021, the Oakland Community Land Trust was awarded $4,050,000 for three projects totaling 22 units and a Scattered Site Single Family Lease to Own Project, dedicated to the creation and preservation of affordable housing. The funds are available thanks to the 2016 voter-approved City Bond Measure KK. Oakland Community Land Trust (OakCLT) and the Bay Area Community Land Trust (BACLT) will develop four projects that preserve affordable housing for 28 Oakland households earning up to 80 percent of Area Median Income (AMI), or $73,100 for a single-person household.	properties to new construction single-family dwelling for larger households.	capital to create single-family dwellings remains feasible, however will need review if development costs continue to rise faster than incomes in the area. In 2021 the feasibility was reduced due to steep development cost increases; a boot of subsidy may be needed to maintain feasibility of future projects using this model.

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				See also Actions 2.2.2 and 2.2.4.		
ACTION 4.3.5	*Continuing Implementation of Mills Act Contracts.* The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.	Bureau of Planning	Ongoing, 2015-23	Owners receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The program was adopted as a recommended action of the West Oakland and Central City East Redevelopment Plans, though it is not restricted to those areas. The property must be a Designated Historic Property. The designation by Landmarks Board often occurs concurrently with the Mills Act application. Oakland's first Mills Act contracts were recorded in 2008.	As of 2021, the fourteenth year of the program, there are about 92 residential properties (out of 97 properties total) with recorded Mills Act contracts. The largest number are in Council Districts 2 and 3, where Oakland's oldest and largest buildings are concentrated. The City ordinance establishes annual caps on tax revenue reductions, and the practical limit on new contracts is usually about ten a year. The tax assessment formula established by	This program is an appropriate and popular way to conserve and create housing stock, though it will never affect a vast number of units. Program participation requires a fairly high level of planning and building sophistication and long-term commitment and follow-through. Work under the Mills Act has included seismic strengthening, reversal of inappropriate alterations, residential conversion of commercial and

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					State law favors recent buyers with high assessments over longtime owners. Building rehabilitation is assisted not only by the Mills Act tax savings, but by the eligibility of historically designated properties to use the performance-based California Historical Building Code.	industrial buildings, and restoration and reactivation of a large blighted and abandoned former rest home near the 580 freeway.
ACTION 4.3.6	*Rehabilitating Public Housing.* Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods	Oakland Housing Authority	Ongoing, 2015-23	OHA continued to rehabilitate affordable housing units during the period. Oakland Housing Authority (OHA) also plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and	This policy action is effective. During the State's economic and foreclosure crisis, OHA preserved 1,615 former public housing units by moving the 249 properties onto the Section 8 Project Based rental assistance program through	This policy action is appropriate to the housing element. With HUD defunding the operating funds for both maintaining and rehabilitating public housing inventory, OHA has pursued multiple

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	and communities surrounding the housing.			asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers. OHA uses MTW funding flexibility to address deferred maintenance in its PBV portfolio, OAHPI, and typically averages between 50-75 major unit rehabilitations annually, both preserving and improving this housing stock. In FY 2021, OHA continued the substantial rehabilitation of the following affordable housing projects: • Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. • Harrison Towers was also approved for disposition and	HUD's Section 18 Disposition process, which dramatically increased the operating revenue to the properties allowing for their on-going replacement and restoration. A long outstanding disposition application that was originally submitted in 2010 was revamped, resubmitted, and approved in FY 2019 to dispose of 253 units of public housing across three senior sites and planning for the extensive rehabilitation was ongoing during the FY. Following that model, during FY 2019 OHA planned for the conversion	strategies such as Section 8 disposition and RAD conversion to convert and preserve affordable housing stock to more financially viable programs with more flexible financing options.

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				during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.	of 261 public housing units in mixed finance developments and plans were created to convert to RAD Section 8 Vouchers beginning in late 2019. These strategic moves have positioned the agency to be successful through future funding challenges allowing the agency to be less reliant on threatened funding streams and to generate revenue to sustain the agency going forward.	
ACTION 4.3.7	*Proactive Rental Inspection Policy.* Develop new policy to require registration and inspection of existing City market-rate rental units to	DHCD – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	The Safe Housing Inspection Pilot Program (SHIP) concluded in 2016 – proactively inspecting approximately 1,200 rental units in 140 buildings.	The program will be implemented upon approval from the City Council.	The program will be implemented upon approval from the City Council.

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	confirm code compliance and habitability.			In 2021, the program development process is almost completed for implementation to inspect 20% of all rental units.		
ACTION 4.3.8	*Mitigate Loss of Units Demolished by Public or Private Actions.* Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."	DHCD; Bureau of Planning	Program implement ation beginning 2015	Planning Code Section 17.102.230, which requires a Conditional Use Permit and the provision of replacement units if Residential Hotel Units are converted or demolished, was not changed in 2021. In 2021-2022, the Planning & Building Department has been in the process of updating the City's existing Density Bonus Ordinance in compliance with State law (California Government Code Sections 65915 through 65918). This includes a provision clarifying implementation of required replacement units in density bonus projects when existing rent-controlled or affordable units will be demolished. In addition, in 2021, the Planning Bureau updated its basic application form to include questions for all applicants (regardless of the type of project they are applying for) about whether there are existing tenants and/or affordable units on site, and	This action has been effective in preventing demolition of Residential Hotel units. In addition, implementing the new provisions of State Density Bonus law and updating the basic application for projects is effective by alerting Staff of existing conditions and the applicants of requirements for the replacement of affordable and rent controlled units.	This action is appropriate for the Housing Element.

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				whether any tenants will be displaced due to the project. See also Action 5.4.1.		
ACTION 4.3.9	*Seismic Safety Retrofit Policy.* Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.	DHCD; Bureau of Planning	Program implementation beginning 2015	Two applications for FEMA Hazard Mitigation Grant Program (HMGP) funding were applied for in 2016 and $4.5MM for each was awarded in 2018, providing 9MM total in administrative and project cost reimbursement for two seismic retrofit programs: Earthquake-Safe Homes Program (ESHP: One- to four-unit owner-occupied homes) and Safer Housing for Oakland Program (SHOP: Five plus unit soft story apartment buildings). The programs provide up to 75% reimbursement to owners after retrofit completion. Both programs close in March 2022. A new application for additional HMGP funds for SHOP is being submitted in Spring of 2022, to re-fund the program for an additional 3 years.	Both SHOP and ESHOP have been very effective, even with the challenges introduced in 2020 by COVID-related health and financial instability and associated contact restrictions. In just over 3 years, SHOP expects to retrofit 39 buildings affecting 586 households. ESHP will retrofit 121 buildings affecting 145 households. Both programs together have made housing for 707 Oakland households safer and more stable.	Both programs are closely aligned to City priorities of preserving existing units and keeping residents safely and affordably housed. Most single-family owners would not be able to retrofit without assistance, especially if foundation work is required. Those that are the least likely to be able to afford to retrofit, will also be the least able to find temporary housing, rebuild,

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						and recover financially in the event of earthquake damage. Most soft-story building owners are in lower-income areas and all are restricted by rent control, with tenants who have similar displacement and recovery challenges as homeowners. Apartment building owners may struggle to finance what is now a mandatory retrofit required by City ordinance and many are non-compliant or applying for an extension due to

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						financial hardship. Without financial assistance, the buildings could remain at risk, or the financial burden of the required seismic retrofits is likely to be passed to tenants in the form of reduced property maintenance and rent increase due to capital improvement pass-through.
POLICY 4.4: Anti-Displacement of City of Oakland Residents						
ACTION 4.4.1	*Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations.* The City has a number of ordinances that have tenant relocation assistance requirements, including	DHCD – Housing Assistance Center/Strategic Initiatives	FY 2014-15	The City continued to enforce the Uniform Residential Tenant Relocation Ordinance adopted in 2018. The City continued to fund a program providing advisory and financial assistance to tenants displaced as a result of a code compliance action, including paying relocation benefits in the case that a	The policy has been fully implemented and is effective.	The policy is appropriate to Housing Element goals. Since the policy has been fully adopted, this item should be revised in

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	under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.			property owner does not meet their obligations, subject to availability of funds. City staff also operate a program to assist low-income and low-asset small property owners who are required to pay relocation benefits resulting from an owner or relative move-in but would face a financial hardship to do so.		future cycles to focus on maintenance or identify new goals.
GOAL 5: Preserve Affordable Rental Housing						
POLICY 5.1: Preservation of At-Risk Housing						
ACTION 5.1.1	*Monitoring and Preservation.* Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data,	DHCD – Policy and Programs	Annual, 2015-23; City will identify projects at highest-risk each year (that	The City is not aware of any restricted affordable units that converted to market-rate, and did not receive advance notice of an intent to terminate use restrictions on assisted housing. Staff have not had capacity to research or monitor the conversion of such units.	The policy is effective, but only rarely needed. Please note that staff have not had capacity to research or monitor the	The policy is appropriate to Housing Element goals.

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	a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.		could convert within the next 24 months)		conversion of such units.	
ACTION 5.1.2	*Contact With Owners of At-Risk Buildings.* Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.	DHCD – Policy and Programs	Annual, 2015-2023; City will identify projects at highest-risk each year (that could convert within the next 24 months)	See Action 5.1.1; In 2021, staff did not have capacity to research or monitor the conversion of such units. Five properties were listed as "At-Risk" or questionable in Table 3-54 of the 2015-2023 Housing Element: • Lottie Johnson Apts (970 14th St) • San Pablo Suites (2551 San Pablo Ave) • Santana Apts (2220 10th Ave) • Taylor Methodist (1080 14th St) • The Claridge Hotel (634 15th St)	The policy is effective. A new search for at-risk properties will need to be identified in the next cycle.	The policy is appropriate to Housing Element goals.

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				Of these properties, San Pablo Suites was destroyed in 2017 due to fire. The Claridge Hotel is classified as a residential hotel and is thus now subject to the City of Oakland's Ordinance No. 13509 regulating the demolition, conversion, and rehabilitation of residential hotels. Santana Apartments is owned by Mercy Housing, a nonprofit affordable housing developer committed to preserving affordable housing. Although CTCAC affordability requirements will expire before 2023, the property also has a Ground Lease with affordability restrictions through 2067. Lottie Johnson Apartments and Taylor Methodist are both funded by HUD. A HUD representative confirmed via email on 3/19/2020 that neither property should be considered at risk.		
ACTION 5.1.3	*Financial Assistance for Preservation Projects.* Award preference points under the City's Housing Development Program for	DHCD – Housing Development Services	Ongoing, 2015-23	The City of Oakland has continued to commit funds to projects that apply for its NOFA for the Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing.	The policy is effective.	The policy is appropriate to Housing Element goals.

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	funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.					
ACTION 5.1.4	*Project Based Section 8 Assistance.* Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	DHCD – Housing Development Services; Oakland Housing Authority	Ongoing, 2015-23	While development of new affordable housing has been an ongoing strategy within OHA to fulfill the MTW objective to increase housing choice, OHA leadership recognized that the decline of utilization within the housing choice voucher (HCV) program required a faster response than building new units. At the start of the decade in late 2009, OHA had 273 project-based voucher (PBV) units and in FY 2019 this number has grown to 3,463 committed or leased and 5,246 allocated overall which is about 40% of the MTW voucher allocation. This growth was expedited by the disposition of 1,615 public housing units in 2010, and two Requests For Qualifications (RFQs) issued in 2017 to award project-based voucher subsidies to existing units and single room occupancy (SRO) apartments to serve specialized populations. The RFQs	The policy is effective. The strategy to allocate PBV subsidies through various methodologies has proved important and strategic to preserve affordable units for households served through the program as the housing market continues to remain expensive.	As the decline of HCV utilization and increasingly competitive and expensive housing market spurred the need to attach subsidy to the units themselves using PBVs.

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				received a huge response from existing owners and along with awarding PBVs to projects receiving funding through the City of Oakland competitive NOFA process and OHA's new development projects, OHA has awarded thousands of PBVs which has helped offset the declining utilization within the HCV program and ensures long term affordability of these units. In FY 2019, OHA leased 388 additional PBV units and has many in the pipeline to allow us to continue to serve the maximum number of families possible. Additionally, in FY 2019 OHA was approved to dispose of 253 units of senior public housing through Section 18 disposition and planning for this major renovation continued with implementation of the disposition targeted for FY 2020. This new disposition will bring the total number of disposed units to 1,868. During 2021, OHA leased and/or contracted 213 new PBV units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which included completing the environmental clearances, Housing		

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				Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017. Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY 2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY. In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio.		
ACTION 5.1.5	*Local Non-traditional Housing.*	Oakland Housing Authority	Ongoing, 2015-23	OHA administered existing programs and continued implementation of new local programs during the period.	This policy action is effective. Throughout the	The policy is appropriate to Housing Element

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	Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.			Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP) offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and 3) emancipated foster youth exiting the juvenile justice system. The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff's Office (ACSO). In FY 2021, OHA served an average of 13 families through PACT. The Building Bridges (BB) initiative provides housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site	previous decade, OHA has developed innovative local programs to meet the diverse needs of Oakland and served 673 families on average per month in 2010. This number has increased to 1,081 families per month served on average through local non-traditional programs made possible through MTW flexibility.	goals. With multiple factors squeezing the supply of affordable housing during this decade, Oakland saw a marked increase in homelessness and certain populations being especially hard hit by the housing crisis. Using MTW flexibility, OHA began strategic partnerships with City and county agencies to promote systems alignment by breaking down silos, to provide targeted housing resources alongside supportive services from

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				remained on hold due to COVID-19 delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The BB SRO program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved to house veterans, homeless and foster youth. The BB CalWORKs program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA, averaging 24 families assisted per month, a 12% increase over FY 2020.		these agencies to extend the runway of support and leverage funding more effectively, building on a platform of stable housing. With the launch of the Building Bridges initiative in 2017, OHA provided additional housing assistance funding for marginally served populations such as emancipated foster youth, CalWORKs working families, homeless veterans and the elderly, to supplement the resources being provided by

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			BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020. BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit		state and local funding sources. These programs in FY 2019 are adding 190 families served in Oakland. These programs would not be possible without the authority and flexibility granted through the MTW demonstration. The MTW demonstration was set to expire in 2018 and OHA's leadership via a national Steering Committee of a few MTW agencies, led negotiations with HUD on behalf of all 39 MTW agencies nationwide, to successfully

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				for families with children out of Project Roomkey interim housing into more long term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI. The program served an average of 5 families per month during FY 2021.		extend the contract with HUD as is, until 2028. This was critical to enable OHA to continue to provide uninterrupted service to its many families served through local non-traditional programs using MTW flexibilities.
POLICY 5.2: Support for Assisted Projects with Capital Needs						
ACTION 5.2.1	*Advocacy for State and Federal Financing.* Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	DHCD – Policy and Programs	Ongoing, 2015-23	Significant changes to how competitive State funding is scored and prioritized has resulted in challenges for City projects and are at odds with City priorities. Specifically, the 4% tax credit and tax-exempt bond program, which is the lead funding vehicle for large affordable housing developments administered by the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC) shifted from being essentially over-the-counter to a competitive	The policy is effective and critical to producing and preserving affordable housing.	The policy is appropriate to Housing Element goals.

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				resource in recent years. The agencies have undergone significant scoring revisions that disadvantage Oakland, such as the emphasis on high opportunity neighborhoods (under which Oakland's census tracts are considered vastly low opportunity), or the penalization of high-cost cities under the tie-breaker scoring. The City has remained actively engaged in each scoring iteration, in coordination with other high cost cities and affordable housing developers. Whenever possible, the City advocates for increased funding at the State and federal level for affordable housing. The City regularly consults with affordable housing developers to ensure that the timing and dollar amount of City funding is aligned with county, State, and federal funding program requirements. This helps ensure that City funds are leveraged maximally against other funding sources. The City of Oakland acts as the Local Reviewing Agency for any affordable		

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				housing applying for Low Income Housing Tax Credits in Oakland. The City of Oakland also acts as a co-applicant with developers seeking funds through California's Affordable Housing and Sustainable Communities (AHSC) program, Infill Infrastructure Grant (IIG) program, and Transformative Climate Communities (TCC) program. These programs are generally oriented towards new construction.		
ACTION 5.2.2	*Funding for Capital Needs – Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings).* Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation,	DHCD – Housing Development Services	Ongoing, 2015-23	Sources of funding include Bond Measure KK ($100 million towards housing programs) and Alameda County Measure A-1 (almost $55 million towards housing). City NOFAs for the Acquisition, Rehabilitation, & Preservation of Multifamily Affordable Housing enable buildings with existing City regulatory agreements to apply for funding. Oakland Housing & Community Development issued its Strategic Action Plan (SAP) to outline its immediate strategies for investment for 2021-2023. In accordance with the SAP strategies, Oakland HCD has	The policy is effective in preserving and improving the City's stock of affordable housing.	The policy is appropriate to Housing Element goals.

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	and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.			deployed its production funding through several NOFA rounds to support the generation of the New Construction pipeline, the acquisition and conversion of existing buildings through the Acquisition and Conversion to Affordable Housing program, and the preservation and extending affordability through a Preservation and Rehabilitation program. Oakland HCD also aggressively pursued competitive Homekey funding from the State to immediately acquire and create the homeless housing units that are so desperately needed across the City and region. Across all programs, funds are deployed in a competitive manner with an emphasis on prioritizing projects that reach deeper affordability and, in more recent NOFAs, reflect racial equity goals for the department and City.		
POLICY 5.3: Rent Adjustment Program						
ACTION 5.3.1	*Rent Adjustment Ordinance.* Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units	DHCD – Rent Adjustment Board	Ongoing, 2015-23	Since 2015, the Rent Adjustment Program continued to implement the policies limiting rent increases on units covered by the Rent Adjustment Ordinance. In 2017, numerous changes were made to Oakland's Rent	The policy is effective in preventing displacement of existing tenants.	The policy is appropriate to Housing Element goals.

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	covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.			Adjustment and Just Cause ordinances that create more protection for tenants and facilitate improved enforcement and data collection such as owner move-in certifications, revisions to relocation provisions when owners move back into units, and noticing requirements. In addition, voter approved Measure JJ increased the number of units covered by the Just Cause ordinance and requires landlords to petition for increases that exceed CPI.		
ACTION 5.3.2	*Just Cause for Eviction Ordinance.* Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.	DHCD – Rent Adjustment Board	Ongoing, 2015-23	The Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance.	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.
ACTION 5.3.3	*Ellis Act Protections Ordinance.* Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential	DHCD – Rent Adjustment Board	Ongoing, 2015-23	In 2020, amendments to the Tenant Protection Ordinance, Rent Adjustment Program Ordinance, and Just Cause for Eviction Ordinance were adopted which strengthened protections for vulnerable tenants. Development of regulations to	The policy is an effective form of tenant protection in rental housing.	The policy is appropriate to Housing Element goals.

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	rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).			implement these amendments were approved by the City Council in 2021.		
POLICY 5.4: Preservation of Single Room Occupancy Hotels						
ACTION 5.4.1	*Residential Hotel Conversion/Demolition Protections.* Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Bureau of Planning	Ongoing, 2015-23	The City continues the implementation of Planning Code Chapter 17.153 – regulations adopted in 2018 that protect Residential Hotels as an important housing typology. The regulations require a Conditional Use Permit and replacement units for any demolition or conversion of a Residential Hotel Unit. The Bureau of Planning continues to work with Residential Hotel property owners to create a Residential Hotel registry, so the City can monitor any proposed changes to these buildings to ensure they align with regulations. In addition, $14 million from the City's Measure KK bond proceeds for affordable housing is being targeted to the acquisition of SRO properties for use serving extremely-low-income and homeless households.	This program has been effective in retaining Residential Hotel units.	The policy is appropriate to Housing Element goals.
POLICY 5.5: Limitations on Conversion of Residential Property to Non-Residential Use						

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ACTION 5.5.1	*Residential Property Conversion Ordinance.* Continue to require a Conditional Use Permit prior to converting a residential use to a nonresidential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Bureau of Planning	Ongoing, 2015-23	In 2018, the City of Oakland strengthened regulations in Planning Code Section 17.102.230 restricting conversion of residential uses to non-residential uses.	This program has been effective in limiting the conversion of residential uses to non-residential uses.	The policy is appropriate to Housing Element goals.
POLICY 5.6: Limitations on Conversion of Rental Housing to Condominiums						
ACTION 5.6.1	*Condominium Conversion Ordinance.* The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income	Bureau of Planning	FY 2014-15	In February 2020, the Condo Conversion regulations were updated to make it harder to convert rental units to condominiums without replacement units being built.	This has been effective in reducing the number of condo conversions taking place.	The policy is appropriate to Housing Element goals.

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	households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.					
POLICY 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing						
ACTION 5.7.1	*Rehabilitation of Public Housing Units.* Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market rate properties surrounding them.	Oakland Housing Authority	Ongoing, 2015-23	In 2018, the Bureau of Planning began working with OHA to develop a streamlined process for renovating existing affordable housing units and increasing density on existing OHA-owned properties. New state regulations, including SB 330, will facilitate processing of OHA applications once received by the City of Oakland. Further, the programs noted below do not require MTW funding, but are traditional HUD methods for rehabilitating public housing. OHA uses MTW funding flexibility to rehabilitate approximately 50-75 units annually in its PBV portfolio. The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued	This policy action is effective.	This is appropriate to the Housing Element.

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				applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South – a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation		

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				procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.		

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GOAL 6: Promote Equal Housing Opportunity						
POLICY 6.1: Fair Housing Actions						
ACTION 6.1.1	*Funding for Fair Housing Organizations.* Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.	DHCD – CDBG Programs	Ongoing, 2015-23	Since 2015, the City has provided funding supporting the East Bay Community Law Center and its Fair Housing partner agencies: Centro Legal, Causa Justa:Just Cause, and ECHO Fair Housing to provide fair housing related legal services, fair housing counseling, tenant-landlord mediation, outreach, education, info & referral, intake, assessment, fair housing investigations of discrimination, fair housing testing, and fair housing audits benefitting low- and moderate-income households. This includes CDBG funds. In FY 2020/21 and 2021/22, a pilot program under the Oakland Fair Chance Ordinance was implemented that prohibits rental housing providers in Oakland from advertising that applicants with criminal history will not be considered, inquiring about criminal history in rental applications, or relying on criminal history in making rental determinations. Affordable housing providers such as public housing or HUD-assisted housing providers may	The action has proven to be an effective resource in addressing housing discrimination. Each year the City funds fair housing organizations at approximately $261,475 among 4 fair housing agencies. Starting in FY 2020/21 and 2021/22 a two-year allocation was added for the Fair Chance Ordinance program. Annually the fair housing program benefits approximately 1,300 low- and moderate-income Oaklanders with fair housing issues. About 30-40 fair housing clients per	The action is a critical tool for addressing housing discrimination and promoting equal opportunity to housing. This action is in line with the City of Oakland's Race and Equity work and is further supported by findings in the 2020-20-25 Alameda County Regional Analysis of Impediments to Fair Housing Choice. Segregation between white and minority residents has increased in the

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				screen only when required to under federal or State law.	year are able to preserve existing housing through the fair housing services. Fair Chance ordinance, while a pilot program is producing low numbers assisting 10 clients in year one of the pilot program.	last decade; number of Black residents in Oakland are decreasing; overall minority residents are being displaced; homelessness has increased by over 42% since 2017; minority households (especially Black and those of Hispanic ethnicity have highest rate of disproportionate housing needs. There are many more statistics to support the appropriateness of this program.
ACTION 6.1.2	*Housing Search Assistance for People with Disabilities.* Seek to provide funding to organizations that assist persons with disabilities to	DHCD – CDBG Programs	Ongoing, 2015-23	The City no longer contracts for housing search assistance and counseling, since 2013. The former Housing Resource Center staff, now a part of the Department of Housing and Community Development's	When fully resourced, this program is successful in assisting Oaklanders in	Oakland has experienced numerous shifts in its residential pattern in the years since the

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	locate accessible and affordable housing.			Community Development & Engagement section provided information and referral and kept updated resources for drop-in clients in need of housing search services. Due to limited staff and resource to support this work and due to the COVID-19 state of emergency, focus of services offered has shifted to keeping residents housed through the provision of relocation financial assistance to eligible residents per Oakland Municipal Code Section 15.60; anti-displacement services; and Emergency Rental Assistance services.	finding safe and affordable housing suitable for each household's needs, within means of each household; assisting in making sure all Oaklanders have safe and affordable housing. Housing search assistance is still a need, particularly for persons with disabilities.	Great Recession of 2008. With a current population of 440,981, Oakland's population has grown by approximately 13% compared to the 2010 Oakland population count. Oakland's central housing needs center on lack of affordable housing, high incidence of housing cost burden, particularly among extremely-low- and very-low-income renter populations, increasing degrees of homelessness

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						and lack of housing and critical services for homeless and special needs at-risk populations, and increasing displacement and gentrification pressures that have occurred over the past decade.
ACTION 6.1.3	*Affirmative Fair Marketing.* Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.	DHCD – Policy and Programs	Ongoing, 2015-23	Most recent Affirmative Fair Marketing Procedures & Guidelines are posted on the City's website for owners and managing agents of housing assisted by the City, ensuring there is no discrimination against potential tenants or purchasers on basis of race, color, religion, sex, physical or mental disability, familial status (presence of child under age of 18 and pregnant women), national origin, ancestry, age, marital status, sexual orientation, gender identity or expression, having Acquired Immune Deficiency Syndrome (AIDS) or AIDS related conditions (ARC), source of income,	The policy is a highly effective means of ensuring access to affordable housing for underrepresented groups. This policy is effective in that in underscores the City's compliance with federal regulations.	The policy is fully consistent with the goal of promoting equal housing opportunity. Required for any unit of general local government (UGLG) for federally-assisted housing with five or more units.

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				any arbitrary basis, or any other status protected by federal, State or local law.		
ACTION 6.1.4	*Housing Assistance Center.* Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.	DHCD – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	The Housing Assistance Center (HAC), launched in 2014 as a one stop housing services center serving residents with housing needs, allowing vulnerable residents to go to one place to address housing needs and questions. Since then, HAC transitioned to the Housing Resource Center (HRC), providing less counseling and housing search, providing more information and referral in addition to code compliance related relocation and anti-displacement services. Since 2020, HRC, now part of the Department of Housing and Community Development's Community Development & Engagement section, also administers the Emergency Rental Assistance Program (ERAP) funded by U.S. Treasury and State Rental Assistance Programs for the City's Keep Oakland Housed (KOH) programs.	Programs are very successful in serving Oaklanders who are most vulnerable to becoming homeless, helping to Keep Oakland Housed through rental assistance, anti-displacement, relocation services and other services supporting this effort.	As part of the Department of Housing & Community Development Strategic Plan, these efforts support Preservation and Protection Objectives of the "3-P" approach of Protection, Preservation and Production.
POLICY 6.2: Reasonable Accommodations						
ACTION 6.2.1	*Incorporate Reasonable Accommodations into City Programs and Policies.*	City Manager,	Ongoing, 2015-23	The City's reasonable accommodations procedure was adopted in 2014, and the City has continued to implement	Reasonable accommodations are an effective	Reasonable accommodations are a

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	The City's ADA Programs Division will continue to ensure that requirements for accessibility are met throughout the City's programs.	Office of ADA Compliance		its policy that no qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of the City, or be subjected to discrimination directly or through contractual, licensing, or other arrangements, by the City and that the City shall adhere to U.S. Department of Justice regulations implementing Title II of the ADA.	tool for ensuring access to housing. The City actively enforces policies for reasonable accommodations in City-assisted affordable housing. Greater communication between HCD and the ADA Programs Division may be advised.	fundamental tool in ensuring housing access. The policy may need to be revised in future cycles to reflect enforcement by HCD rather than ADA Programs Division.
ACTION 6.2.2	*Publicize and Implement Reasonable Accommodations Policy and Procedures.* Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Zoning Administrator	Ongoing, 2015-23	The ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: https://www.oaklandca.gov/topics/americans-with-disabilities-act-ada-services The Division provides technical assistance as needed for the nondiscriminatory administration of	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is effective in	The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization.

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				the City's housing programs, investigates complaints, and assists in resolution. The Division completed an update to the City's Programmatic ADA Self-Evaluation which included an analysis of housing-related programs and is actively supporting the newly appointed Departmental Access Coordinators in the Housing and Community Development Department in fulfilling the Department's obligations for compliance with disability civil rights laws, including the attendance of the Departmental Access Coordinators at quarterly meetings/trainings on specific aspects of the ADA and related laws, and ongoing technical assistance. The Division is also assisting with the development of the online Rental Assistance Program applications for purposes of ensuring full WCAG 2.0 AA compliance.	providing people with disabilities fair access to housing.	
POLICY 6.3: Promote Regional Efforts to Expand Housing Choice						
ACTION 6.3.1	*Regional Housing Needs Allocation.* Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation	DHCD – Policy and Programs	Ongoing, 2015-23	In 2021, City Staff continued to participate in the Plan Bay Area 2050 development process.	Participating in the Plan Bay Area 2050 process has been helpful, but MTC/ABAG did not follow some of the	The policy is appropriate to Housing Element goals.

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	plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.				recommendations that Oakland wrote in their letter.	
POLICY 6.4: Fair Lending						
ACTION 6.4.1	*Community Credit Needs Assessment.* Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	Oakland HCD conducts periodic assessments of community credit needs, including credit needs for housing. The assessment involves reviews of lending patterns in Oakland and the availability of residential credit. In 2021 no Community Credit Needs Assessments were scheduled. Assessments have been performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018 the Linked Banking Ordinance requirements were waived when Treasury selected the new Fiscal Services vendor. In 2017 after a series of meetings, City Council amended the Linked Banking Ordinance to expand the survey questions and to require improvement plans for banks surveyed that fell short in various criteria. In past years, HCD budgeted	The program effectiveness has declined since Treasure may opt to waive the program's requirements for vendors, since the majority of credit provided to the community is no longer through the surveyed brick and mortar banks, and since few banks chose to respond to the program surveys in the last few survey cycles. There may be more effective ways to gauge	Over the years, the appropriateness of the program has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options to seek

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				approximately $20,000 for a periodic Nexus study to determine the community's credit needs. In addition, at the initiation of Treasury's periodic RFP for fiscal services, Oakland HCD staff releases a survey to local brick and mortar banks to request lending practices data, and staff collates this data for Treasury's review as part of the Linked Banking Program. In 2021 neither activity was scheduled. See also Action 6.4.2.	community credit availability and the equitability of local lending practices.	credit and are not captured in the banking practices studies.
ACTION 6.4.2	*Community Reinvestment Activities Linked to Banking.* Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.	DHCD – Policy and Programs; Financial Services Agency, Treasury Division	Ongoing, 2015-23	In the period 2015-2021, assessments were performed in response to Treasury's 2017 RFP for Fiscal Service providers. In 2018, the list of lenders eligible to participate in City-assisted lending programs was updated, and no lenders were excluded due to Linked Banking Ordinance requirements. The City-assisted lending programs were not funded in subsequent years. In 2021 no Community Reinvestment Activities Linked to Banking were used to limit bank eligibility to participate in City-assisted first-time homebuyer lending programs. See also Action 6.4.1.	The program effectiveness has declined since the majority of credit provided to the community is not provided through local brick and mortar banks.	In past years, HCD budgeted approximately $20,000 for a periodic Nexxus study to determine the community's credit needs. Separately, at the time of Treasury's periodic RFP for fiscal services, HCD would survey local brick and mortar

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						banks for their lending practices and collate this data for review as part of the Linked Banking Program. In 2021 neither activity was scheduled. The appropriateness has declined since today's local brick and mortar banks supply only a fraction of the mortgage credit in comparison to the prior decades. The internet and the proliferation of non-bank mortgage lending options have expanded consumer options and are not captured in the banking

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
						practices studies.
ACTION 6.4.3	*Community Outreach and Predatory Lending Controls.* Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.	DHCD – Housing Assistance Center/Strategic Initiatives; Financial Services Agency, Treasury Division	Ongoing, 2015-23	The City of Oakland provides resource information on predatory lending on its website: https://www.oaklandca.gov/resources/predatory-lending Community outreach around predatory lending practices is not contracted by the City. However, agencies such as HERA, Consumer Credit Counseling and other agencies provide outreach and services around predatory lending. To encourage more resilient and informed buyers in our community, the City's Homeownership Programs provides monthly homebuyer education to prospective buyers. The curriculum informs potential buyers on the homebuying process, puts them in touch with assistance resources including the City's assistance programs as well as other area benefits and assistance, and introduces them to community lenders, real estate professionals, and HUD-certified housing counselors. In	The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing predatory lending prevention strategies	This program is effective and will be continued into the next Housing Element planning period 2023-2031. In future Housing Element cycles, this measure should be combined with Action 2.2.3.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				2020 the City enrolled 224 students and issued certificates of completion to 97 class attendees before the live workshops were discontinued due to the COVID-19 pandemic. In March 2020, the City switched strategies to referring homebuyers to our local partners certified to provide HUD-certified Homebuyer Education using remote live classes and online education. As described in Action 6.1.4 "Housing Resource Center", the City of Oakland's Housing Resource Center provides assistance to residents who may be victims of foreclosure and predatory lending. In many cases, the Center refers such cases to Housing & Economic Rights Advocates (HERA).		
POLICY 6.5: Accountability						
ACTION 6.5.1	*Housing Element Annual Progress Report.* Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the	Planning Bureau; DHCD – Policy and Programs	On an annual basis by April 1	The Housing Element Annual Progress Report (APR) is due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st each year. The City has continued to submit APRs during the period, and APRs from previous years can be found on the	This policy is an effective tool to promote accountability by the City to the policies it has slated in the Housing Element.	The action is appropriate to the Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.			City's website, here: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports		
GOAL 7: Promote Sustainable Development and Sustainable Communities						
POLICY 7.1: Sustainable Residential Development Programs						
ACTION 7.1.1	*Promote Green Building Design for Private Development.* Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food	Bureau of Building	Ongoing, 2015-23	Since 2015, the City continued to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: (www.oaklandgreenbuilding.com). The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.	The City's planning and building staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient	The City is committed to promoting Green Building for private development, this action is appropriate for the 2023-2031 Housing Element.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.				techniques and materials.	
ACTION 7.1.2	*Green Building Standards.* Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.	Bureau of Building	Ongoing, 2015-23	Since 2015, green building standards are required for projects which meet the thresholds in the Green Building ordinance, in both the small project design review process, and for the regular design review applications (known as "planning entitlements"). All new buildings must now have some level of readiness for plug-in electric vehicle (PEV) charging, exceeding CalGreen standards.	The policy is effective.	The action is appropriate to meet Housing Element goals.
ACTION 7.1.3	*Require Green Building Design requirements for City-funded Development.* All City-funded housing developments require certification under BuildItGreen.org's	Bureau of Building	Ongoing, 2015-23	The City adopted its Green Building ordinance in October 2010, and has continued to regularly apply it to multifamily affordable housing development. In the City's NOFA, new development and rehabilitation projects must meet a minimum score in each Green Point Checklist category.	The policy is effective.	The action is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	GreenPoint Rated or LEED certifications systems.			Projects scoring higher in the Green Point Checklist evaluation, or which achieve LEED Gold level or higher are given preference in the NOFA scoring process.		
POLICY 7.2: Minimize Energy and Water Consumption						
ACTION 7.2.1	*Energy-Efficiency and Weatherization Programs.* Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program,	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	The City helped launch and is a participant in the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs (part of Energy Upgrade California), and Bay Area Multifamily Building Enhancements Program (BAMBE). These programs serve more than 1,000 units per year in reducing energy and water consumption of homes in Oakland. The City works directly with the California Youth Energy Services (CYES) program, subsidized by PG&E, which provides vocational building energy training to Oakland youth and serves at least 200 Oakland homes annually, including renters and focusing primarily on lower-income residents, with energy efficiency and conservation measures each Summer. More than 20 Property	These approaches have combined to create a highly effective approach to energy efficiency and conservation in existing buildings.	These programs are an appropriate method of implementing the relevant goals on reducing energy cost burdens for residents.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.			Assessed Clean Energy (PACE) financing programs are currently operating in the City, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City is also working with EBCE and BayREN to install clean electric technologies in homes and businesses to replace natural gas systems, utilizing a combination of State and regional funding sources to lower the costs of installing heat pump water heaters, heat pump space heating and cooling systems, and induction cooktops. The City has initiated a lending program for induction cooktops to expand awareness of and access to such new technologies. Finally, the City is using its Measure KK infrastructure bond funding, along with federal CARES Act funding, to install a wide array of efficient energy systems in municipal buildings.		
ACTION 7.2.2	*Alternative Energy Production.* Continue to review plans for residential construction,	Bureau of Planning; Bureau of Building;	Ongoing, 2015-23	The City of Oakland has continued to issue permits for a high number of residential solar PV systems, passing more than 8,200 installations and	The policies and programs have generated significant	This continues to be an appropriate method of

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively	Environmental Services (PWA)		more than 49 MW of installed solar capacity as of September 2021. The most significant source of renewable energy production serving Oakland comes as a result of the City's participation in East Bay Community Energy (EBCE), a community choice aggregator serving most of Alameda County. EBCE became the default electricity provider for all residences in Oakland in 2018, providing a minimum of 85% carbon free electricity. This electricity is generated from hydroelectric dams, solar PV, concentrated solar power, wind turbines, and geothermal energy sources. In addition, EBCE is serving 100 percent carbon free electricity to all accounts who elect to receive it in Oakland, including all municipal accounts of the City of Oakland. Oakland will receive a portion of power from the Scott Haggerty Wind Center project, a 57 MW renewable energy facility opened in Livermore in 2021. The generation of renewable energy from the EBCE program far exceeds local solar PV production, and will serve as the primary means of ensuring high levels of alternative	progress in building and operating renewable energy systems in support of homes. The approach is effective.	expanding renewable energy systems, although pairing with some elements of energy storage and resilience are likely warranted in future Housing Elements.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	sharing Oakland's solar permitting Best Practices with others.			energy production for the foreseeable future.		
ACTION 7.2.3	*Facilitate a Community Solar Program.* Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-23	Multiple community solar options now exist for Oakland ratepayers, including options with East Bay Community Energy and independently through developments in the private energy marketplace. Additionally, the City is worked with the Oakland EcoBlock project team, a pilot project of various academic and industry partners, to facilitate a shared solar approach to neighborhood-scale retrofits of solar PV in existing neighborhoods. This effort was recently funded $5 million by the California Energy Commission.	This approach has been effective in providing residents options for accessing renewable energy, regardless of home ownership or site conditions.	With the availability of renewable energy products through CCAs (East Bay Community Energy) and IOUs (Pacific Gas and Electric), the sole focus on community solar is no longer an appropriate means of providing the intended access.
ACTION 7.2.4	*Technical Assistance.* Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.	Bureau of Building	Ongoing, 2015-23	The City continues to collaborate with East Bay Energy Watch (EBEW) and the Bay Area Regional Energy Network (BayREN), working directly with program implementers and PG&E to enhance local program delivery, and participating on the EBEW Strategic Advisory Committee.	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				In July 2020, the City Council adopted the Equitable Climate Action Plan (ECAP), a ten-year strategic and policy plan to reduce energy consumption and expedite the transition away from fossil fuel use. This Plan contains policies to expand and deepen energy efficiency, renewable energy, decarbonization, and electric vehicle programs and reduce energy cost burden for all members of the community. In December 2020, the City Council passed a requirement for newly constructed buildings to be all-electric design, eliminating natural gas connections in such buildings. These efforts, in addition to ongoing energy programs, serve to reduce energy use among Oaklanders and facilitate the transition to cleaner energy sources.	potable water use in the City.	
ACTION 7.2.5	*Promote Water Conservation and Efficiency.* Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation through EBMUD and Stopwaste continued through the period, as well as education via EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects.	The program is an effective way to partner with East Bay Municipal Utility District, the water provider to the City, and has made demonstrable reduction to	The organization of this action remains relevant and appropriate for facilitating partnerships to lead to water use reductions in residential settings.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.				potable water use in the City.	
POLICY 7.3: Encourage Development that reduces Carbon Emissions						
ACTION 7.3.1	*Mixed Use Development Incentives.* Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Bureau of Planning	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with the success of new private development applications in adopted Specific Plan areas (Broadway Valdez, Lake Merritt BART, West Oakland), the City continues to encourage development of mixed-use buildings in commercial areas. Specific Plans, with their certified EIRs, are considered an incentive for the construction of new housing. The current Specific planning process for the Downtown Oakland Specific Plan, continued work on the Final EIR, Final Plan, Zoning, and meetings on a Zoning Incentive Program as part of the implementation. The Draft Plan and DEIR documents can be found here: https://www.oaklandca.gov/documents/draft-dosp-eir	The Specific Plans have been very effective in providing an incentive with certified EIRs and development programs for developers to build housing in an expedited manner.	The policy is appropriate to Housing Element goals.
ACTION 7.3.2	*Transit-Oriented Development.*	Bureau of Planning	2014-2017	Construction is now complete of Phase 5 of "MacArthur Station" at the BART parking lot, including a 260-foot tall	This action is effective. During the planning	This action is appropriate for

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.			building with 402 market-rate and affordable residential units. Panoramic Interests is seeking building permits related to the approved 500 Kirkham project located two blocks southeast of the West Oakland BART Station (and in the S-15 zone). In 2016, "Mural" by BRIDGE housing was completed at MacArthur BART, with 90 affordable units. The City previously adopted revisions to the transportation analysis using Vehicle Miles Traveled (VMT), instead of Level of Service, as directed by AB 743 (see Action 1.1.3). BART and its developer are seeking entitlement of transit-oriented development (including both market-rate and affordable housing) surrounding the Lake Merritt BART Station.	period, 402 market rate and affordable units were constructed through Phase 5 of the MacArthur Station project, and 1,032 residential units were approved for the 500 Kirkham site, located two blocks southeast of the West Oakland BART Station.	the Housing Element.
ACTION 7.3.3	*Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.* Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority	Bureau of Planning	Ongoing, 2015-23	Priority Development Area (PDA) site Inventories were updated in 2019. The Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) allowed for modifications of existing PDAs to occur at the administrative level. Planning staff recommended changes to existing PDAs and submitted the proposal to ABAG and MTC on September 16th, 2019. The updated PDAs were adopted by the	"Plan Bay Area" was adopted in July, 2013. The action is effective. Updating the PDA site inventory allows the City to apply for affordable housing development	The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	Development Areas. (See also Policy 1.1).			MTC and ABAG executive bodies on July 16, 2020. These updated designations are comprised of relatively minor modifications to existing PDAs that went through extensive community processes in previous years. See "2019 Proposed PDA map" for a map of existing PDAs following this year's update and "2019 Proposed PDA Map Showing Changes to Existing PDAs" for a map outlining the changes. Both maps can be found online: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1 These updated PDAs can also be found on MTC's website: https://www.oaklandca.gov/documents/priority-development-areas-pdas-1	grants for projects located in PDAs.	into the 2023-2031 Housing Element.
ACTION 7.3.4	*Integrate Land Use and Transportation Planning in Major Residential Projects.* Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and	Bureau of Planning	Ongoing, 2015-23	The City effectively implements this action through the application of the Equitable Climate Action Plan (ECAP) checklist and requirement for compliance with transportation demand management (TDM) measures. This applies to all major project case files.	The action is effective.	The action is appropriate.

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	planning effort undertaken by the City.					
ACTION 7.3.5	*Encourage New Housing at a Range of Prices.* Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Bureau of Planning	Ongoing, 2015-23	The City, in concert with various agencies and organizations, has continued to promote the construction and preservation of housing at a range of price levels near transit hubs and corridors: • Predevelopment activities continued at Lakehouse Commons, a 91-unit affordable development within the Lake Merritt Station Area. • Rehabilitation continued and was nearly completed at Frank G Mar Apartments, an existing 119-unit affordable housing development located within the Lake Merritt Station Area Plan. • Construction began at Fruitvale Transit Village Phase II-B, a 181-unit affordable development adjacent to the Fruitvale BART station. Construction is expected to be complete in 2023.	The City has successfully advanced policies on a somewhat ad hoc basis to encourage high-density housing at a range of income levels near transit stations. A more comprehensive uniform policy may be warranted for future Housing Element cycles.	Dense development near transit is a primary tool for reducing carbon emissions.
POLICY 7.4: Minimize Environmental Impacts from New Housing						

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
ACTION 7.4.1	*Compact Building Design.* Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	This design standard continues to be recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: https://www.oaklandca.gov/documents/design-guidelines-for-commercial-and-corridor-areas	This program has been effective in encouraging maximizing use of sites.	The policy is appropriate to Housing Element goals.
ACTION 7.4.2	*Waste Reduction.* Continue to review and enforce adequate recycling and organic matter allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds. Section 9 of the City's Basic Application for Development Review requires applicants to provide sufficient space for the storage and collection of recyclable and organic materials to comply with SB 1383 and Ordinance No. 11807 – Recycling Space Allocation Requirements. Planning staff continues to review the recycling ordinance requirements at building permit plan check.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.3	*Foster Healthy Indoor Air Quality.* Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints,	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to apply its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
	adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).			techniques such as requiring the installation of air filters with prescribed MERV ratings.		Planning Code and the new Specific Plans.
ACTION 7.4.4	*Recycled, Reclaimed or Renewable content of Building Materials.* Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City continues to enforce the Oakland Green Building Ordinance, with provisions for the use of building materials with recycled content in the construction of new multifamily housing, through the application of the Green Point Rated and the LEED for Homes checklists.	The effectiveness of this action has not been calculated.	The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans.
ACTION 7.4.5	*Re-Use and Rehabilitation of Historic Materials.* Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Bureau of Planning; Bureau of Building	Ongoing, 2015-23	The City encourages the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element and the entire Historic Preservation Element of the Oakland General Plan as guides, to maintain and enhance neighborhood character and to preserve the energy and design integrity embodied in the buildings' original construction.	Planning staff consistently encourages applicants to retain and rehabilitate existing buildings, citing a smoother review process, savings of time and money, California Historical Building Code and other code accommodations for existing	Existing buildings support "naturally occurring affordable housing." Growing environmental concerns support the slogan "The greenest building is the one that is already built."

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No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
					buildings, the City's pioneering 1978 publication Rehab Right, and deterrents including the demolition regulations in the Planning Code. Residential and work-live adaptive reuse of commercial and industrial buildings continues, often facilitated by use of the Historical Building Code.	
ACTION 7.4.6	*Encourage Food Production in Open Space Areas.* Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles.	Bureau of Planning	Ongoing, 2015-23	In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The City Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals.	The policy is effective.	The action is appropriate to meet Housing Element goals.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
POLICY 7.5: Climate Adaptation and Neighborhood Resiliency						
ACTION 7.5.1	*Climate Change and the Planning Process.* Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.	Bureau of Planning	Ongoing, 2015-23	In 2021, the City adopted a new 2021-2026 Local Hazard Mitigation Plan, which identifies priority actions to address the effects of natural hazards, including climate change. Also, in 2016, the City released the "Resilient Oakland Playbook" which includes a goal to "reduce current and future climate and seismic risks." Further, the Bureau of Planning was co-Chair, with the Oakland Sustainability office, on a multi-agency Sea Level Rise working group; the final report was issued in Fall 2017. See: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak068799.pdf Beyond these efforts, the City revised its scoring criteria for its Capital Improvements Program (CIP) to score sustainability and resiliency in all capital projects in 2019. The City requires all staff reports to evaluate sustainability opportunities as part of project review and presentation to City Council. Additional climate adaptation and resilience programs and policies were adopted as part of the City	This approach is an effective way to document the role that climate action and resiliency planning are having on providing safe and affordable housing at all income levels.	The organization of this section remains relevant and appropriate for ensuring that local climate and resilience planning are supporting broad housing targets.

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

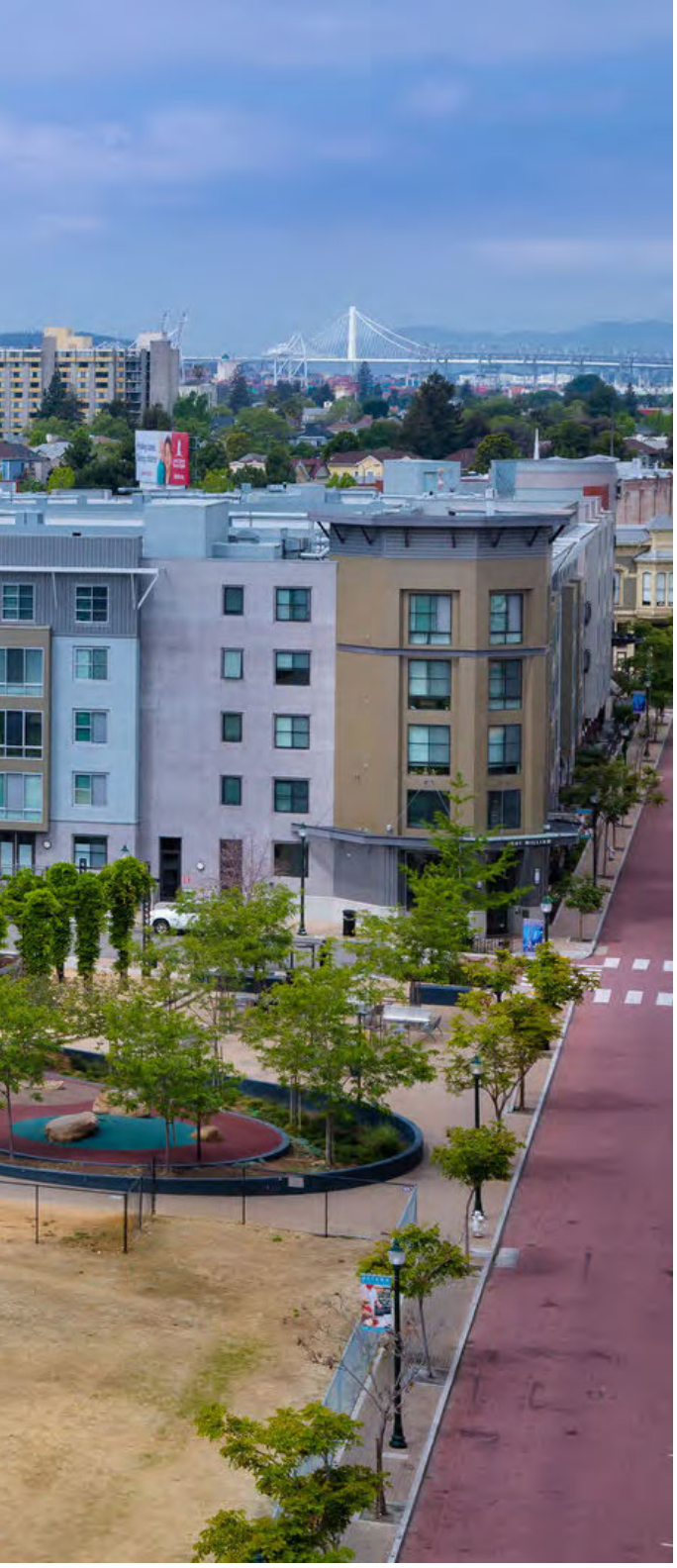
No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Council's adoption of the Equitable Climate Action Plan (ECAP) in July 2020, including the establishment of Resilience Hubs and Spaces, improved analysis of climate adaptation, and improved communication and coordination tools for neighborhood resilience.		
ACTION 7.5.2	*Climate Adaptation Strategies.* Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.	Bureau of Planning; Bureau of Building; Environmental Services (PWA)	Ongoing, 2015-23	In July 2020, Oakland City Council unanimously voted to adopt the 2030 Equitable Climate Action Plan (ECAP). The 2030 ECAP establishes actions that the City and its partners will take to equitably reduce Oakland's climate emissions and adapt to a changing climate. The ECAP was developed pursuant to City Council's adopted 2030 greenhouse gas emission reduction target of 56% relative to 2005 levels, as well as Oaklands 2018 Climate Emergency and Just Transition Resolution. Oakland's City Council also adopted a 2045 Carbon Neutrality Goal, calling for a dramatic reduction in Oakland's greenhouse gas emissions and "deep decarbonization" of the building and transportation sectors by 2045. The new 2030 ECAP is rooted in equity and a deep community engagement process: it identifies ambitious actions we can take to	The approach has been moderately effective in demonstrating the need for climate adaptation strategies to be made in support of housing policy.	The approach is appropriate, although the goals, objectives, policies, and programs would benefit from a more expansive description and focus on those elements of climate change with the potential to impact housing supply and quality, as well as resident health and safety.

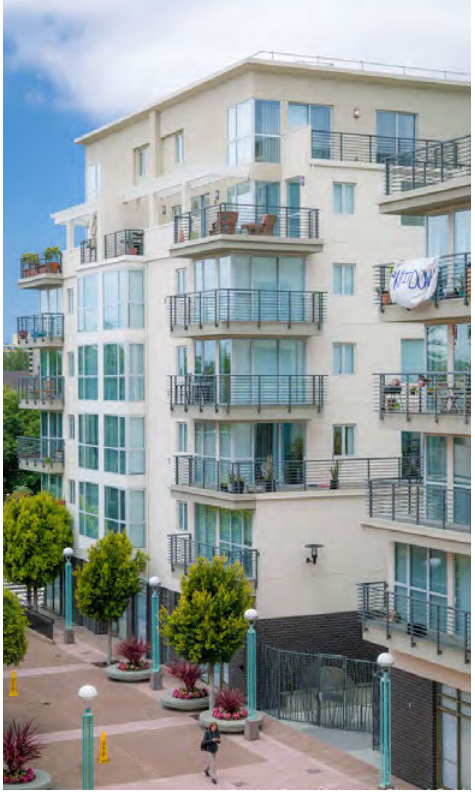
Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				combat climate change while also ensuring that frontline communities – those that have been harmed by environmental injustice and who are likely to be hurt first and worst by the impacts of climate change – will benefit first and foremost from climate action. The City is focusing its attention especially on actions that will result in cleaner air, improved economic security, good green jobs, and more resilient communities, while also minimizing our contribution to climate change. To find updates on ECAP implementation, please visit the Sustainability Page, where all ECAP-related topics and resources are listed and updated: https://www.oaklandca.gov/topics/sustainable-oakland-1 Climate adaptation strategies are also included in the City's Resilient Oakland Playbook, and Sea level Rise Road Map. The City was the focus of a 2018 effort by the All Bay Collective to identify climate adaptation strategies for the neighborhoods adjacent to San		

Table A-2: City Progress Report – Evaluating Housing Actions Since 2015 (Based on 2015-2023 Oakland Housing Element)

No.	*Description*	*Responsibility*	*Timeframe*	*Status of Implementation*	*Effectiveness of Action*	*Appropriateness of Action*
				Leandro Bay in East Oakland. The City is also working with community groups in the East Oakland Neighborhoods Initiative (EONI) to implement a Transformative Climate Communities grant from the Strategic Growth Council to further identify climate adaptation strategies for East Oakland.		











OAKLAND 2045
GENERAL PLAN

City of Oakland

2023-2031 Housing Element

DRAFT-PUBLIC REVIEW

May 2022

This is a preliminary draft document that has not been adopted by the City of Oakland or approved by any City department. This draft has not gone through graphic design or formatting. The purpose of this draft is to solicit public input prior to transmission to the State Department of Housing and Community Development.

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1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community. In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment where the world moves closer to the tipping point of irreversible climate change. All of these large issues collide to shape how ~~housing does and will look like for individuals and families who call Oakland home.~~

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region Nevertheless, this land continues to be of great importance to the Ohlone people.[1]

Oakland has historically been a destination for working people and immigrants who sought out its and relatively affordable neighborhoods. Many of these places were formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices.[2] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in

[1] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

[2] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[3] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[4] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital and a 2016 municipal bond for development, in part due to efforts like the City's 10K plan to revitalize the urban core, has reinvigorated downtown and uptown.[5] At the same time, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with growing trends in East Oakland. Massive regional job growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable housing.[6] New skyscrapers and midrise buildings sprung up largely targeted toward the upper end of the market in downtown, across North Oakland, along upper Broadway, and in West Oakland, in part driven by rising costs of land and construction. The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[7]

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population, and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[8] Homelessness increased by 90 percent from 2013 to 2019.[9] The COVID-19 pandemic has brought into stark relief and exacerbated racial and economic

[3] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[4] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[5] *Ibid.*

[6] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[7] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[8] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

[9] *Ibid.*

disparities in housing security and the public health consequences of these conditions.[10]

Today, Oakland has grown to be the largest city in Alameda County with the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon lake located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (HCD) 2021-2023 Strategic Action Plan This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes transparent and regular reporting on outcomes disaggregated by race; Americans with Disabilities Act-compliant, accessible information provided in multiple languages; anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations; and access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work. The Strategic Action Plan also details a series of specific actions and policies HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents,

[10] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) for Oakland's Planning and Building Department, the first health and racial equity-focused guidelines in the country. Two of the 's goals include enhancing access to affordable housing, particularly for vulnerable populations; and preserving existing affordable housing and protecting residents from involuntary displacement. These guidelines were incorporated into city development review process in 2018. The East Oakland Neighborhoods Initiative, a community plan created out of partnership between the City of Oakland Planning Bureau and twelve community-based organizations focused on equity-based planning for also highlight anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

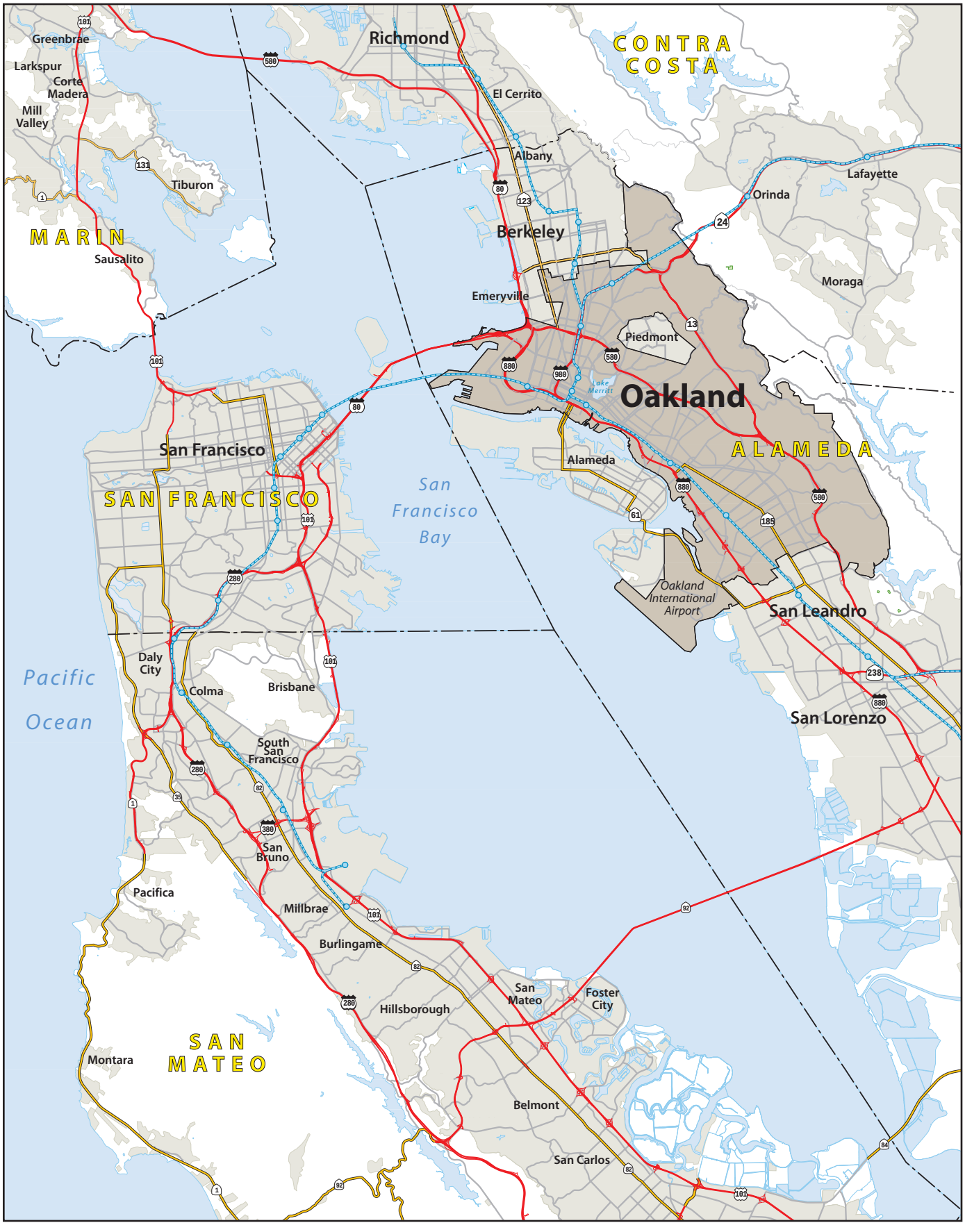
The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to participate fully in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline

The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Location



1.1 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use and transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. This Housing Element also provides an evaluation of the 2015-2023 Housing Element, including an assessment of prior programs and strategies.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. While the Housing Element is influenced by State law, it is essentially a local document. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

Nonetheless, among all General Plan elements, the State of California has the most extensive set of requirements pertaining to housing elements. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions
- An assessment of existing and projected housing needs
- An analysis of special housing needs, such as those of older adults and people with disabilities
- An analysis of existing assisted housing units at risk of conversion from affordable to market rate
- An analysis and inventory of resources and constraints relevant to meeting housing needs
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements

- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH)

requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The Housing Element update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element update, as well as the Safety and Environmental Justice Elements and related Planning Code, General Plan, and Zoning Map amendments.

1.2 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 of the Housing Element.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.
2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.
3. **Expand Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate

new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.
5. **Promote Neighborhood Stability and Health:** Promote development in safe, healthy, and just communities. Increase resources in disinvested communities and create stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory of housing sites suitable for new homes in Oakland at all income levels. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units and other types); and
- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory.

The Housing Action Plan and Housing Site Inventory remain a work in progress with the intent of soliciting feedback from members of the community and refining the goals, policies, and actions to reflect both local priorities and State obligations.

1.3 Organization of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 housing element, an assessment of housing needs,

resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.
- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.
- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.
- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives.
- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element.
- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs.
- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA.
- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate.
- **Appendix E – Housing Resources and Opportunities:** Assesses the City's financial and administrative resources available for future housing development.
- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing.
- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing
- **Appendix H – Glossary**
- **Appendix I – Reserved for Public Outreach Materials**

1.4 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last revised in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards carried out by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements.

1.5 Sources of Information

In preparing the Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
    i. California Department of Finance, E-5 series
    j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
    k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
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    m. California Housing Partnership, Preservation Database (2020)
    n. Zillow, Zillow Home Value Index (ZHVI)
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20. Alameda County, Historic Assessor Parcel Data, 2014-2015
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22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
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28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
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34. City of Oakland, Oakland Equity Indicators Report, 2018
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36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021

42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021
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47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
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2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach to collaborating with consultants on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that 1) meets state deadlines and requirements for the GPU and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinated closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Deeply Rooted Collaborative focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices

- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

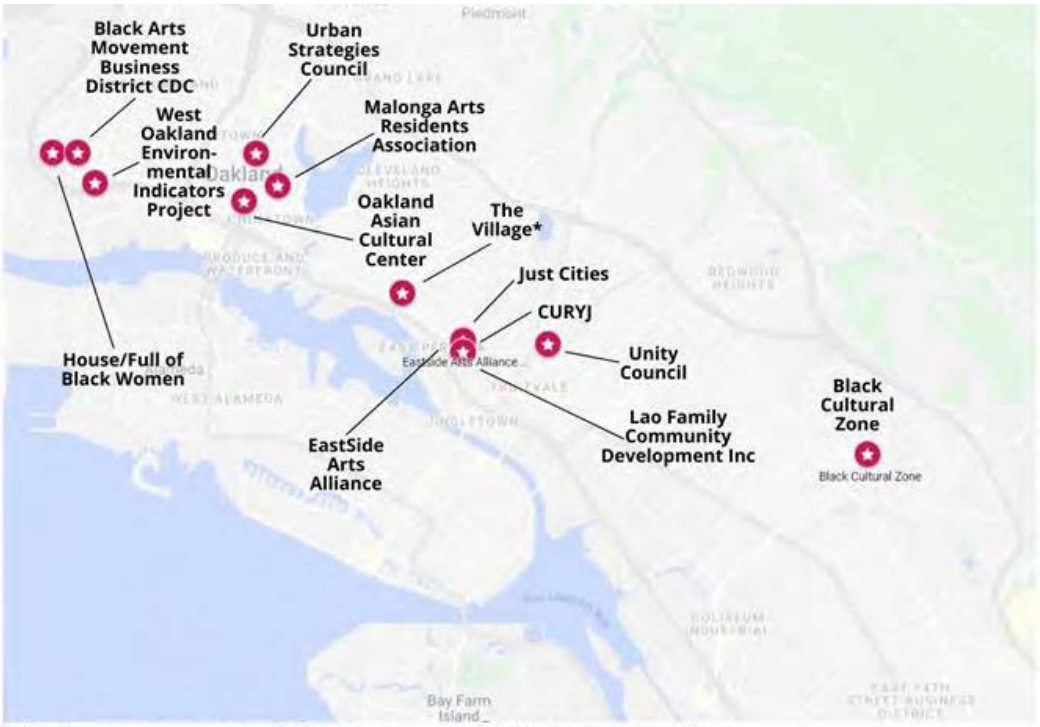
- EastSide Arts Alliance | Cultural Programming Partner

- Just Cities | Technical Assistance/Community Education Partner

- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

COMMUNITY ENGAGEMENT AND OUTREACH SUMMARY

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porchside chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and

focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.

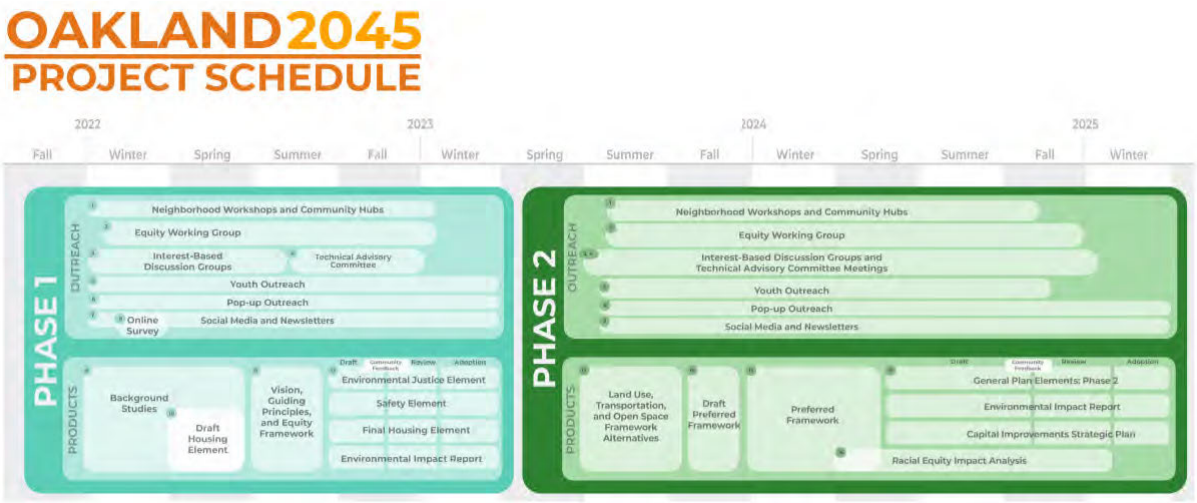
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022 with tentative commencement of the Fellowship in May 2022.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks) and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly

incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.

- In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
- Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
- Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
- People who own small businesses in Oakland.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted three virtual housing workshops on February 10, 2022, February 17, 2022, and March 12, 2022, with one additional workshop planned to allow for the opportunity to give feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites

inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. Workshop 4 was held on May 12, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

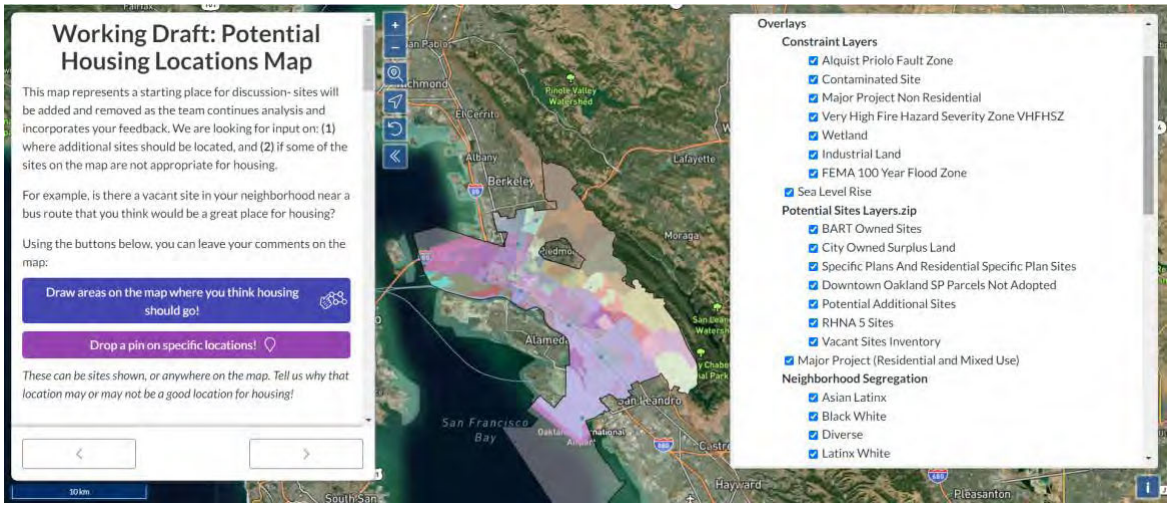
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (*Forthcoming – placeholder*)

Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022 through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

Figure 2-2: Interactive Map Survey Snapshot



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[11] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

[11] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

2.2 Public Participation Themes

Across discussion groups, workshops, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[12] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.13, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.5, 4.2.1 through 4.2.5, 4.3.1 through 4.3.4
- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants

[12] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

  - **Goals:** 1, 2
  - **Policies:** 1.1, 2.1, 2.2, 3.5
  - **Actions:** 1.1.1 through 1.1.13, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, supporting homeowners in the construction of additional dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.5, 3.3.1 through 3.3.18, 3.4.1 through 3.4.10, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach

processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:

  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5

- **Keep Oakland Communities Together.** All Oakland neighborhoods are deserving of high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, **c**oncerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:
  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.13, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3
- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The

Housing Elements aims to increase transparency and accountability in the following ways:

- **Goals:** 1 through 5
- **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
- **Actions:** 1.1.7, 1.1.8, 2.1.3, 3.2.5, 3.3.17, 3.3.13, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3 5.2.9

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3 Summary of the Housing Sites Inventory

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the city's regional housing need allocation by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities, towns and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, a nearly 77.8 percent increase from the prior cycle's allocation of 14,765 new units. Table 3-1 shows the income breakdown of the RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for" housing. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA;

The Inventory identifies sufficiently zoned land to accommodate the RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART), sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with

A summary of capacity by housing units to meet the RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 RHNA

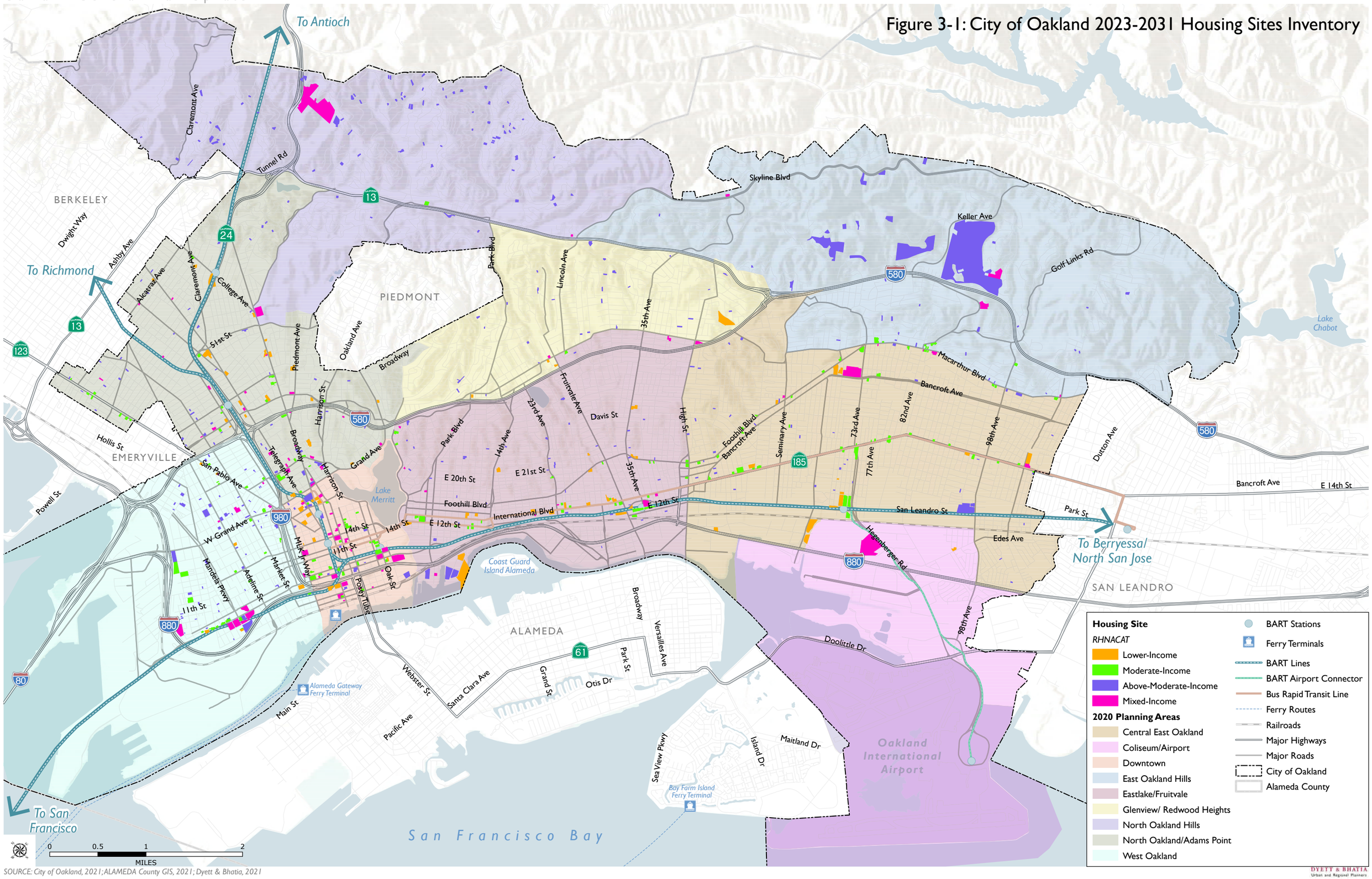
	Residential Units				
	Very-Low-Income[1,2]	*Low-Income*[1]	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	2,183	2,388	364	9,718	**14,653**
Pipeline Projects	*1,213*	*1,498*	*166*	*9,716*	***12,593***
Projected ADUs	*890*	*890*	*198*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects	386	1,354	211	6,525	**8,476**
Vacant	*225*	*846*	*27*	*1,832*	***2,930***
Non-Vacant	*161*	*508*	*184*	*4,693*	***5,546***
Available 5th Cycle RHNA		714	4,029	688	688
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,463*	*685*	***4,839***
New Opportunity Sites		5,425	1,134	2,120	**8,679**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,283*	*934*	*2,120*	***8,337***
Total Capacity		**12,450**	**5,738**	**19,051**	**37,239**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**2,189**	**1,281**	**7,518**	**10,988**
		(121.3%)	**(128.7%)**	**(165.2%)**	**(141.9%)**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

CREDITS TOWARDS THE RHNA

HCD Guidance provides that the RHNA can be accommodated by looking at 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-4, Table C-5, and Table C-6, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet the RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 permits were issued annually. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[13] Projected ADU capacity by affordability level is shown in Appendix, Table C-8.

Adequate Alternative Sites

According to HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[14] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the

[13] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[14] More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml

regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous housing element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous housing element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous housing element cycles were identified to meet the remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed . These sites can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were

excluded include non-residential projects already in development; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in environmental justice communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[15] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the development process of the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[16] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



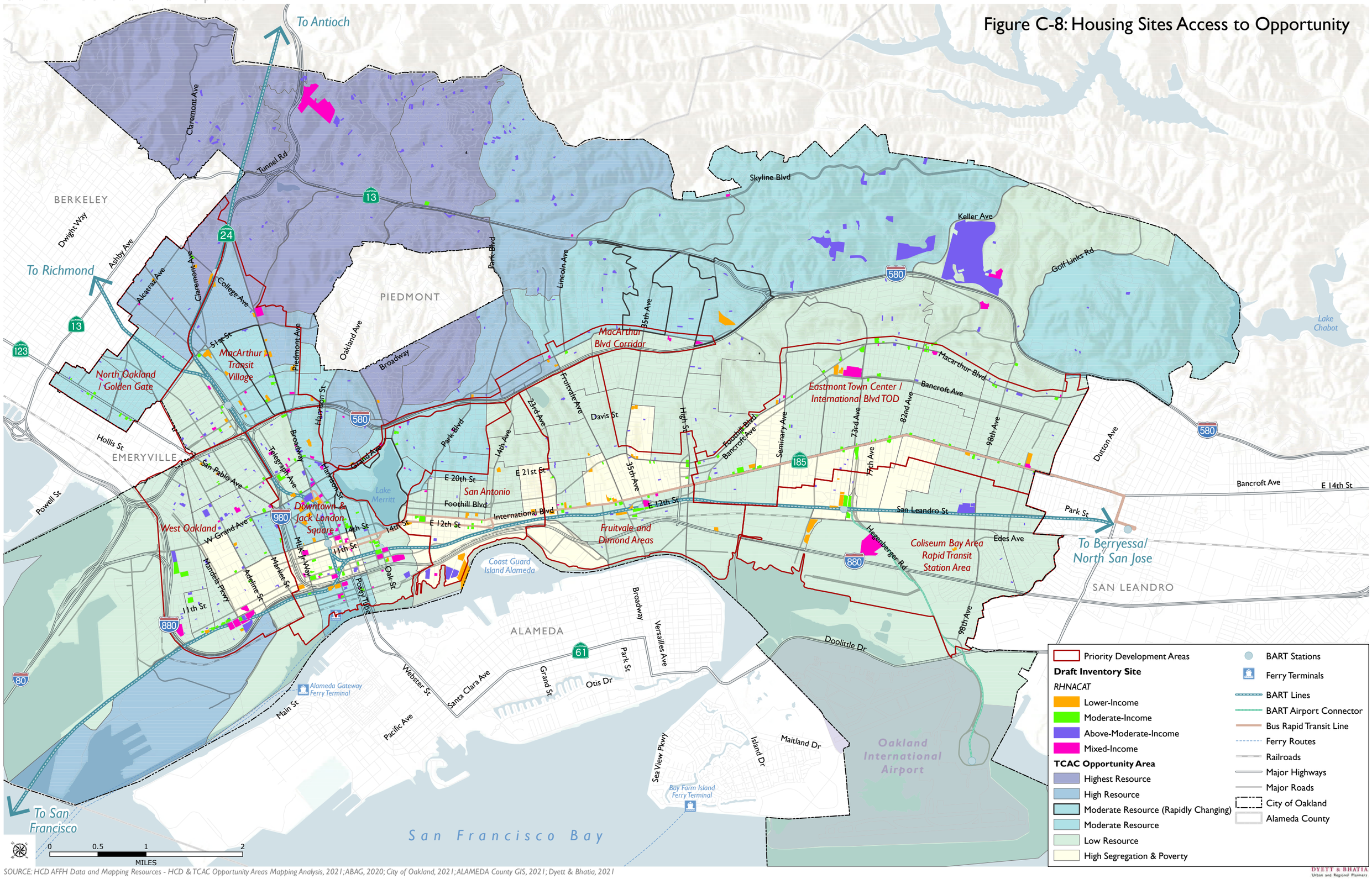
[15] Gov. Code, § 8890.50. subd. (b).
[16] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. Many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards and fire risks, limited densities reflected in recent development patterns, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a very high fire hazard severity zone, as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below.

Figure C-8: Housing Sites Access to Opportunity



- Priority Development Areas
- **Draft Inventory Site**
- *RHNACAT*
  - Lower-Income
  - Moderate-Income
  - Above-Moderate-Income
  - Mixed-Income
- **TCAC Opportunity Area**
  - Highest Resource
  - High Resource
  - Moderate Resource (Rapidly Changing)
  - Moderate Resource
  - Low Resource
  - High Segregation & Poverty
- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[17] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 15 parcels sites were identified as supplemental sites that would further AFFH objectives. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, , however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that

[17] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

This chapter includes the City of Oakland's goals, policies, and actions critical to respond to increasing housing pressures in Oakland. First, this Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The five goals are:

1. Protect Oakland Residents from Displacement and Prevent Homelessness
2. Preserve and Improve Existing Housing Stock
3. Expand Affordable Housing Opportunities
4. Address Homelessness and Expand Resources for the Unhoused
5. Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions specify the means for implementing those goals. Actions include both programs currently in operation as well as new actions needed to address the city's housing needs.

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland

residents cannot afford to buy or rent a home within their own neighborhood.[18] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[19] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[20] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents may create displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined.[21] Rising rents are a factor in increasing rates of homelessness. According to a 2019 survey, 11 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (13 percent) and other money issues (10 percent).[22]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal—including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For instance, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end, and further pressure is exerted on the residential rental market.

[18] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[19] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[20] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

[21] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[22] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at https://everyonehome.org/wp-content/uploads/2019/12/2019HIRDReport_Oakland_2019-Final.pdf.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing diverse residents are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. Further, by pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also ensure that the City is able to better target its existing and future housing resources to generate the maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment Program (RAP).

The RAP limits rent increases on units covered by the Rent Adjustment Ordinance (Chapter 8.22 of the Oakland Municipal Code) based on a formula tied to increases in the Consumer Price Index. These provisions were further strengthened in 2017. The City will continue to implement the RAP and enforce the Rent Adjustment Ordinance. The City also enforces AB 1482 rent increase caps and just provisions for certain units not covered by the City's ordinances.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Ongoing, 2023-2031

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Evictions protections are enforced as part of the RAP, and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. The City will continue to enforce just cause measures and will expand tenant protections as feasible—including clarifying and limiting the definition of nuisance or other just cause evictions.

Responsible Party: *Oakland Planning & Building Department; Oakland Public Works Department; Oakland Department of Housing and Community Development; Oakland Department of Transportation*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.3: Strengthen Ellis Act Ordinance protections.

The Ellis Act is statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. The City will continue to enforce the Ordinance and strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible. The City will also join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.4: Implement and expand tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ordinance) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: Provide eviction defense and implement a right to counseling.

The City will explore the feasibility of implementing a tenant right to counsel, where all tenants who receive an eviction notice or have been served with an unlawful detainer lawsuit have right to free legal representation. This may include partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Private donations or other local, State or federal sources as available*

Timeframe: *Ongoing, 2023- 2031*

Objective: *As funding permits, all tenants facing eviction will be provided with counsel to represent them during eviction proceedings.*

Action 1.1.6: Expand rent control in a limited manner to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the RAP. Units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. The City will consider a limited expansion of the number of units subject to rent control to maintain affordability.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *To the extent permitted by State law, Oakland will expand renter protections.*

Action 1.1.7: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, and trends in out- and in-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.8: Create and maintain a rental housing registry.

A rental housing registry is a database of all rental units within Oakland and would be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. RAP staff have been studying the effectiveness of a rental housing registry in Oakland and plan to present initial findings to City Council during the summer of 2022. The City could use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies, and ensure that rent increases are compatible with tenant protection law.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *By 2023, the City will design and implement a rental housing registry.*

Action 1.1.9: Continue and expand the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) is meant to deter harassment by property owners and provide tenants legal recourse if they are harassed by the property owner. The TPO provides civil remedies for violations and implements tenant anti-harassment actions. The City will continue to enforce the TPO and expand anti-harassment protections, including tenant protections in ADUs.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.10: Enforce the tenant right to return.

Currently, through the Tenant Move Out Agreement Ordinance, Oakland renters have the right to return to their rental unit after certain no-fault evictions, such as code compliance evictions after the repairs are completed or Ellis Act evictions if the units are re-rented. Further, State law (SB 330) requires that property developers provide the right to return for

low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will increase awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5 the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.11: Provide a local preference in affordable housing projects.

The City will continue to implement a preference for Oaklanders who have been displaced, neighborhood residents, Oakland residents and Oakland workers in the selection of tenants or homebuyers for affordable housing projects and programs assisted by City housing Notice of Funding Availability (NOFA) funds.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *The City will continue to provide Oakland residents and workers a preference for City-funded affordable housing to the extent allowed by law and the constraints of other involved funding sources.*

Action 1.1.12: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for appropriate community benefits to mitigate any displacement pressures that result from the development The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.13: Prevent Oakland residents from becoming homeless/Fewer people become homeless.

Keep Oakland Housed (a public-private partnership), the federally funded Emergency Rental Assistance Program (ERAP), and Lifelong Medical Care Services that help renters from becoming homeless through rental assistance, legal advice, housing counseling, and case management.

The City will continue to support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis, as well as expanding these types of programs and designing new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: *Oakland Human Services Department; Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *Ongoing, 2023-2031*

Objective: *100% of available rent relief and eviction prevention funds are spent according to funder guidelines.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland. Actions that physically rehabilitate housing units and make other safety improvements to the existing housing stock reduce displacement and ensure longtime residents are able to enjoy new community amenities. This physical rehabilitation also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. Further, as discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Further, actions that preserve the affordability of existing homes also play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the gentrification of their neighborhoods. These actions include range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability of benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners and homeowners with special housing needs to address code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Weatherization and Energy Retrofit Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Neighborhood Housing Rehabilitation Program
- Access Improvement Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as possible, to expand opportunities throughout the community, including in lower-income and lower resource areas, and will strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's Equitable Climate Action Plan 2030, transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City will develop a proactive, data-driven housing inspection program to track code compliance, with focus on safety, and housing quality among the City's rental stock. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2023-2025*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.4, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based

organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of ADA provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: Explore funding for improved indoor air quality.

The City will explore State and federal funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation and air filtration systems (e.g., MERV filter systems) to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways.

Responsible Party: *Oakland Public Works Department, Environmental Services Division*

Potential Funding Source: *State and Federal Environmental Health Agencies*

Timeline: *Ongoing, 2023-2031*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100% of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants, and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing need.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations

to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce housing speculation.

Housing speculation can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee . The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan Fund for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study and consider implementing an anti-speculation tax to prevent displacement.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland and the neighboring City of Berkeley. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include targeted TOPA/COPA in certain neighborhoods, equity-building mechanisms, racial equity impact considerations, or other approaches that may be appropriate to Oakland.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate and, if applicable, implement a TOPA/COPA policy (if appropriate) by 2024-2025*

Objective: *Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025.*

Goal 3. Expand Affordable Housing Opportunities

General production of housing is one of the most important strategies in addressing Oakland's housing crisis. Thoughtfully adding housing at every level can help reduce market competition for existing homes, a primary driver in displacement and homelessness. What the community needs most, however, is a concerted effort to increase production of homes that are affordable to very-low-, low-, and moderate-income households. In particular, Oakland needs more deeply affordable housing, particularly housing affordable to extremely-low-income residents, and housing that remains permanently affordable. One of the key objectives in producing more housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections in historically disinvested neighborhoods (see Policy 2.2).

The shortfall is largely due to market constraints such as the cost of land, building materials and construction labor, as well as a lack of funding for affordable housing development. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs and introduce new strategies to further incentivize high quality and abundant affordable housing development.

Like other Bay Area cities, one of the major challenges to developing permanent affordable housing in Oakland is the extremely high cost of development, especially the cost of land, labor, and materials. As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs.

Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, can often provide significant opportunities for residential development. Further, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints

to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.



The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential development process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like permitting processes and the zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear the burden of the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the exclusion of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices, such as duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types[23] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of affordable housing. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes, and tend to be located in lower-density and higher resource neighborhoods that often contain few other smaller affordable rental options. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.



Further, certain segments of the population face greater challenges when finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.



The special needs of individuals within these groups are wide ranging; in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements

[23] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[24] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[25]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create either a capitalized operating subsidy or a rental housing subsidy for extremely-low-income households. This will help promote the financial viability of extremely-low-income housing.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2. Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

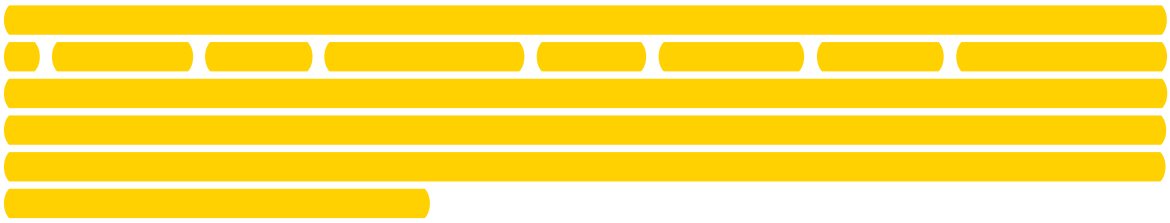
Potential Funding Source: *Federal Section 8 and/or VASH vouchers.*

[25] Deeply Affordable housing for persons at 30% area median income or below.

Objective: *As vouchers are available, at least 20% of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.



The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 5.1. The City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote live/work housing and housing for artists.

The City will update development standards and land use regulations to promote artist and live/work units in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the

conversion of existing commercial nonresidential buildings to joint live/work units in specific commercial/industrial locations while considering the impacts on nearby viable businesses.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units and housing Oakland residents, keep the neighborhood character, and to preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for older or lower-income homeowners who want ADUs.

The City will identify potential funding sources and community partners to develop and implement a financial assistance program that would provide loans and/or grants to support low-income and older homeowners who want to construct an ADU. The City may prioritize funding for homeowners who agree to charge rents affordable for lower-income households or rent the ADU to Housing Choice Voucher participants.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Potential funding for an ADU incentive program could include funding from the State of California's CalHome program, potential future State funding for ADU development, or local sources*

Timeframe: *Ongoing as funding becomes available, 2023-2031*

Objective: *If funded, the City anticipates supporting at least 30 low-income and/or senior households with the cost of constructing on Accessory Dwelling Unit. This is based on the 30 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that go went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City will continue to host pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity to create a "one-stop shop" for information to property owners, contractors, and tenants. The City will invest in community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will also study how its implementation of the building code may constrain the legalization of unpermitted ADUs.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly increase production of ADUs to match housing need.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

The City will solicit proposals from interested developers to construct housing on City-owned sites with first consideration given for affordable housing projects, pursuant to the California Surplus Lands Act. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups,

as required by Government Code Section 54233. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. Requests for proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Donation of land value*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and will continue to work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.7).

Responsible Agency: *Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program, a public-private partnership , and the Federal Emergency Rental Assistance program (ERAP) to offer rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling. The City will work with community partners to expand public awareness of the rental assistance program and tenant rights to ensure access to timely access information.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State and federal emergency rental assistance funding, private donations, and other local funds as available*

Timeline: ***Ongoing, 2023-2031***

Objective: *100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle. At least 250 households will be provided financial assistance to stay in their housing each year, or more if additional funding becomes available.*

Action 3.3.4: Develop permanent housing affordable to extremely-low-income (ELI) households on public land.

Determine the feasibility of developing permanently affordable housing in partnerships with community land trusts mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. Assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units that are designated for extremely-low-income households. Seek public funding resources to advance the development of permanently affordable rental and ownership housing for extremely-low-income households. Ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. For projects seeking City funding, continue to incorporate preference for new construction projects to set-aside at least 20 percent of housing for ELI or below with a homeless household preference.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Human Services Department*

Potential Funding Source: *Donation of land value, City subsidy*

Timeline: *Ongoing, 2023-2031*

Objective: *City will issue Notices of Availability and/or Requests for Proposals on at least two City-owned surplus sites each year.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create [redacted] to streamline the approval of affordable housing by right. Potential features of this overlay could include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will study the feasibility of broadly applying this overlay, except for areas in the very high fire severity zone and protected historical sites/districts. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2024*

Objective: *Study and consider adopting an affordable and/or moderate-income housing overlay to meet housing need.*

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, approximately 80 units could be created or preserved; of these, approximately 16 would be extremely-low-income. This will result in a total of 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

While the City generally relies on development impact fees to provide local funding for affordable housing developers, targeted inclusionary housing requirements may increase the provision of affordable housing units in higher resource neighborhoods. A study is underway as part of the five-year update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced and likely affordability levels, and implement such requirements, if appropriate.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Study and consider adopting targeted inclusionary housing requirements to meet housing need.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including affordable housing impact fees, on market-rate projects to ensure that new development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately. The City will explore allowing developments to pay an in-lieu fee equivalent to the public art requirement to build art at affordable housing developments and promote neighborhood cultural preservation/stabilization.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in 2027*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including both impact fees and building permits, as a constraint to development. The City will explore ways to increase flexibility in payment timing and expand direct financial support to reduce the burden imposed by the collection of City fees.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge, permit fees, and General Fund for any reduction of fees*

Timeline: *Ongoing, 2023-2031*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD).

On December 16, 2021, the Rules and Legislation Committee of the Oakland City Council recommended that the City Administrator study the implementation of a citywide EIFD to fund affordable housing and infrastructure improvements. Upon completion of this study, the City will consider implementing the EIFD to increase available local funding for affordable housing. An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By 2028, complete studying the possible implementation of an EIFD.*

Objective: *Study and consider implementing an EIFD to significantly increase affordable housing development and fund infrastructure improvements to match need.*

Action 3.3.11: Support innovations by design.

(such as modular and other offsite construction methods).

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources for the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate approximately 25% of available local funding towards continuing the ACAH program.*

Action 3.3.13: Expand availability of predevelopment funding and low cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards historically marginalized and redlined areas as well as to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As suitable funding and projects become available, predevelopment funding and low cost debt products will be made available for affordable housing development.*

Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

Timeline: *Ongoing, 2023-2031*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the feasibility and appropriateness of a small sites fund.*

Action 3.3.15: Continue and expand density bonus incentives.

Continue to implement the City's density bonus ordinance and seek opportunities to expand the program, which offers developers density bonuses in exchange for the provision of affordable housing. Added provisions could include mixing and matching of low-income category percentages to get an additional bonus. Consider evaluating the density bonus ordinance and deed restrictions needed for the program to make the language more accessible and identify any unnecessary barriers that make it difficult for grassroots organizations and nonprofit developers to navigate this program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025, Ongoing*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: Consider revising the Real Estate Transfer Tax.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will consider the following revisions to the RPTT:

- Make the tax more progressive at higher rates; and
- Use of a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *General Fund for any applicable studies*

Timeline: *Conduct the analysis by 2026*

Objective: *Complete an analysis by 2026.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process, and develop solutions to ensure that the process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the San Francisco Foundation that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: Reauthorize Measure KK and release remaining funds.

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has released remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects and will seek to reauthorize bond authority to increase the funding available for affordable housing.

Responsible Party: *Oakland City Council and Oakland Department of Housing and Community Development*

Potential Funding Source: *General Fund and Local Infrastructure Bond Funds post-Measure KK*

Timeframe: *Authorize local infrastructure bond by 2025, spend funds as available on an ongoing basis*

Objectives: *The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined. For reference, the Measure KK infrastructure bond of $100 million for affordable housing supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. New construction projects will be prioritized for setting aside at least 20% of units for extremely-low-income populations.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setbacks requirement.

The City will allow additional building heights and/or housing densities in certain corridors and districts. These changes include**:**

- **Zoning Districts** such as the Detached Unit and Mixed Housing Type Residential Zones. As discussed in Action 3.2.1, the City will develop zoning standards for a diversity of housing types in single-family neighborhoods, including duplexes, triplexes, and fourplexes. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums). The City will also develop objective design standards at the neighborhood level to ensure that such is designed in a manner that is compatible with existing residential housing forms in these zoning districts.

- **Corridors** such as International, Foothill, and MacArthur Boulevards. The current building height map and permitted densities along key corridors does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake revisions to allow increased heights and densities.

- **Transit-proximate areas**. Alongside efforts to increase missing-middle housing (see Action 3.2.1),

- **Resource-rich areas**. Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes may include permitting residential densities above 30 dwelling units per acre by right in designated areas This will help further fair housing objectives by increasing the availability of housing, and particularly in high resource areas.

  Responsible Agency: *Oakland Planning & Building Department*

  Potential Funding Source: *General Plan Surcharge and permit fees*

  Timeline: *2023 – 2025*

  Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.2: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits are currently required for multifamily buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit building according to objective criteria such as building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.7, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined review and, where appropriate, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.3: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will explore flexibility in parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2026*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.4: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects.

The City will revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023-2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.5: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.6: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to allow the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.7: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

Timeline: *2023 – 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.8: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.10: Permit sites included in prior RHNA cycles to develop with affordable housing by right.

Pursuant to State law, the City will permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. These sites are identified in Appendix C, Table C-25.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing Program, which provides funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units. The City will continue to offer this program and support community land trusts. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing NOFA's on an annual basis (2023-2031)*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership

housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *2031; Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle*

Objective: *Oakland Department of Housing and Community Development will be prepared to report back on the status of its cooperative-related engagement by the end of the Housing Element cycle.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing legislation until it is adopted*

Objective: *The State of California will successfully adopt social housing legislation.*

Action: 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households.

The City will evaluate the merits of acquisition and development models to assist in the construction or preservation of middle-income housing, potentially in partnership with other regional agencies.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by bond financing underwritten by rental revenue, with relatively shallow subsidies in the form of property tax abatements*

Timeline: *Evaluation will be ongoing as opportunities evolve*

Objective: *If a suitable opportunity exists to efficiently produce or preserve middle income housing, the City will design a program or participate in a program developed by other public agencies.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.7, and/or increasing staffing at the Planning and/or Building Bureau to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions, which can also reduce project timelines and costs. Alongside efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.7, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects. The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with low-income and affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Economic & Workforce Development Department; Oakland Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services unit will promote the inclusion of accessible units for projects receiving City funding and will award extra points to projects that exceed federal minimum requirements for accessible housing for all projects receiving federal funding assistance.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.5: Encourage different sizes of housing for larger families – including affordable housing with courtyards, multigenerational housing.

The City will continue to reward and incentivize projects that include multi-bedroom units suitable for families in its awards of City funding for housing development and will expand the program to grant points to affordable housing projects that provide different sizes of houses for multigenerational and larger families, such as housing with courtyards or cottages.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.6: Expand areas where residential hotels are permitted by right.

The City will consider expanding zoning districts where residential hotels and rooming houses are permitted by right. These housing typologies provide an important source of housing for extremely-low-income residents.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Significantly increase production of residential hotels to match housing need.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will also consider expanding exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: *Ongoing, 2023-2031*

Objective: *Through the vacant parcel tax, seek a 10% reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live-work and other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: *Significantly increase conversion of vacant ground floor commercial space to residential uses, where appropriate, to match housing need.*

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: *By the end of 2026, consider and if appropriate adopt a revision to the vacant parcel tax.*

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City currently provides the Community Buying Program, which assists Oakland residents in purchasing vacant or abandoned properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of Finance; Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations.

Responsible Party: *Oakland Department of Housing and Community Development*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *By the end of the Housing Element period, at least 40 parcels will be acquired by the City of Oakland or partner organizations that were previously tax defaulted.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to

adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Ultimately, permanent housing is the solution to homelessness (see Goal 3). Goals, policies, and actions in this Housing Action Plan recognize housing as a human right and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue, and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: **Expand, improve, and maintain crisis response beds.**

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded with one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as including rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. Track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. HSD has created two new outreach staff positions whose primary role is to support the encampments which have these interventions with maintaining the services as well as maintaining a level of cleanliness and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District, higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

Action 4.1.5: Provide support for domestic violence shelters.

Recognizing that domestic violence is one of the leading causes of homelessness for women and children, the City will coordinate provision of counseling, case management, healthcare, rapid rehousing assistance, and other wraparound services for survivors of domestic violence within transitional housing programs, emergency shelters, and navigation centers. The City will work with housing and service providers to seek additional grant funding to support survivors of domestic violence. The City will continue to publicize health and wellness resources on its website and will ensure that this information remains up-to-date.

Responsible Agency: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator, Department of Violence Prevention*

Potential Funding Source: *To be determined*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will significantly increase supportive services (and their publicization) for domestic violence survivors to match need.*

POLICY 4.2 ENCAMPMENT MANAGEMENT

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023-2031*

Objectives: *The Encampment Management Policy is essential to connecting unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to close areas where encampments are not permitted, provide regular and adequate trash collection from encampments, to ensure that porta-potties and hand-washing stations are services regularly as needed, and that encampments receive regular deep cleanings that ensure that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

1. *Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;*
2. *Designate low-sensitivity areas, where enforcement will not be prioritized;*
3. *Make findings that will prompt Encampment Management Team intervention; and*
4. *Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.*

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.*

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with the Homelessness Advisory Commission.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and services that respond to unsheltered homelessness. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally-specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate

accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE TRANSITIONAL AND PERMANENT SUPPORTIVE, DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 20 percent of AMI; as well, the City will increase this homeless set-aside in future NOFAs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing. The City will also pursue the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's Affordable Housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funds*

Timeframe: *Ongoing, 2023-2031, as funding is available*

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused*

communities.

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalently to similar permanent residential uses in the appropriate zone.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing.*

Action 4.3.4: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First,"

low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. Additionally, as the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, and smart growth principles into residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Limit greater intensification of neighborhoods at very high risk of wildfires. Maintain parking and other regulations to facilitate evacuation when needed.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood to maintain local ties.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, ability to make changes to the living environment, privacy, and ability to build financial equity. In addition to tangible economic and other individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing community assets in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Further, Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising housing costs, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures, and keep Oaklanders in their homes, thereby protecting both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners

the resources and tools they need to secure a home wherever they choose to live. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

As defined in the Oakland Municipal Code, in addition to safe, affordable, high-quality housing for all people, another determinant of equity is a healthy built and natural environment for all people that includes a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards that have an impact on human health due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided a number of first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), the CalHome Program, and Oaktown Roots Affordable Homes. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. When the public health emergency subsides, the City will continue to directly offer workshops. Finally, the City maintains a list of deed-restricted below market rate (BMR) homes for sale to assist potential buyer and will continue to maintain this list throughout the planning period. The City will collect data through the first-time homebuyer programs to understand the extent of homeownership need and to identify gaps in the programs. Over time the City has increased the income limits for its first-time homebuyer programs because of the increasing gap between housing prices and incomes. The City will assess the impacts of this approach and the extent to which it may reinforce rather than reverse racial disparities in ownership. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and provide access to homebuyer resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Funds (CalHFA, HCD), Private Lenders, CFPB, GSFA, FHLB WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data as available*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Further, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland

HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing Funds (CalHFA, HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke, prioritizing retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family

housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, potentially by reducing vehicular parking requirements in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As suitable funding is available, Oakland will study and/or remediate contaminated sites to the maximum feasible extent.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.5: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing natural gas or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under BuildItGreen.org's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the NOFA scoring process. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage.

Responsible Party: *Oakland Public Works Department; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.6: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: *Consider adopting a disaster reconstruction overlay zone to meet housing need in response to potential disasters.*

Action 5.2.7. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly-assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas., while higher resource neighborhoods have avoided providing their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability. To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods In its annual competitions for the award of housing development funds, the City will continue to give preference to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to “higher-resource” areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-

displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability has recently been modified to balance scoring to between being in higher-resource and high performing schools (for family housing) with the goal of seeking to increase investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low income residents are especially vulnerable to displacement pressures.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: O*ngoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

Action 5.2.8:

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program, promote mixed-income development in specific plan areas, and access CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.9: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community to understand the effectiveness of individual programs.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Enact predatory lending protections.

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Fund, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Oakland's residential dissimilarity index (which compares racial segregation across neighborhoods) will decrease by at least 10% by 2031.*

4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-1 provides Oakland's quantified objectives by income category for the 2023-2031 planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction*[1]			*Rehabilitation*[2]	*Conservation/Preservation*[3]
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	2,176	890	4,422	-	-
Extremely-Low-Income[4]	1,088	445	2,211	-	-
Low-Income	2,388	890	1,035	751	258
Moderate-Income	364	198	4,564	-	-
Above-Moderate-Income	9,152	-	4,111	-	-
Total	14,080	12,020	4,089	-	-

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report.
3. Conservation/preservation estimates are based on the estimated number of assisted units that are at risk of conversion to market rate, as discussed in Appendix B.
4. The extremely-low-income housing need is assumed to be 50% of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022



OAKLAND 2045
GENERAL PLAN

Comments on draft Housing Element

Ronnie Spitzer [redacted]

Mon 6/13/2022 12:56 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

To Whom it May Concern:

Thank you for this opportunity to comment on the draft Oakland Housing Element (HE) for the 2045 Oakland General Plan. The Housing Element is updated more frequently than the General Plan, having last been updated in 2015. This document is an excellent starting point. I have several comments for improvements.

Many terms used within the document require more precise definition. The document currently contains phrases which could be construed one way within the current context but might assume an entirely different meaning in the future. One such example is “missing middle”, which is in common usage within planning circles but might be considered “jargon” to the general public even now.

Most important, the Housing Element states the upcoming 2023-2031 RHNA allocation is already covered by the identified inventory of adequate sites within the EXISTING General Plan, even adding in a 15% buffer. No further changes should be required. Therefore, the main purpose of this document might be to incorporate the Housing Action Plan goals listed on page 11, although that point is not clearly described in the document. This should be made explicit throughout the document. Likewise, upzoning around transit stations and along transit corridors is not required to meet 2023-2031 RHNA goals. A justification within the context of RHNA goals should be made to support statements such as, “Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing on page 14. Is this change proposed on general principles, to meet and equity goad, to encourage a more diverse mixture of housing, or some other reason?

High resource areas (“high resource” itself should be precisely defined and the locations identified within the draft Element) are discussed in several places within this document. What exactly are the goals for the high resource areas; is it the exact RHNA housing mix goal or something else? Implementation of the Housing Action Plan broadly in the City’s high resource areas requires an understanding of the barriers to development there, is not cohesively described in one location within the draft.

Based on studies, the largest barrier to housing production in an area such as Rockridge is the high land cost. Development of any housing other than market-rate housing is difficult to pencil out. This needs to be explicitly discussed in the HE and policies proposed to overcome this difficulty. One option proposed in the HE is an affordable housing overlay. It should be specific to each area within the City, and take into account local conditions.

Another point regards tenant and anti-displacement protections explicitly removing properties with existing units from further development to avoid displacement. Those policies look very different in higher resource areas than low ones, and would require the development of vacant parcels in Rockridge. As mentioned earlier in this comment, those are few and far between. For example, much of College Ave, Claremont and portions of Upper Broadway, i.e. the arterials, already include the types of housing proposed in the HE. How those housing goals can be accomplished should be explicitly described.

Regards,

Ronnie Spitzer

City of Oakland Bureau of Planning
250 Frank H. Ogawa Plaza
Oakland, CA 94612
[By email]

June 13, 2022

Dear Planning Bureau staff:

Thank you very much for the opportunity to comment on the 2023 - 2029 Oakland General Plan Housing Element Update.

As a statement of general principles, the Rockridge Community Planning Council (RCPC) wants to acknowledge that the State of California is experiencing a housing crisis of historic proportions and that Oakland as a City and Rockridge as a neighborhood within the City must do their parts to ease this crisis. Furthermore, as a "high resource" neighborhood with some of the highest housing prices in the entire region, we believe it is incumbent upon us to lead by example in advocating for more housing development within our borders. We believe that welcoming significant numbers of new residents to Rockridge would be entirely consistent with our values and the cherished historically diverse character of our neighborhood.

Please find our specific comments on a few portions of the draft Housing Element below:

Housing Sites Inventory

First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses.

While some infill and densification is likely to occur organically in Rockridge's lower density residential neighborhoods, we believe the most important opportunities exist on a handful of larger sites within the neighborhood. The maps and tables in the draft are a little difficult to

navigate, but we believe we can see the following sites identified on Figure 3-1: Housing Sites Inventory:

- CCA Site
- Rockridge BART Site
- Triangular site at the corner of Claremont and College
- A portion of the Dreyer's Ice Cream site
- Wendy's site at College and Broadway

We agree with the inclusion of these sites on the inventory but believe several other important potential housing development sites have been left out, including:

- Ridge site at Broadway and Pleasant Hill (already discussed above)
- Carpet store site at College and Kales
- Dialysis Center site at Claremont and Clifton
- DMV Site at Claremont and Cavour
- Chevron Station Site at Telegraph near highway 24

The omission of these sites or others yet to be identified in Rockridge contradicts a key narrative discussed in the Housing Action Plan beginning on page 60 to affirmatively further fair housing goals. The section reads: *"The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive."*

We are aware that some of the sites on the second list above may have been omitted from the Inventory by staff because of technical guidelines governing what sorts of sites are eligible for inclusion. However, we feel strongly that we should err on the side of inclusivity due to the seriousness of the housing crisis. We would welcome an opportunity to discuss these criteria further with Planning Department staff.

Housing Action Plan:

<u>Five Overarching Goals</u>

The first paragraph of the narrative on page 59 under Goal #3 <u>"Expand Affordable Housing Opportunities"</u> discusses the importance of the general production of housing and asserts that "thoughtfully adding housing at every level can reduce market competition for existing homes…." before going on to point out the overarching importance of making a concerted effort to increase production of homes that are affordable to very-low, low and moderate income households. We agree with these sentiments but feel that the headline "Expand Affordable Housing Opportunities" is not descriptive of the Element's stated policy goals. We recommend the headline be amended to read something like "<u>Expand Housing Opportunities at All Income Levels, With a Very Strong Emphasis on Affordable Housing.</u>"

Policy 3.2: Create a More Diverse Mix of Homes to Meet Community Needs

This policy would be implemented in part by zoning amendments to permit more "missing middle" type small scale multi-unit housing in low density zoning districts like those found in most of Rockridge. Our own economic studies have shown that similar to SB 9 which is already in effect, these regulatory changes will result in only a small amount of change in Rockridge, where very high land values mean that demolition of most existing houses is unlikely. However, we are supportive of these policy changes for both our own neighborhood and the City as a whole. If feasible, we would like to see these zoning amendments incentivize family, senior and disabled – friendly units.

This policy would also be implemented by actions taken by the City to reduce regulatory constraints to the development of ADUs and also to help older or lower-income homeowners develop ADUs. We are very supportive of these efforts and feel that they could help bring a modest number of moderately affordable units to Rockridge.

Policy 3.3: Expand Resources for the Construction of Affordable Homes

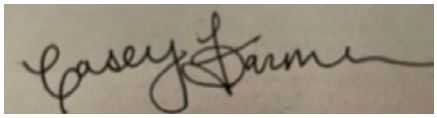
We are broadly supportive of the intent and implementation ideas contained in this section, recognizing that while it is important to add housing at all affordability levels, by far the greatest need is for affordable units. We also recognize that construction of affordable housing is unfortunately very expensive and there is a need to find more resources and innovative ways to pay for this.

In particular, we are intrigued by the concept of an "affordable housing overlay" outlined in action 3.3.5. We would be interested in exploring this idea along College Avenue as well as on some or all of the opportunity sites discussed above.

Lastly, we think there is a role to play for measures that don't involve new construction, such as discouraging holding of units off the rental market and condo conversions. In addition, the City should look at amending the CN-1 zoning to prohibit conversions of upper floor residential units to non-residential uses.

We look forward to continuing to participate in the Housing Element process and thank you for your considerable work on creating a vision for inclusive neighborhoods throughout Oakland.

Very truly yours,



Casey Farmer, Board Chair, Rockridge Community Planning Council



Ken Rich, Land Use Committee Chair, Rockridge Community Planning Council

OAKLAND HERITAGE ALLIANCE

March 7, 2022

By electronic transmission

General Plan Team, Lakshmi Rajagopalan, Audrey Lieberworth
City of Oakland Bureau of Planning and Zoning
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Subject: Housing Element

Dear Ms. Rajagopalan, Ms. Lieberworth, and General Plan Team,

The draft Housing Element is a very impressive and complex document. We are pleased that several of our previous recommendations are reflected in the draft.

Some of the upzoning proposals could adversely affect historic properties, but they are presented very generally in the draft with the intent of being fleshed out as part of the upcoming zoning amendments and objective design review standards. We therefore are considering these implementing documents as the appropriate vehicles for evaluating the impact of housing element proposals on historic properties and look forward to opportunities for early input on these documents.

It is good that "landmarks/historic properties" are included among the constraints considered in Figure C-6 regarding Supplemental Housing Sites for AFFH. However, Figure C-6 does not include Areas of Secondary Importance (ASIs) as defined in the Historic Preservation Element and Oakland Cultural Heritage Survey. We therefore request that ASIs be reflected in Figure C-6 and that the housing element and follow up zoning amendments and objective design review standards be structured to avoid adverse impacts on ASIs as well as other historic properties.

Thank you for the opportunity to comment.

Sincerely,

Mary Harper

Mary Harper
President

By electronic transmission:
cc: William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Betty Marvin and Karen August, Bureau of Planning/Zoning.

cc: RCPC Board members

draft housing element

Kirk Peterson [redacted]

Mon 6/13/2022 9:56 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear Audry,

The opportunity to comment on the Draft Housing Element is appreciated. My architectural firm has designed hundreds of dwelling units; including for sale, for rent, subsidized/affordable, ordinary market rate, and luxury market. My comments are rather general, but address gaps that I perceive in the Draft. These comments are from me as an individual. I have also contributed to discussion of the Draft with community groups, including RCPC, Upper Broadway Advocates and Oakland Heritage Alliance.

Affordable housing is housing very hard to find for low income families. The Housing Element should promote the construction of more affordable/subsidized units that will accommodate families, as well as families that can afford to occupy market rate housing. I'd say a family is a group of more than three related individuals, possibly including multiple generations and generally including children, or we can simply say a related group that needs three bedrooms. There are legal definitions. It's easier and more lucrative to build studio, or one or two bedroom units. Many (most?) landlords would rather rent to adults only, as the wear and tear on the unit will probably be less, and these people are more likely to move out, and not stay for a longtime. In addition to that, there is likely to be a loss of family-sized dwellings, as existing single family houses are divided into apartments, or demolished to make way for multi-unit structures with small units. It would be negligent of the City to ignore the possibility of significant demographic changes related to the Housing Element. Until such potential changes are examined it cannot be determined if they are good or not, or consistent with the goals of the City. It is important that the Housing Element include language to help promote housing for families. This means numbers of people housed, not numbers of units.

When the draft talks about 'opportunity sites' it seems to only look at large parcels that could hold many units, of which there are relatively few in most neighborhoods. These are often owned by entities that have no interest in building housing. I would like the Element to look at our boulevards and arterial streets as 'opportunity sites' that could yield a large number of units. There are about fifty miles of such streets, with thousands of small parcels. The element should look at how to promote development of the smaller (up to

five story) multi-unit buildings along the street that are already zoned for it. This would be a more 'organic' sort of growth that could be more 'Oaklandish' and neighborhood-friendly than the huge boxes most developers want to build. The city should encourage 'mom and pop' local development done by local people who own small parcels. The Housing Element should look at how the City can facilitate such development, instead of devoting so much effort to helping corporations build big lucrative projects.

Home ownership has many benefits for individuals and cities. The Element should address the importance of home ownership.
People who are literally invested in Oakland are most likely to be involved in and contributing to the community over time, which is good for all. The City should promote home ownership, and facilitate projects that allow for it. This could include requiring that projects include for sale units, possibly with developer-subsidized down payments or financing assistance. Such a policy would be a contrast to historic institutional exclusionary practice.

To what extent is planning considering the effects of lots of new development on the character and quality of life for Oakland citizens. present and future. I have seen the negative effects of 'redevelopment ' in Oakland in person. The Draft does not seem to include much on possible widespread cumulative negative impacts on cultural and natural resources. In the denser more crowded Oakland will the increase in housing result in diminishing the quality of and access to other things cities need. Will there be a commensurate increase of parks and open space, or libraries. or accessibility to historic sites and districts, or their expansion. Our present citizens care about these things. To what extent shall we socialize the risk of the loss or diminishment of such things, while the economic benefit of development remains private? Meeting a state quota for housing is a bureaucratic legal goal - but it cannot be a lived reality

Sincerely,

Kirk Peterson

Kirk E. Peterson & Associates
[redacted]

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
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2022

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City of OaklandB ureau of Planning
250 Frank H. Ogawa Plaza, Suite 3
Oakland,C A 9 612
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Re: 2023 - 2031 Housing Element Update

Dear Audrey Lieberworth and Lakshmi Rajagp lan:

Thank you for the op rtni ty to review the draft 2023- 0 Hos ing Element that was released in May 2022. BART supr ts the ga ls and pl icies included in the draft 2023- 0 Hos ing Element, and we look forward to partnering with the City to achieve the following ga ls and policies.

Goal 3. Expand Affordable Housing Opportunities
Policy 3.1 Facilitate Production of Deeply Affordable Housing
Policy 3.2 Create A More Diverse Mix of Homes to Meet Community Needs
Policy 3.3 Expand Resources for The Construction of Affordable Homes
Policy 3.4. Reform Zoning and Land Use to Address Community Priorities
Goal 4. Address Homelessness and Expand Services for the Unhoused
Goal 5. Promote Neighborhood Stability and Health
Policy 5.2. Promote Resilient and Sustainable Development
Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

We also appreciate the City of Oakland's (City) interest in incld ng BART's land in its 2023- Hos ing Element, as shown in Ap nd x C: Sites Inventory of the draft Hos ing Element. As the City is aware, *BART's Transit-Oriented Development Program Work Plan* currently does not categorize all of the BART prop rties that are listed in Ap nd x C: Sites Inv ntory as 'Near-term (project initiation in 2020-2025)'.

It is on collective ga l to d liver as much hos ing near transit as ps sible, and BART wol d like to supr t local jurisd ctions to achieve the Bay Area's reg onal hos ing g als. However, BART has limited staffing reso ces and few fnd ngs o ces for the infrastructure - most notably p rking e p acement - that is often required to free-p sp ce on BART's land for d velop ent. Given current reso ces, it will be challeng ng for BART to support d velop ent of all the land that has been p anned for inclusion in BART partner jurisdictions' Hos ing Elements during the 2023- upcoming cycle.

In addition, several BART properties that are listed in Appendix C: Sites Inventory are not suitable for development due to proximity to BART infrastructure and associated structural issues. Please see attached for a detailed analysis of each of BART properties.

Delivering TOD projects on BART's land is much more complex and time consuming than development projects on private land and requires strong partnerships and commitment between BART and local jurisdictions. As noted in the previous letter issued on March 7, 2022, BART's *TOD Work Plan* prioritizes development in its station areas based on the following three criteria:

1. Market readiness for TOD
2. Local support for TOD
3. Infrastructure needs

If conditions have changed since the last assessment in 2019/2020, the timeframe for TOD development in station areas can be updated in BART's *TOD Work Plan*. Key considerations by BART for prioritizing development projects are 1) availability of local funding and resources to support development, including staff support and funding for community outreach, affordable housing, and infrastructure, and 2) seamless coordination with local jurisdiction staff.

Jurisdictions with station areas that are currently listed in BART's TOD Work Plan timeframes of Mid-term or Long-term need to meet the following conditions to be considered for prioritization:

1. **Local Support and Funding**: First and foremost, we see TOD projects on our property not as solely a BART project, but a BART/local jurisdiction-partnership. BART TOD projects are civic destinations, and transformative to the community, often including off-site improvements. The City must be committed to working closely with BART to find funds and resources to facilitate community outreach, discussions, and decisions on TOD development and area-wide parking. It takes several years of pre-development work prior to issuance of a RFP for developers, so any development of BART land within the planning period of 2023-2031 must dedicate sufficient BART and City staff time to advance a TOD project within a reasonable timeframe.

2. **Prohousing Designation**: BART will prioritize projects in jurisdictions that are pursuing a Prohousing Designation by California Department of Housing and Community Development. We may advance housing development on BART's property located within a Prohousing Designation even if other conditions have not yet been met.

3. **Station Access and Parking Strategies**: Maintaining access to the station is important for the City and region. BART will work with City staff and developers to develop and implement a Station Access Plan that identifies potential improvement projects to enhance pedestrian, bicycle, transit, and vehicular access. The City should plan for and implement a locally led parking resource assessment and management plan for at least ¼-mile radius around the station area. It should identify parking opportunities for BART riders that would minimize the number of spaces to be included in the TOD project and address spillover concerns by neighbors. BART staff will work with the jurisdiction to provide support and guidance as needed but will not be able to lead the development and implementation of a parking management plan.

4. **Environmental Studies**: The City shou d ensure that enir ronmental std es associated with the 2023-0 Hos ing Element assume a minimum d nsity of 75 dwelling units per acre for BART's land that is likely to be d velop dw ithin the p anningp riod

5. **BART Policies and Standards**: Any develop ent on BART's land is subject to BART's review procedures and approvals and shall follow relevant guid lines, pl icies, and regulations. The jurisd ction shou d commit to spr t and meet BART's policies and stand rd . Most of these policies and are summarized on ou TOD Guid lines and Procedures webpage.

We look forward to bu lding ou p rtnerships with the City of Oakland to realize ou shared g al of increasing the amou t of hos ing near transit. Please contact us to further ou conr rsation on advancingT OD p ojects on BART's land

Sincerely,

Val Menotti

Val Josep M enotti
Chief Planning& Development Officer

Attachment: Review of Ap nid x C: Sites Inr ntory of Draft 2 0 Hos ingE lement

Review of Appendix C: Sites Inventory of Draft 2023- 2031 Housing Element

Date: June 13, 2022

Station Location	APN	BART's Support to include in the 2023 - 2031 HE	Reason
19th Street	008-0649-011-00	No	Structural challenges
12th Street	001-0131-008-01	No	BART ROW with tracks. Financially challenging. Categorized as a Long Term site in BART's TOD Plan
19th Street	008-0660-052-03	Yes with conditions	Categorized as a Mid Term site in BART's TOD Plan
Coliseum	041-4164-024-03 041-4164-031-02 041-4162-001-05	Yes with conditions	Categorized as a Mid Term site in BART's TOD Plan
Fruitvale	025-0692-006-00	Yes with conditions	Categorized as a Mid Term site in BART's TOD Plan
Fruitvale	033-2193-023-00	Yes with conditions	A small parcel with maintenance access. Financially challenging
Fruitvale	033-2192-019-00, 033-2192-023-00, 033-2191-023-00, 033-2191-021-00	Yes with conditions	Currently serving as a multimodal & passenger loading zone. Future development should provide the same level of multimodal and passenger loading capacity
Fruitvale	033-2190-022-00, 033-2190-020-00, 033-2190-023-00, 033-2178-018-00, 033-2178-017-00	No	Close proximity to tracks, narrow site
Lake Merritt	001-0171-001-00	No	Structural challenges
Lake Merritt	001-0169-001-00	Yes	Lake Merritt TOD in the pipeline
Lake Merritt	001-0167-003-00	Yes with conditions	Challenging due to small parcel size
Lake Merritt	001 -0171-002-00	Yes (New Parcel to be added to the Inventory)	100 affordable housing units planned as part of LM TOD
Rockridge	014-1265-040-00 014-1265-038-06	Yes	Categorized as a Short Term site in BART's TOD Plan

Review of Appendix C: Sites Inventory of Draft 2023- 2031 Housing Element

Date: June 13, 2022

Station Location	**APN**	**BART's Support to include in the 2023 - 2031 HE**	**Reason**
West Oakland	004-0077-003-00 004-0071-003-00	Yes	West Oakland TOD in the pipeline
West Oakland	004-0073-009-00	Yes with conditions	Developable if environmental issues are resolved

NOTE: Please do not include BART properties that are not listed in this table in the Sites Inventory of Draft 2023 - 2031 Housing Element.

East Bay Housing Organizations

June 13, 2022

City of Oakland Planning Department
250 Frank H Ogawa Plaza
Oakland, CA 94612

RE: Comments on Draft Housing Element for 2023-2031

Dear General Plan Update Team:

Thank you for the opportunity to comment on the draft Housing Element. We appreciate all the work that has gone into producing this document, and we offer our comments with the hope that the City will incorporate them to produce a final document that moves the City in the direction of significant progress to achieve housing justice and meet our current and future housing needs.

EBHO is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions.

Our comments are organized into the following five areas:

- Public Outreach and Participation
- Evaluation of Past Performance
- Affirmatively Furthering Fair Housing
- Site Inventory
- Action Plan

While we are submitting these comments to meet the City's deadline for its 30-day public comment period and allow the City time to review and respond to these comments in its submission to HCD, we intend to continue reviewing and commenting on the document during HCD's 90-day review period.

Public Outreach and Participation

The City's public outreach for the 6th Cycle Housing Element Update has been commendable and the City has done far more outreach than in past cycles, with a particular effort to reach out to marginalized and previously excluded communities. The City held numerous stakeholder sessions, community workshops, pop-up events and other efforts, and solicited a large number of comments. We look forward to seeing many of those comments and suggestions included in the next draft of the Housing Element.

We were disappointed, however, with the manner in which the Draft Housing Element was released for public review and comment and the way in which it was presented to the Planning Commission, City Council Community and Economic Development Committee, and others:

- The draft document, which runs to more than 800 pages including all its appendices, contains no executive summary or other guide. At a minimum, both the draft and final document should include a summary narrative that outlines the key findings of the evaluation of past performance, the results of the Fair Housing Assessment including identification of the most important underlying factors to be addressed, the identified governmental and non-governmental constrains to housing, a summary of the site inventory that quantifies and maps key issues such as the geographic distribution or concentration of sites – particularly those for lower income households, and key elements of the action plan including a listing that highlights new programs and policies.

- The presentation of the draft Housing Element to both Planning Commission and City Council was subsumed within a much larger information report on the overall update of the City's General Plan. As such it wasn't clear from the lengthy title of the agenda item that this was the opportunity to provide comments on the Housing Element. At those meetings, the presentation focused on the update process but did not include any information on the actual content of the document. It wasn't until we commented on this that a summary presentation was finally made available halfway through the public comment period. We do note that the Planning Commission scheduled a subsequent meeting to review the draft in more detail.

Evaluation of Past Performance

As noted in Appendix A, performance in meeting the RHNA goals of the 5th Cycle Housing Element has been mixed. From 2015 through 2021 (7 years out of the 8-year planning period), the City has issued permits for more units than its total RHNA. However, as the Draft notes, this has been disproportionately concentrated in the Above-Moderate Income category, where the City has already issued permits for nearly 200% of its RHNA, while falling far short for Very Low, Low and Moderate Income. The result has been a "housing balance ratio" of one unit of lower income (VLI + LI) housing for every eight units of Above Moderate-Income housing, despite a RHNA goal of one unit of lower income housing for every 1.9 units of Above Moderate-Income housing.

Oakland has long passed the point where it needs to make special efforts to attract market-rate development. Over the 3rd and 4th housing element cycles (1999-2014), Oakland permitted an average of just under 700 units per year, rarely exceeding 1,000 in a year, and of which 73% were Above Moderate Income. In the current cycle, the average has been 2,400 permits per year, with only two years below 1,000, of which 88% were Above Moderate Income.

In light of this record, the evaluation of past performance should take a harder look at the reasons for this disproportionality. In particular, the City should assess the need for continuing to

incentivize production of market-rate housing without conditioning such incentives on production of affordable units or payments of appropriate fees to the Affordable Housing Trust Fund, particularly since the 6th cycle RHNA requires not only a much greater number of units, but also a higher proportion of lower income units.

The evaluation needs to not just provide data on past performance, it should include analysis of what is working and what is not, the reasons for this performance, and a serious consideration of which programs need to be discontinued or seriously modified.

Affimatively Furthering Fair Housing

Despite having completed a Fair Housing Assessment in Appendix D, there still appears to be a disconnect between this assessment and the housing element itself. In the Introduction chapter, the City refers to "an affirmatively furthering fair housing analysis (AFFH), which guides the analysis of each set of requirements." Similarly, Appendix D is labeled as the "Affirmatively Furthering Fair Housing Draft" but is primarily a fair housing analysis. The new statutory requirement to affirmatively further fair housing requires more than an analysis of fair housing issues. The analysis must identify and prioritize the key factors contributing to segregation and disparities in housing opportunity and conditions, and then the City must develop both the site inventory and the action plan in ways that address these factors, along with clear metrics for determining whether those actions result in real improvements. It is not enough to determine after the fact whether an AFFH-neutral selection process results in non-discriminatory outcomes. The requirement to affirmatively further fair housing must fully inform the site inventory and action plan. We encourage the City to review HCD's April 2020 AFFH Memo (AB 686 Summary of Requirements in Housing Law) and its April 2021 AFFH Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements

Among the issues we have identified are the following:

- The Fair Housing analysis does not consider whether the City's zoning contributes to enduring patterns of racial segregation. The word "zoning" barely appears in the analysis, and while the Draft Housing Element notes that most of the City's residentially zoned land is zoned for single-family housing, this is not related back to patterns of racial segregation. Not surprisingly, in the absence of such an analysis, the City conducted its site inventory with the aim of meeting its RHNA numbers without having to rezone any sites. The Housing Element should include an analysis of the extent to which existing zoning is a barrier and a set of strategies to overcome this barrier through strategic rezoning.

- Table D-9 provides a brief summary of fair housing issues, contributing factors and proposed actions, but the proposed actions are fairly general and not tied back to the action plan. We recommend that Table D-9 be revised to explicitly cross-reference specific actions described in the action plan itself.

- Table D-9 notes as one issue that "Affordable housing is limited by location and housing type," but there's little examination of the reasons for this. The table recommends that this be addressed primarily through mobility strategies including expanded use of Housing Choice Vouchers but fails to note that in many of the higher opportunity areas, rents are far higher than what's allowed for with the Housing Choice Voucher payment standards. While there is a vague call to "eliminate single-family zoning," it's unclear if this refers to allowing 2-4 units buildings in single-family zones, or if it means expanding multifamily zoning at densities of 30 du/acre or greater. Finally, while it is proposed that affordable housing be increased in high opportunity areas, there's no specific program referenced here by which this might be achieved, particularly given the limited number of lower income sites identified in high opportunity areas.

Site Inventory

The proposed site inventory raises a number of concerns for us, with respect to how the information is provided, how the sites were selected, and whether the inventory adequately addresses the requirement to affirmatively further fair housing:

- The site map is at a scale that makes it difficult to adequately see whether these is an equitable geographic distribution of sites, particularly sites for lower income housing. The City should provide a series of maps for each planning area or council district in addition to a single citywide map.

- The site maps should be overlaid on maps of key demographic indicators, particularly racial concentrations and concentrations of high- and low-income households. It would be especially useful to map sites against areas of concentration of white residents vs concentrations of people of color.

- The City recently provided links to an interactive GIS map. This map would also benefit from additional layers showing key demographic indicators including race and income. Sites should be color coded for income level (lower income, moderate income, above moderate income). Rather than shading the parcels, which at best indicates the relative size of parcels, sites should be indicate with dots of different sizes representing the number of units that can be accommodated on the site.

- The Excel table for the site inventory has modified the total capacity column and eliminated the formula that is in the State's template spreadsheet and replaced it with actual numbers. The result is that in a number of places the entry for "total capacity" does not equal the sum of the columns for lower, moderate and above-moderate income capacity. This should be corrected, since at present the sum of the total capacity column exceeds the sum of the individual columns.

- The inventory should provide more detail on the current use of non-vacant sites. In particular, while the inventory identifies whether non-vacant sites have office, commercial, or other uses, it does not distinguish between sites with active uses and those with vacant buildings. That information is needed to assess the likelihood that a site will become available during the planning period.

- The projection that roughly 90% of all new ADUs will be affordable to lower income households is significantly different from the regional ADU affordability distribution provided by ABAG (see Appendix C, page 25). The City has relied on a limited (and not necessarily representative) survey that was conducted as part of a City-commissioned report. Data on ADU rental rates is based on just 56 responses to this question. It indicated that the average rent for an existing ADU is $1,112. However, one third of the responses indicated that their ADUs were being occupied rent free. As these units are likely being provided to family members, without further data it cannot be assumed that these units are available to and occupied by low-income households. The calculation of average rents should remove the zero rent units from the calculation.

  Further evidence that the $1,112 figure is unlikely to apply to newly created ADUs is contained in this same City-commissioned report. That study includes model pro-formas for several ADU development scenarios and uses rents that range between $2,360 and $3,029 per month. The City should re-evaluate its projections of affordability level for newly created ADUs and revise the site inventory accordingly.

- There is little discussion or analysis of how the inventory does or doesn't change patterns of segregation. Table C-19 on page C-83 shows that for the preliminary site inventory, 26.1% of lower income capacity is located in moderate to highest resource tracts, while 36.4% of above moderate-income capacity is located in these tracts. On its face this does not appear to further fair housing. While the City has provided additional AFFH sites, it has not indicated the extent to which those supplemental sites would offset the disparity described above.

- The geographic distribution of sites is not surprising in light of the City's decision to focus only on opportunity sites that require no rezoning, and to rule out in advance any rezoning of low-density areas to accommodate some of the lower income portion of the RHNA. While the City proposes, outside of the site inventory, to consider some future rezoning, the areas that will be studied are not identified and it appears that the focus will be more on accommodating "missing middle" housing types that cannot be assumed necessarily to be affordable to lower income households.

- The City explains the relatively small proportion of lower income sites in high and moderate resource areas by noting that significant portions of these areas are also very high fire hazard or seismic hazard areas, which are located primarily in the most affluent portions of the city with the greatest degree of racial segregation. At the same time, other hazards such as industrial pollution, poor air quality, or sea level rise, were not

considered disqualifying. The result is a set of criteria that by definition rule out the majority of high opportunity areas and areas of concentration of affluence and white population.

- The City justifies concentration of affordable housing in lower opportunity areas as a strategy of investment in these areas to prevent displacement. However, State guidance is clear that this needs to be coupled with place-based community development strategies that involve investments not only in housing, but also in enhanced infrastructure, services, schools, jobs, and other community needs that serve the existing population in at-risk neighborhoods. While the Draft Housing Element makes reference to the need for such investments, it does not provide adequate detail on specific programs, strategies or non-housing investments to be pursued, the anticipated outcomes, or any metrics for determining if such programs are effective in stabilizing at-risk communities.

Action Plan

We are not able to provide detailed comment on each and every policy and action at this time. Additional and more detailed comments on the Action Plan may be submitted during the HCD review period. We do want to call attention to the following:

- Much of the Action Plan consists of continuation of policies and programs already in place. Since it's clear that existing policies have resulted in over-production of market-rate housing and under-production of lower income housing, the City must consider how existing programs can be recalibrated to produce better results.

- Where new programs are mentioned, they are generally described with terms such as "consider," "study", or "evaluate". These are not actions in themselves. HCD has been clear in its guidance and in reviews of draft housing elements in other regions that these kinds of general statements are not sufficient. In its review of Los Angeles' Draft Housing Element, HCD clearly stated:

  > Programs must commit to completing an action that will have an actual impact on housing such as "amend," "revise," or "establish"

  While we would like to see the Housing Element itself be the vehicle for new housing policies, where this is not possible then *at a minimum the Housing Element should commit to bringing concrete legislation before the City Council for adoption by a specific date*. Moreover, these dates should be in the first few years of the housing element. Postponing these studies to the later years means that many of these new programs, if implemented at all, will have limited impact in the housing element cycle.

  This is not a new issue. There are a number of policies and programs that the City has pledged to "consider" for multiple housing element cycles without ever having a full

policy discussion and proposed legislation before the City Council. For this update, the City should commit to move beyond this.

- In many cases the time frames are vague. Specific milestones and deadlines for completion should be called out.

- There is no clear prioritization of the many actions contained in the Action Plan. Which actions are most important to achievement of the City's goals and objectives? For the many new programs and policies that the City will "consider" or "study," which are the most important and what resources will be available to ensure that they are completed in a timely fashion?

- Anticipated outcomes and metrics are insufficient. Many of the action items have no quantified objectives and it is unclear what outcomes are anticipated or how the effectiveness of these actions, particularly in addressing fair housing issues, will be assessed.

- While the Action Plan discusses how the City's major goals address AFFH, it doesn't clearly identify specific actions that address priority factors for AFFH. HCD's guidance on affirmatively furthering fair housing is clear that jurisdictions must identify underlying factors that create and maintain segregations and inequitable opportunities and outcomes, and then select a number of factors that are the highest priority and ensure that the site inventory and action plan are clearly related back to these priority factors.

- The City should not take actions that incentivize market-rate housing without requiring affordability in return. In the past, many policies that could be used to incentivize affordable housing have been implemented across the board without any affordability requirements, leaving the City with limited options for incentives specifically to produce affordable housing. After two decades of significant above-moderate income housing production dating back to the "10K" plan, it's clear that such incentives are no longer needed. Rather than continuing to "expand housing for all economic levels" the housing element action plan needs to focus on the most deficient areas and therefore must prioritize actions that will improve performance in creating and preserving housing for the lowest income individuals, including persons who are currently unhoused.

We offer specific comments on the following action items:

Action 2.2.5 The City should provide a specific date for adopting SB 330 anti-demolition protections. Since this is a matter of bringing the City's code into compliance this should be implemented by the end of 2023 at the latest, including extending it beyond SB 330's sunset date.

Action 2.2.6 We strongly support efforts to reduce speculation in housing through both a speculation tax and adoption of Tenant Opportunity to Purchase Act/Community Opportunity to Purchase Act (TOPA/COPA) legislation.

Action 2.2.8. In place of vague action to study a possible TOPA/COPA policy, the City should commit to bringing a TOPA/COPA ordinance before the City Council for adoption within the first year of the housing element.

Action 3.3.1 Any strategy regarding use of public land should start with adoption of a public land disposition ordinance consistent with the policy framework adopted by the City Council in December 2018. If the City is now proposing to abandon that framework and take a different approach, that should be clearly stated and presented to the City Council as a change in adopted policy.

Action 3.3.3 This action speaks primarily to provision of rental assistance but includes as part of its objective the statement that "100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle." This statement should be included in action 1.1.5, which currently contains no actual commitment.

Action 3.3.5 We strongly support an Affordable Housing overlay that provides by-right approval of 100% affordable housing projects citywide, wherever zoning currently permits it. We also support identifying specific incentives and bonuses that could be part of such an overlay, but that process should not delay the immediate adoption and implementation of a by-right overlay.

Action 3.3.8 We support revision of the Affordable Housing and Jobs/Housing Impact Fee programs, with particular attention to the amount and timing of the fee and recalibration of the on-site alternative compliance option to provide an outcome (number and affordability of units) comparable to what would be achieved through investment of the fee in affordable housing. This analysis was supposed to have been completed by the end of 2021 for presentation to the City Council in early 2022 and was to involve community participation throughout the process and not just in response to a completed study. This has not been the case. The City should commit to a firm date for revision of these ordinances, and should ensure that all evaluations and assessments include meaningful community involvement.

Action 3.3.9 We support deferral or reduction of planning and building fees to increase the feasibility and reduce the cost of producing affordable housing. In particular, we support deferring or reducing building permit fees. For City-financed affordable housing, fee payments could be deferred until a certificate of occupancy is issued, as the City has ample leverage to ensure that those fees will be paid.

Action 3.3.10 We support the creation of a Citywide Enhanced Infrastructure Financing District (EIFD) with a primary goal of providing additional funding resources for affordable housing.

Action 3.3.12 We support continuation of the Acquisition and Conversion to Affordable Housing (ACAH) program, including support for community land trusts and limited equity cooperatives in addition to traditional nonprofit housing.

3.3.15: We support continuation of density bonus incentives, but call on the city to evaluate any barriers to a broader use of the density bonus program, including information on what developers have shared regarding how this program might be improved or expanded. His evaluation should also distinguish between use of density bonus for 100% affordable projects vs predominately market-rate projects.

Action 3.3.16 We support increasing the Real Estate Transfer Tax on higher end transactions including dedication of that increased revenue for programs that produce, preserve and protect affordable housing opportunities. We urge the City to move forward to place such an item on the November 2024 ballot to maximize the likelihood of passage.

Action 3.3.18 We strongly support extension of the Measure KK infrastructure and affordable housing bond, with a substantial increase in the share and amount devoted to housing production and preservation, at a scale that will make a significant impact on Oakland's pressing affordable housing needs. This is an urgent priority and should be implemented as rapidly as possible.

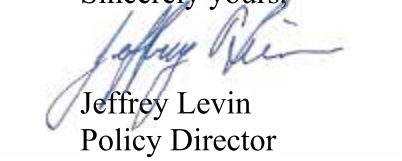
Action 3.4.10 For inventory sites that are carried over from previous housing element cycles, the City must commit to actually rezone those sites – perhaps through use of a zoning overlay – that provides for by-right approval on these sites if a minimum of 20 percent of the units will be affordable to lower-income households. Ideally this should be implemented as part of the Housing Element itself. If not, then the Housing Element must include a specific rezoning program for these sites.

Action 3.6.4 We support active encouragement of use of SB 35 to provide by-right approval for 100% affordable housing, including training and direction to Planning staff that this should be affirmatively pursued.

Action 5.2.8 We have substantial concerns that, given the limited targeting of high opportunity neighborhoods in the site inventory, a "mixed-income" strategy in areas of concentration may lead to more gentrification and displacement. The City must ensure that a better mix of incomes in a neighborhood is not simply capturing a point in time where a neighborhood transition is actually taking place. We note that despite acknowledging the need for place-based strategies to stabilize and improve low resource areas, these programs are not included in the Action Plan.

We again thank you for the opportunity to comment on this Draft Housing Element, and will continue to participate and comment throughout the update process. We look forward to your response to these comments as part of your submission of the Draft Housing Element to HCD.

Sincerely yours,



Jeffrey Levin
Policy Director

June 13, 2022

To: City of Oakland General Plan Update Team
From: West Oakland Community Action Plan (WOCAP) Steering Committee
Re: Draft Housing Element Comments related to Air Quality and Environmental Justice

This comment letter is submitted on behalf of the West Oakland Community Action Plan (WOCAP) Steering Committee - a group of residents, researchers/academics, public agencies, non-profits, and community institutions involved in the implementation of the WOCAP through the AB 617 process. WOCAP is co-managed by the Bay Area Air Quality Management District and the West Oakland Environmental Indicators Project. While our group cares deeply about ALL aspects of the housing element (preservation, affordability, community ownership, displacement prevention, etc.), this comment letter will primarily focus on policies related to air pollution exposure and mitigation. Because the online mapping tool did not have its full functionality until today, we will submit comments on the sites inventory in West Oakland at a future time.

The following is a list of comments and questions - some related to specific policies/actions and others are more general recommendations:

- ***Indoor air pollution:*** We are glad to see references to indoor air pollution remediation in the Housing Element, for existing homes. From an equity, resource and health perspective it makes sense to preserve existing housing wherever possible. We know that indoor air pollution is a significant health burden on Oakland residents, particularly heavy for people who suffer from other air pollution exposure burdens. We urge the City to add specifics about how it will undertake the objective of improving air pollution exposure and how that effort will be targeted. We suggest that the city commit to work with Alameda County Health Department, local hospitals, nonprofits and others to specifically target these efforts toward families with asthmatic children, for the purpose of reducing emergency room visits for treatment of asthma and other lung diseases. There was a program operating several years ago called “Pay for Success" that pioneered an approach to identify these families, coordinate housing improvement services and secure innovative forms of funding from health care providers. That program may have information or lessons that could help the City establish a larger effort.
- **Unintended consequences.**
    - Actions should be more explicit about steps to avoid inequitable and unintended consequences and steps to overcome access barriers (ex. many times do not have electrical systems that will accommodate filtration, how will people be protected from utility/PGE imposed fees resulting from electrification).
- **Strengthen Wording.**
    - Actions related to air quality are currently worded too vaguely and use very weak language, and at some points don’t propose any new actions. This would be fine if air quality wasn't a serious issue, however we know there are serious air quality issues

in many areas that lead to elevated rates of asthma and other health issues. For example 2.1.1, and 2.1.2 use the phrase “the city will continue to…” implying that they will not be doing anything new. We expect the city to step up and find additional ways to expand this important work. Additionally, 2.1.6 says the “city will explore…” explore feels like weak language - please make a more serious commitment to this important action.

- **2.1.6 Explore funding for improved indoor air quality.**
    - Ways to strengthen this language could include: "Increase funding" "Create dedicated funding" "match funding" "secure funding".
    - Some requirements are triggered when property changes hands (ex. 1031 swap). Or at the point of vacancy (new tenant).
    - Additionally why just "federal and state $", why not all sorts of sources of funds, from the City, creative philanthropic partners (e.g., the California Endowment), community benefits funds from the health care sector, etc.
- **2.1.1 Support home rehabilitation programs.**
    - Can this also include rehab for soft story buildings. We want to ensure that if a big earthquake hits, we aren’t in danger of losing precious housing stock.
- **2.1.2 Promote healthy homes and lead-safe housing**
  AND 5.2.5 Encourage climate-resilient housing.
    - **Get Gas Out of Residential Buildings:** Recent research shows that indoor gas appliances emit unhealthy levels of air pollution, sometimes in concentrations much higher than outdoor air pollution. Gas use in buildings regularly causes explosions - particularly in older buildings and from aging gas infrastructure. The City’s ECAP rightly establishes a goal to gradually remove fossil gas from existing buildings to be replaced with heat pump technology. We understand that the City Staff is developing a Building Electrification Roadmap The Housing Element of the General Plan should contain specific actions to implement this ECAP objective and fully actualize the Roadmap. This is important from a public health and safety perspective, will help the City reduce greenhouse gas emissions, and in the long run lower the cost of residential heating, cooling and hot water services for Oakland residents.
    - Need to protect people from additional charges from PG&E related to decommissioning or removing gas infrastructure from existing homes
    - For 2.1.2, we’d encourage the city to meet with and partner with the Alameda County Department of Public Health’s Asthma Start Program and the Alameda County Healthy Homes Department to collaborate in future efforts.
    - We hope the city can think through what happens for existing buildings if they switch to electric? How can we prevent an owner from switching back to gas in the future? Please better define what it would mean to remove natural gas. Also, it might be appropriate to connect with the Fire Department and understand if they have a role? How will OFD get educated around the removal of natural gas since this will reduce the risk of explosions and fires.

    - Because these both are connected to the Electrification Roadmap process, it seems like the Sustainability Office should be consulted and listed as a responsible party.
    - Finally, what types of accountability (evaluation measures and /or an oversight committee) can the city implement to decarbonize existing homes and buildings in Oakland?
- ***Remediation of Contaminated Sites:*** The Housing Element rightly contains planning to remediate environmentally contaminated sites. Historically this has meant cleanup of hazardous waste dump sites. That work certainly needs to continue. But there is another form of contamination that the City should address in this plan. Due to decades of structural racism, many low income people and communities of color live in or near places that experience unhealthy levels of air pollution. This is evident near the Port of Oakland, near freeways and places with high concentrations of heavy duty diesel powered vehicle traffic. We urge the City to expand the definition of contaminated sites to include neighborhoods exposed to high levels of air pollution. This will help prioritize remediation efforts such as retrofitting existing housing with indoor air filtration. Funding could be used to support and incentivise housing upgrades in highly polluted locations. Also consider that in West Oakland the City is working with businesses (CASS and CSW) to relocate out of the main neighborhood. This would open up some VERY large contaminated parcels for potential housing development and neighborhood amenities.
    - These comments relate to
        - 3.2.3 Promote flexibility in adaptive reuse to increase the housing stock.
        - 5.2.3 Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.
            - This action currently reads as if it will subsidize redevelopment regardless of who the developer is ("to property owners") and for whom the housing is being made available. This is too broad. This action needs to be focused on equitable development and housing.
            - We'd like to see additional details (and we're open to brainstorming with you) related to HOW the city can help coordinate between developers and federal clean up funds. Strengthen langue to include "Support, find, locate and arrange for clean up funcs" or something similar.
            - Should the Building Dept also be a stakeholder / leader for this? Do Public Works and Sustainability have a role as well? Also consider partnering with foundations.
            - Alameda County's Dept of Environmental Health - Land and Water Protection Local Oversight Program has an initiative to map environmentally polluted sites in the whole county. They could potentially partner data and clean up funding efforts.
- **5.2.4 "Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program. "**

    - Are there opportunities to use this funding source for remediation and/or electrification / decarbonization?
- ***Innovative Financing for New and Renovated Housing:*** In the past year, we have entered a period of rising interest rates and inflation that makes it more difficult to finance housing. One partial pollution is to use Green or Social Bonds to finance the city's housing efforts. Recent experience indicates rising demand from investors for these kinds of bonds. There are a wide range of benefits. Green and Social bonds tend to attract wider participation from investors in bond issues, Green bonds help align city finance with other objects including: equity and climate resilience. There is also evidence from Europe and from corporate bond market that these kinds of financing instruments can attract investors to accept a lower interest rate, partly because of lower risk and partly to satisfy growing investor interest in projects having sustainability and equity attributes. We urge the City to actively consider using green or social bond frameworks to finance housing costs, and potentially lower finance costs for this part of the General Plan.
- **Take advantage of point of sale or change of occupancy rules.** Across several action areas, the City can take a more programmatic approach to require or facilitate property modifications that promote environmental health at the point at which a property changes hands (e.g. someone vacates a lease, sells a home or residential building). This approach should include equity measures to ensure lower-resource property owners and/or properties that are "naturally occurring" affordable housing, can implement the improvements. Funding can come from some of the resources mentioned above.
- **5.2.6 Consider adoption of a disaster reconstruction overlay zone.**
    - We hope this action can ensure that new homes have strict air quality / electrification / weatherization standards and that affordability is preserved?
    - Maybe consider creating a low-interest construction loan program for income-qualified owners trying to recover. This type of support should prioritize folks who need it the most and/or who's housing can be preserved for low and moderate income Oaklanders.

Thank you for your time,

The West Oakland Community Action Plan Steering Committee

CONTACT INFORMATION:

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June 13, 2022

City of Oakland
1 Frank H Ogawa Plaza
Oakland, CA 94612

RE: The Unity Council's Building Fee Deferral Comment on Oakland's Draft 2023-2031 General Plan Housing Element

Dear City of Oakland,

On behalf of The Unity Council, a 57-year-old Social Equity Community Development Corporation in Oakland, I want to thank you for the opportunity to present a comment on the Draft 2023-2031 General Plan Housing Element.

Our comment is on the "***Housing action plan draft HE, chapter 4, action 3.6.3 (page 83)****: Expand by-right approvals and implement entitlement reform for affordable housing".*

Recommendation: Building Fee Deferral for City-sponsored affordable housing development is a Housing Element policy recommendation that the City of Oakland should enact.

- Issue: The requirement to pay fees up front without ability to defer is a "governmental constraint on housing.
- Policy solution: The solution is to provide for a deferral of fees on 100% affordable housing developments.

As part of the entitlement reform, the city of Oakland will consider fee subsidies/or payment deferrals to better accommodate affordable housing developers, therefore the City of Oakland should consider including Building Fee deferral to fruition the shared goals of providing desperately needed affordable housing for Oakland's most at-risk and vulnerable residents.

Reform in the process to allow building fee deferral for city-sponsored affordable housing developments would allow nonprofit organizations to build more affordable housing. This important step would allow nonprofit affordable housing developers to make it sustainable and ensure that affordable housing developers have an equal opportunity.

The building fee deferral would address the specific barriers of the fees so that we can expand affordable housing in our community which is so urgently needed. By deferring these fees, the City of Oakland will be showing itself as a true partner to affordable housing organizations like

The Unity Council, who has been a trustworthy, reliable and steadfast partners to the City of Oakland, and has worked together for years.

Thank you for your review and consideration.

Respectfully,

Chris Iglesias
Chief Executive Officer

The Unity Council
1900 Fruitvale Ave, Suite 2A, Oakland, CA 94601
510-535-6900 Office ▪ 510-534-7771 Fax ▪ www.unitycouncil.org

Comments on general plan - community comment period

Crystal Lynn Keeler [redacted]

Mon 6/13/2022 9:16 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Dear City of Oakland,

I read the City of Oakland Housing Plan and appreciate the depth and breadth of work that went into the plan. There is an area that I don't see included very well and that is my particular circumstances.

"An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in placebased strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas." - Chapter 3

We own a home in East Oakland that serves the criteria above from Chapter 3. It is an area with high displacement (displacement especially occurs on Outlook Avenue - with the View - just above us (68th Ave). We have very nice houses on our block, but areas nearby and down the hill are a bit more rugged. I believe our neighborhood region is an area with historic disinvestment, but with substantial gentrifying forces (houses on the block are now going for a million, a 2-bedroom one block over went for $750K). We're on the low hills, not the high hills, so not much risk of mudslide, or much risk of being flooded (I think we're too high). Our property is 10,000 square feet with a very large yard behind us with fruit trees and an area for an urban garden. There is another chunk of vacant lot just next to our large backyard lot that is currently housing a discarded moldy van (sometimes inhabited by homeless people) and a non-operational boat detritus. I would love to be able to purchase the small slot just next to our large backyard and combine the properties to build the largest ADU allowed, or possibly a small house (depending how zoning might go), or two ADUs. The area cannot stand alone without an easement off our neighbors apartment complex for access in the back, or easement off our property. My goal would be to provide it as affordable housing. However, we are stretched thin with the current mortgage and lack the capital to develop this area for affordable housing currently (building and a bit of leveling out the low hill area for proper foundation). I know second-hand of the displacement that has happened in my neighborhood, even my best friend was forced to move to Antioch (someone who had called Oakland home for 20 years). Rising rent costs caused him to be displaced along with two of his roommates, all African-American.

Prior to owning this house, we previously managed a 48-unit building for several years near Lake Merritt, so we are very familiar with Fair Housing Practices and non-discriminatory methods for renting units. We employed every strategy we could to ensure absolute fairness in renting out the units available at that complex; however, we were constrained by the owner's requirements and a lack of affordable housing units in that building. We were well aware of the housing crisis when the owner asked us to rent studios for $1750 (this was four years ago), and we had two tiny efficiency units that went in a day, because their cost was only $1350 (but they were tiny rooms with a separate bathroom).

Goal 3, p. 61
"Like other Bay Area cities, one of the major challenges to developing permanent affordable housing in Oakland is the extremely high cost of development, especially the cost of land, labor, and materials. As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability. Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, can often provide significant opportunities for residential development. Further, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units."

We're not a unit that falls within the category of a vacant lot. We are a unit that has a very large space that could be developed into affordable housing, but lack the capital means to do so currently.

"The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet to remove constraints on lot splitting." p.65

This softening of requirement would allow for at least the possibility of what I'd like to do to the land available.

"Action 3.2.4: Provide financial incentives for older or lower-income homeowners who want ADUs."

We might or might not be eligible for something like this. We aren't high income, but we have one city income and one disability income, so we might fall in the middle of this action step.

Comment about rent control: increase the options for rent control, expand rent control

I personally believe it should be within the city's housing plan to increase the rental control increase cap to all housing units in Oakland, not just those built before 1983. New developers,

new housing construction should also be bound by the same laws, and rent control has saved so many people in the past (including myself when fully disabled, on limited income).

Action 1.1.13
This is not an exhaustive list. Catholic Charities and other entities helped prevent homelessness through various programs, but have not been mentioned here.

Action 3.7.1:
This is an extremely important area. I know two elderly ladies (76 and 80) with ailing health concerns. If either one of them dies, the other will become homeless, with no housing options, because neither of them can afford the rent on their own (disability social security - only funding). Both are physically disabled, one in a wheelchair, one requiring a scooter, and need accessible housing.

Action 3.7.3 I think this is NOT STRONG ENOUGH! Promoting affordable units in new construction is not enough. REQUIRING IT is the only thing that will force most developers to even offer. Policy efforts should be undertaken to make this kind of policy change into law. Simple carrots are not effective enough, as evidenced by what has happened in Los Angeles.

Action 3.8.3
This is a tough one. The actions of this will fall primarily on the shoulders of low or underpaid property managers (with the exception of large corporate property managers - who usually do receive a salary). We worked super hard as building managers of the 48-unit complex to fill the units, but it was so much work at market rate (set by owner). We received only $300/month in compensation if the building was full (in addition to our no rent in exchange for exhaustive duties of a building manager). Most work was unpaid. Any extra city requirements, like city garbage - push/pull, bulk waste pick-ups, composting were always unpaid. An action like this will invite retaliation from building owners down on underpaid building managers. A caution should be applied here, perhaps only enacting this action after 3-months vacant. Sometimes units were also rehabbed, being updated, and this construction process took longer than 3 months, and an exception should be made for units that are being improved for tenants.

POLICY 4.2 ENCAMPMENT MANAGEMENT Action 4.2.1
I believe offering mental health site access, or social work ability near these encampment sites should be part of this section. It would require funding, but should not just be funding security guards or police for safety, should offer the material and immaterial services really needed by this population group.

Goal 5
First time home buyer programs should also help to address the extra mortgage insurance that folks without quite enough of a down payment have to pay, just extra, which substantially disadvantages marginalized groups and further perpetuates inequity. We didn't have to pay that extra insurance cost because we were very fortunate, but others are not so lucky.

Action 5.2.3
The caution here is that contaminated sites truly must be deemed decontaminated and safe by EPA standards at bare minimum. Too many low income housing projects in other cities have

been built over these sites, and residents were never informed of the risks. Some sites had a small sign saying do not play on the soil/grass, but parents didn't know that their children were receiving high levels of contamination. How do you have children in these areas without safety? Children should be allowed safe places to play and safe areas outside, not to mention inside. Extreme caution must be used not to perpetuate environmental injustice at the expense of meeting demand.

Thank you for reading/considering my comments, and thank you for the effort to be inclusionary, reduce displacement, address homeless needs, and enact fair housing standards that address systemic environmental and racism areas.

Warmly,

Crystal

--
Crystal Lynn Keeler
PHD/MD(China)/DAOM/MPH/MSTCM
Dipl.O.M., C.M.Q.
[redacted]

Feedback on the Oakland Plan

Scott Forman [redacted]
Tue 6/14/2022 12:56 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Greetings,

I have been following the progress towards a new General Plan for Downtown Oakland. There is a lot in the draft that I find laudable. I'm really impressed with all the work that has gone into it, and want to applaud all of the contributors to the effort.

My main point of feedback is that, especially with respect to the housing element, we should go **much farther** in making it possible to build lots of new homes.

I think our default stance should be much closer to "all and every type of home building is allowed, everywhere, by right." The same goes for any and all commercial activities that don't have significant negative externalities like lots of noise or noxious fumes.

In other words, while I love that we're liberalizing and loosening some constraints, I believe most of the remaining restrictions are themselves entirely unnecessary and counterproductive, and that Oakland can be **much denser**, and welcoming **many new neighbors** with **dramatically lower** housing costs.

I think we should be planning to **increase the population of Oakland by 25-50%** in the next decade, and even well-meaning constraints on growth, like to preserve the character of certain neighborhoods, or to extract concessions from real estate developers in exchange for more density...as if density is a bad thing that we begrudge! — are profoundly misguided.

In short, I'm an enthusiastic "yes" to a lot of what's in this plan, but I'd like to see it go much further in actively promoting new homes and businesses, and discouraging cars and parking.

Sincerely,
Scott J. Forman

[redacted]

SPUR
San Francisco | San José | Oakland

June 15, 2022

Dear Oakland Housing Element Team,

Thank you for the opportunity to comment on Oakland's Draft Housing Element. As you know the Housing Element is a critical document that lays out how the city is going to accommodate future housing growth at all income levels and the policies can help make Oakland a more affordable city. We appreciate the time and care that the Housing Element Team has put into drafting this document and conducting outreach to groups across the city.

SPUR is a public policy non-profit organization in the Bay Area with offices in Oakland, San Francisco and San Jose. We work across policy areas and political lines to solve the big problems the region faces. Our comments on this housing element combine both a regional and local perspective. Our feedback on the Draft Housing Element is as follows:

1. **The Housing Element should take stronger steps to affirmatively furthering fair housing.**
   We appreciate the effort that the team has taken to analyze how this Housing Element draft affirmatively furthers fair housing. However, we believe that more can be done to achieve this goal. The draft notes that most of the residential capacity for housing is located in low resource, high segregation areas due to the fact that over 60% of the land in Oakland is in these categories. And the land that is located in high and highest resource categories is impacted by environmental constraints such as very high fire hazard severity zones.

   These are challenging constraints to address. Nevertheless, we believe that there are some steps that can be taken to increase the housing capacity in high resource areas. Specifically, we believe that Oakland's Housing Element should look at sites that can be intensively upzoned within the Rockridge and Elmwood neighborhoods, including the Rockridge BART parking lot. Potential sites could include the Trader Joe's site directly adjacent to the BART station (inclusive of parking lot) and the triangular lot at the corner of College Avenue and Claremont. While some sites in this area may be too small to support affordable housing, they could accommodate apartments that would be more affordable than the single family homes that currently exist in the majority of the neighborhood.

   Additionally, the city may wish to consider requiring that some larger lots that are currently zoned for community commercial include housing at some required minimum density. This would be particularly appropriate for the large, currently undeveloped portion of the shopping center site at the corner of Pleasant Hill and Broadway.

2. **The Housing Element should identify concrete strategies to build more community infrastructure in low-income communities in order to make affordable housing in those neighborhoods more equitable.**
   Given that so much of the residential capacity in Oakland is located in low resource and high segregation areas, and therefore that a sizable portion of affordable housing in Oakland may be located in these areas, it is important to ensure that appropriate community infrastructure is being

planned in these neighborhoods. Building affordable housing in low-income neighborhoods can help stabilize communities and is an important anti-displacement strategy. However it must be paired with investments in parks, community spaces, and programs that benefit low-income families.

3. **The Housing Element should clarify where upzoning is being contemplated.**
   Policy 3.4 - Reforming zoning and Land Use to Address Community Priorities references allowing additional building heights and/or housing densities along certain corridors such as International, Foothill and MacArthur Boulevards, allowing a diversity of housing types in single-family neighborhoods, increasing height and density in areas approximate to BART and BRT and increasing density in resource rich neighborhoods.

   We appreciate and support all these policies. However, we feel that it is important for the Housing Element to provide more specific detail about precisely which locations are being contemplated for upzoning and by how much.

   Additionally, we understand that the Housing Element team is considering tools such as affordable housing overlays to help encourage more affordable housing production. We support the use of affordable housing overlays, but feel that the team should provide more information about where they should be utilized.

4. **State housing agencies should prioritize numerous important goals – including funding affordable housing near transit and stabilizing neighborhoods at risk of displacement – when determining where to allocate affordable housing funds.**
   Appendix F of the Draft Housing Element notes that the California Tax Credit Allocation Committee's competitive tax credit applications disadvantage Oakland because so much of the residentially zoned land is considered "low resource". While affirmatively furthering fair housing is an absolutely critical goal that the state should be advancing, it is also important that Oakland, as a regional hub with many BART stations, be able to access tax credits and other funding to build affordable housing close to transit. Additionally, as mentioned earlier, affordable housing is an important tool for stabilizing neighborhoods at risk of displacement. It would be helpful for HCD to work with partner agencies at the state level to help balance these important values in the allocation of affordable housing resources.

Thank you for your consideration of our comments. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Sarah Karlinsky
Senior Advisor

Cc: SPUR Oakland Board of Directors
California Department of Housing and Community Development

FW: CIty Council Agenda Item 3.1 (Housing Element APR) and Item 6: (Study Session on the General Plan Update - including the draft Housing Element)

Gilchrist, William <WGilchrist@oaklandca.gov>
Wed 7/27/2022 1:33 PM

To: Rajagopalan, Lakshmi <LRajagopalan@oaklandca.gov>;Branson, Michael <MBranson@oaklandcityattorney.org>;Flanders, Jordan <JFlanders@oaklandcityattorney.org>;Perez-Domencich, Diana <DPerez-Domencich@oaklandca.gov>;Manasse, Edward <EManasse@oaklandca.gov>;Branson, Michael <MBranson@oaklandcityattorney.org>;Skelton, Stephanie <SSkelton@oaklandca.gov>;Lieberworth, Audrey <ALieberworth@oaklandca.gov>

From: Jeffrey Levin <jeff@ebho.org>
Sent: Tuesday, July 26, 2022 4:46 PM
To: Gilchrist, William <WGilchrist@oaklandca.gov>
Cc: Fortunato Bas, Nikki <NFortunatoBas@oaklandca.gov>; Kaplan, Rebecca <RKaplan@oaklandca.gov>
Subject: Fwd: CIty Council Agenda Item 3.1 (Housing Element APR) and Item 6: (Study Session on the General Plan Update - including the draft Housing Element)

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Forwarding to you the comments I emailed to Council earlier today.

The specific language regarding explicit goals is in the body of the email under the subheading "Additional Goals"

_____
Jeff Levin, Policy Director

NOTE: I am generally working only on Monday afternoons and all day on Tuesday and Thursday, so I may not be able to reply to your e-mail right away.

East Bay Housing Organizations (EBHO)
538 Ninth Street, Suite 200 | Oakland, CA 94607
510-663-3830 ext. 316 | jeff@ebho.org

Browse EBHO's educational resources in The Study Room. Now updated and expanded for 2022!

Thank you for supporting our efforts to protect, preserve and create affordable housing for all! Visit us at www.EBHO.org and follow us on Facebook and Twitter

---------- Forwarded message ---------
From: **Jeffrey Levin** <jeff@ebho.org>

Date: Tue, Jul 26, 2022 at 8:17 AM
Subject: CIty Council Agenda Item 3.1 (Housing Element APR) and Item 6: (Study Session on the General Plan Update - including the draft Housing Element)
To: <council@oaklandca.gov>, <cityclerk@oaklandca.gov>, Kalb, Dan <DKalb@oaklandca.gov>, Nikki Fortunato Bas <NFortunatoBas@oaklandca.gov>, Carroll Fife <cfife@oaklandca.gov>, Thao, Sheng <Sthao@oaklandca.gov>, Noel Gallo <ngallo@oaklandca.gov>, Taylor, Loren <ltaylor@oaklandca.gov>, Treva Reid <treid@oaklandca.gov>, Rebecca Kaplan <RKaplan@oaklandca.gov>

Dear Councilmembers -

On behalf of East Bay Housing Organizations (EBHO), I am offering comments on two items on today's agenda that focus on past performance on the current housing element and preparation of the draft Housing Element for the next housing element cycle.

Please see also the attached items, which include our full written comments on the draft Housing Element and two important memos from ABAG that provide clarity about what the State is actually looking for in its review of local housing elements.

Item 3.1: Housing Element Annual Progress Report (APR)

This report summarizes the City's progress in meeting its Housing Element goals after 7 of the 8 years of the current housing element cycle have been completed. Unfortunately, the City has fallen far short of meeting it's assigned housing production targets.

The report notes that building permits peaked at slightly more than 4,000 annually in both 2017 and 2018, and have since fallen off. In 2021, there were "only" 1,667 units permitted. This needs to be taken in historical perspective. These are still record-breaking numbers.

- For the previous two housing element cycles, covering the period 1999 – 2014, the average number of units permitted was 690 per year.
- For the last seven years, the average is nearly 2,400, more than three times the average over the preceding 16 years.

This record level of production has been anything but equitable. As we have pointed out many times before, there is a tremendous imbalance between production of housing for above-moderate income and production for very-low, low and moderate income.

- While the City has permitted nearly double its RHNA target for above-moderate income, it has permitted only 26% of the RHNA target for lower and moderate income.
- Put another way, while the RHNA called for 53% of new housing to be targeted to above-moderate income, 89% of the building permits for new housing have been higher-end, above-moderate income housing that very few Oakland renters and first-time homebuyers can afford, while only 11% have been for affordable housing.
- Only 1 affordable unit has been built for every 8 unaffordable market-rate units.

Given this track record, a vague call to develop "housing for all economic levels" is not enough. **Oakland needs a housing strategy that explicitly prioritizes affordable housing for those with the greatest needs**, and does not need to provide additional incentives for above-moderate income, market-rate housing, which has been substantially over-produced. We hope you will consider this as Oakland moves forward to update its housing element for the 2023-2031 cycle.

Item 6: Work Session on the General Plan Update (including update of the Housing Element)

While this agenda item focuses broadly on the update of the City's General Plan, and particularly on the Environmental Justice Element and the City's equity indicators, our comments today focus specifically on one part of that project– the update of the City's Housing Element. (Please see comments at the end of this email regarding the deletion of the Housing Element piece from the title of today's agenda item).

EBHO submitted extensive written comments during the public comment period on the draft Housing Element, and a copy of those comments is attached to this email. We are also attaching two short memos from ABAG that summarize lessons learned from other regions of the State and how the State is reviewing (and often failing to approve) housing elements.

We want to call attention to a few critical issues.

Affirmatively Furthering Fair Housing

We believe the draft Housing Element falls far short of meeting the State requirement to affirmatively further fair housing – that is, to identify concrete goals, strategies and actions to reduce racial segregation and eliminate racial disparities in access to opportunity and housing outcomes.

While the draft Housing Element contains an extensive Fair Housing Assessment with a wealth of data and maps, it falls short on at least two counts. While there is a description of current racial and economic segregation and disparities, there is little analysis of the history and underlying factors that gave rise to, and continue to perpetuate, these conditions. The most glaring issue is that the Fair Housing Assessment completely fails to analyze exclusionary zoning patterns as a key factor in racial segregation, despite passing mention that zoning was an issue. This is particularly disappointing in light of the informational report on redlining, segregation and reparations in West Oakland that you received at your meeting last week, which does a far better job of identifying historical, structural and systemic factors and policies to address these.

The draft Housing Element does not clearly identify and prioritize factors underlying racial segregation and disparities, and therefore also does not adequately link the goals, strategies and actions to the prioritized fair housing factors. This is explicitly required by the State, and failure to do so will likely result in the State rejecting the City's draft Housing Element.

Inventory of Available Sites

Of particular concern is the inventory of availability of suitable sites to meet Oakland's Regional Housing Needs Allocation (RHNA) targets for the various income levels. The draft was developed with the stated intent to create an inventory based on current zoning, without the need to identify additional parcels to be rezoned to accommodate the City's housing needs. As a result, most of the sites suitable for affordable housing continue to be concentrated in lower opportunity areas with higher concentrations of low income households and communities of color, particularly Black residents who historically have suffered the worst segregation and discrimination. Even if all the identified housing sites were developed as projected, racial segregation would not be significantly reduced, and the high opportunity, historically exclusive areas would remain as inaccessible as before. The City cannot say that it is affirmatively furthering fair housing if its plans and goals don't even mention reducing patterns of segregation and overcoming the historical barriers posed by exclusionary zoning.

Proposed Strategies and Programs

Another area of concern is the identification and description of new strategies and programs. Many of the new actions described in the draft Housing Element are policies and programs that EBHO and many other organizations had long advocated, such as greater tenant protections, a Tenant and Community Opportunity to Purchase Act, finalization of the City's public land policy, and more, and we are pleased to see these included here.

Unfortunately, the language in the draft element says only that the City will "study" or "consider" such programs, with no concrete steps, milestones, expected outcomes, or performance metrics. The State has explicitly instructed cities that such vague statements are not sufficient, and has rejected draft housing elements from other cities for just this reason. If it is not possible to fully adopt new policies and programs as part of the Housing Element, then at a minimum the document must commit to bringing concrete legislation before the City Council by a specific date in order to implement these new programs. Simply continuing the same actions that have been undertaken to date is not sufficient, since as clearly demonstrated in the City's Annual Performance Report, the City is falling far short of meeting its RHNA goals in the current cycle.

Additional Goals

The draft Housing Element is organized around five goals. We would suggest that at least two additional goals be included:

- Reduce racial segregation and racial disparities in housing opportunities and outcomes. Simply stating a goal to "expand affordable housing opportunities" is not sufficient.
- Close the gap between market-rate and affordable housing production by prioritizing preservation and development of housing affordable to those with the greatest needs, including Black and Brown households that constitute the bulk of the lower income population. Instead of "promoting housing opportunities for all economic levels," the City must explicitly prioritize actions that address these pressing needs, in both its funding priorities and its land use and other regulatory actions.

Council and Public Review of the Draft Housing Element

To date the City Council has not had an opportunity to consider the draft Housing Element. Despite an extensive community outreach process during preparation of the draft, once it was completed, consideration of the draft was subsumed within a larger report on development of the entire General Plan update. Initially there was no summary or overview of the content of the housing element and particularly new policies and actions and consideration of the obligation to affirmatively further fair housing until we explicitly called for such a summary. Previous draft Housing Elements have at least included an Executive Summary; there was no such summary in the current draft.

We note with some dismay that the title of today's agenda item was modified in Rules Committee to remove the reference to "Receive Public Comments And Provide Feedback To Staff On The Draft Housing Element." While the initial formal 30-day public comment period closed on June 13, staff have repeatedly stated that they will continue to accept and consider public comment while the draft undergoes a 90-day review by the State. We are therefore puzzled and concerned that this language was omitted from the title as it suggests that the City is not prepared to consider public comments on the draft Housing Element at this meeting.

We call on the City to ensure an open and inclusive process in the next revision of the draft Housing Element. Once staff receives comments from the State, that information should be brought before the City Council to get input on how best to address the State's comments. After the new draft is developed, there should be a public comment period of not less than 30 days, including a public hearing before the Council to consider and comment

on the revised draft, prior to preparing a final draft for adoption and submission.

Thank you for your consideration of these issues. Oakland has the opportunity to develop a Housing Element that contains bold new solutions to the housing crisis and a strategy to reduce segregation and racial disparities in housing. As always, we look forward to working with the City to achieve these goals.

_____

Jeff Levin, Policy Director

NOTE: I am generally working only on Monday afternoons and all day on Tuesday and Thursday, so I may not be able to reply to your e-mail right away.

East Bay Housing Organizations (EBHO)
538 Ninth Street, Suite 200 | Oakland, CA 94607
510-663-3830 ext. 316 | jeff@ebho.org

Browse EBHO's educational resources in The Study Room. Now updated and expanded for 2022!

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Affirmatively Furthering Fair Housing (AFFH) Policy Tips Memo
Learning from Southern California & Sacramento: Early Experiences in Complying with AB686

This memo outlines findings from a review of eleven draft or final Southern California and Sacramento region Housing Elements to better understand how jurisdictions are integrating new state Affirmatively Furthering Fair Housing (AFFH) requirements. The goal of this review is to highlight common challenges and the feedback jurisdictions received from the Department of Housing and Community Development (HCD), to aid Bay Area jurisdictions in complying with these rules.

Bay Area jurisdictions are fortunate to learn from the experience of other regions that were required to submit their Housing Elements earlier in this sixth cycle of RHNA. This extra time, however, comes with more experience and oversight from HCD reviewers. It is therefore important to consider the findings and recommendations below to expedite their review processes and to meet the intended outcomes of AB686 to "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for protected classes.

Methodology

Eleven Housing Elements – recommended by HCD or planning consultants – were reviewed, along with HCD's response letters to the jurisdictions. Housing Elements were examined for their consistency with the format and content laid out according to HCD's AFFH guidance, with acknowledgement that many of the reviewed Housing Elements were drafted before statewide guidance was released. The review was conducted not to observe how well jurisdictions followed HCD guidance, but rather to understand what worked and what needed improvement from the first several rounds of submissions in complying with State law. The following Housing Elements were reviewed:

Chula Vista	Culver City	Escondido	Long Beach
Los Angeles (City)	Los Angeles (County)	Rancho Cucamonga	Sacramento
San Diego (City)	San Juan Capistrano	West Hollywood	

Findings

Based on the review of these Housing Elements and HCD response letters, below are six observations and five recommendations for Bay Area jurisdictions to consider during Housing Element drafts. The five recommendations are:

1. Include place-based strategies, naming specific neighborhoods or geographies and articulating why certain strategies are best suited to tackle geographically-specific problems.
2. Ensure that strategies will address the disparate outcomes and segregation patterns of impacted racial and ethnic groups identified in the Assessment of Fair Housing portion of the Housing Element.

3. Include actions that are specific and time bound with commitments, metrics and milestones. Avoid policies with vague words like "explore" that are unaccompanied by more detailed, concrete actions.
4. Use HCD's five fair housing categories for goals, policies and actions: (i) Outreach Capacity and Enforcement; (ii) Segregation/Integration Patterns; (iii) Racially and/or Ethnically Concentrated Areas of Poverty; (iv) Disparities in Access to Opportunity; and (v) Disproportionate Housing Need for Low-income Households and Protected Classes.
5. Follow HCD's AFFH guidance closely, making sure to include each section and subsection in the outlined order.

Observation 1: Few and Vague Place-Based Strategies are Included in the Housing Elements

Statewide AFFH requirements seek to address inequitable access to opportunity for protected classes, which plays out geographically at the neighborhood level. HCD recommends, therefore, that successful AFFH policy frameworks should include place-based responses and activities oriented around specific locations. Several Southern California jurisdictions successfully outline policies intended to tackle specific neighborhood housing and resource inequities, for example:

- *Los Angeles County describes community development work in specific low-income areas including the East San Gabriel Valley area and the Florence-Firestone Transit District.*[1]
- *San Juan Capistrano describes specific community development plans including Los Rios Park Improvements and a neighborhood-specific senior mobility program.*[2]

However, few other jurisdictions include this level of place-based specificity in their policy frameworks. Many rely on policies and programs that are not place-based at all. Others employ strategies that are place-based in theory but fail to articulate which neighborhoods these activities target and how they will tackle geographically-specific issues.

Recommendation: To tackle place-based inequity, jurisdictions should aim to articulate place-based responses, naming specific neighborhoods or geographies and articulating why certain strategies are best suited to tackle geographically-specific problems.

Observation 2: Few Housing Elements Articulate the Connection Between Policy Goals and Racial Segregation or Disproportionate Housing Need for Protected Classes

One of the central goals of statewide AFFH requirements is replacing segregated housing patterns with truly integrated living patterns. HCD requires jurisdictions to design AFFH-responsive policies and actions that are "significant and meaningful enough to overcome identified patterns" of segregation and other housing inequities, specifically those identified in the jurisdictions' Assessment of Fair Housing.

However, the reviewed Housing Elements largely fail to connect policies and actions directly to the issues producing residential segregation and to the issues affecting racialized groups. This observation is perhaps related to the tension between AFFH goals and antidiscrimination laws, which prohibit

[1] Los Angeles County Housing Element, pages 19, 25.
[2] San Juan Capistrano Housing Element, page 213.

jurisdictions from targeting protected classes (like racial groups) for programmatic support. Only one Housing Element reviewed successfully identifies a housing access issue which disproportionately impacts communities of color and articulates specifically how a proposed response policy – though not racially targeted – will work to address this pattern.

- *Long Beach:*
    - *AFFH goal: "Pursue homeownership opportunities with an emphasis on providing affordable options for lower and moderate income households, with a particular focus on Black households."*[3]
    - *Policy and program description: "Homeownership remains a city goal, as it allows lower income households to build wealth through equity and eventually move towards financial independence. This has become an even greater priority since the City's Framework for Reconciliation in 2020 through which Black residents and communities of color underscored the criticality of homeownership as a pathway to wealth that has been and remains less accessible to people of color. In response, new funds have been allocated for a down payment assistance program."*[4]

Other jurisdictions reference an intention to target policy work "in communities of color" or "in disadvantaged communities." But the policies, strategies and actions corresponding to these goals fail to concretely address issues faced by these communities.

- *One city in Los Angeles County aims to "Protect communities, especially communities of color, from predatory lending, land acquisition, speculative real estate transactions, and any other practices that undermine intergenerational wealth accumulation and housing stability." However, the only corresponding supporting actions concern mobile home parks writ-large: "Support legislation that expands local authority over conversion of mobile home parks to ownership structures."*

Still others avoid mentioning race altogether or identifying policies to address the findings of the fair housing assessments. Several jurisdictions propose policy interventions aimed at dismantling socioeconomic neighborhood segregation or expanding housing access for low-income households but fail to expressly connect these policies and actions to goals of *racial* desegregation and *racialized* housing disparity.

Recommendation: Jurisdictions should identify housing issues that disproportionately impact communities of color and racialized households (e.g., housing cost burden, lack of homeownership opportunities, etc.) and should incorporate policy responses that — while not racially targeted — address these issues. Jurisdictions should articulate the connection between these policies and AFFH goals related to racial desegregation and other racialized housing inequities. In particular, jurisdictions must connect the issues facing members of protected classes as identified in their Assessment of Fair Housingto their proposed list of policies and programs. Jurisdictions may in addition indicate an intention to practice affirmative outreach – the targeted advertising of policies and programs in impacted communities.

Observation 3: Many Policies and Actions Are Insufficiently Specific

Statewide AFFH guidance requires jurisdictions to outline concrete policies and actions in response to local fair housing issues. Specifically, HCD requires time bound actions with "specific commitments [from local actors], metrics, and milestones." Several jurisdictions outline policies that meet this requirement, for instance:

- *Los Angeles County: By 2023, complete equity audit of all land use plans and zoning code. Amend land use plans and zoning code to address findings of the equity audit and to ensure consistency with racial justice initiatives. By October 2029, achieve a 10% increase in multifamily housing approvals in high or highest*

[3] City of Long Beach Housing Element, page 69.
[4] City of Long Beach Housing Element, page 87.

resource areas as determined by TCAC. [5]

However, the policies and actions of many jurisdictions are not sufficiently specific – they are not time bound and they fail to include commitments from local officials or staff, metrics and milestones. Many rely heavily on vague words like "explore," "study," and "convene," words HCD expressly discourages jurisdictions from using. Furthermore, there are many examples where a higher-level policy meets HCD's specificity criteria, but corresponding actions remain non-specific and not time bound.

Recommendation: Jurisdictions should ensure that all policies and all corresponding actions are specific and time bound, and include commitments, metrics and milestones. Jurisdictions should avoid policies with vague words like "explore" that are unaccompanied by more detailed actions.

Observation 4: Many Policies have the Potential to Impact AFFH if Linked to SegregationPatterns and Informed by Geography

Many Housing Elements feature strong policy platforms with actions ranging from permit streamlining and inclusionary zoning, to first time home buyer assistance and tenant-based rental assistance.

However, as a result of the three preceding observations, many of these policies and actions are insufficiently focused on fair housing issues. Instead, the policy approach appears to rest on an unstated assumption that by tackling issues of supply and affordability more broadly, fair housing goals will also be achieved. Absent more specific language targeting place-based inequities and racial segregation, it is unclear whether or how these policies will advance AFFH goals. If jurisdictions effectively link, define, and target their otherwise strong policy platforms, however, these platforms have potential to impact AFFH. Examples of this include:

- *A city in Los Angeles County references the City's 2022 budget allocation of $3 million for economic empowerment zones, including dedicated funding for community land trusts (CLTs), stating as an AFFH goal the provision of "technical assistance to community groups in establishing CLTs for community ownership of affordable housing."* Like many others, this goal could have a significant AFFH-related impact if linked to segregation patterns and geographically targeted.

Recommendations: See Observations #1, #2, and #3

Observation 5: HCD is looking for Cities to Organize their Housing Elements according to the AFFH Guidance

HCD outlines a specific organizational system for addressing AFFH requirements in Housing Elements. State guidance lays out a template, requiring jurisdictions to:

1. Assess five discrete components of fair housing issues: (i) Outreach Capacity and Enforcement; (ii) Segregation/Integration Patterns; (iii) Racially and/or Ethnically Concentrated Areas of Poverty; (iv) Disparities in Access to Opportunity; and (v) Disproportionate Housing Need for Low-income Households and Protected Classes.
2. Identify the primary causes of these fair housing issues (or "contributing factors") and list these causes *for each of the same five categories*.
3. Identify fair housing solutions (or goals, policies and actions) that connect conceptually to the preceding assessment and organize these policy solutions *again into the same five categories*.

Many jurisdictions effectively identified goals/policies/actions that responded to their fair housing assessments and contributing factors. However, most jurisdictions did not use HCD's organizational system — using the five conceptual buckets only for the fair housing assessment and forgoing them in

[5] Los Angeles County Housing Element, pages 31-37.

later sections. These jurisdictions received letters from HCD in response to their draft submissions asking them to reorganize their Housing Elements.

Recommendation: Jurisdictions should use HCD's five fair housing categories to organize multiple sections of AFFH analysis: fair housing assessment, contributing factors, and goals/policies/actions.

Observation 6: HCD is doing a Thorough Review

HCD is doing a thorough review of Housing Element drafts and connecting the dots between APRs, current goals/policies/actions, site analyses and fair housing assessments. It is clear from comment letters that HCD is reviewing Housing Element drafts in their entirety using an AFFH lens, rather than only examining AFFH sections, when providing comments on AFFH requirements. Many jurisdictions have received comments from HCD for failing to connect all of these pieces:

- *HCD comments to a city in Los Angeles County: "Goals, actions and metrics must be modified based on the outcomes of more complete [fair housing and site] analyses."*
- *HCD told many jurisdictions that their goals/policy actions must be "significant and meaningful enough to overcome identified patterns" and that their actions should have "specific commitments, metrics and milestones."*
- *HCD comment to another city in Los Angeles County: "Programs for anti-displacement and new housing in high opportunity areas do not appear adequate to address the fair housing issues described in the element."*

HCD is reviewing Housing Elements to make sure that jurisdictions cover all the section/subsection requirements in a sensible order. Many jurisdictions received comments from HCD about missing specific elements of the AFFH guidance:

- *For example, several jurisdictions missed required components of the fair housing analysis like "Local Data and Knowledge" and "Other Relevant Factors."*
- *Other jurisdictions effectively listed contributing factors but failed to prioritize these factors by salience.*

Recommendation: Jurisdictions should follow HCD's guidance closely, making sure to include eachsection and subsection in the outlined order.

Association of Bay Area Governments

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Summary of Housing Element Review Letters

Learning from Southern California & Sacramento

In Winter/Spring 2022, ABAG staff and consultants reviewed 33 comment letters from the California Department of Housing and Community Development (HCD) to jurisdictions in regions with earlier Housing Element deadlines. This summary presents common themes and lessons for Bay Area jurisdictions as they prepare their 6th cycle Housing Elements.

Methodology

Staff and consultants identified a subset of 33 representative comment letters from jurisdictions in the SCAG (Southern California), SACOG (Sacramento) and SANDAG (San Diego) regions. Letters were selected to reflect a diversity of jurisdiction types by geography, size, and socioeconomic characteristics, including racial and ethnic diversity. Staff analyzed both the frequency of comments by Housing Element section and compiled both common and unique comments by major section.

Key Findings and Recommendations

Many assumptions that jurisdictions made in previous Housing Elements will not be possible this cycle. Local jurisdictions will want to ensure that their Housing Elements are thorough, with more robust descriptions of housing needs, more inclusive outreach, a stronger focus on fair housing, more specific policies and programs, and strong justification for sites included in the inventory.

Although the types of comments received by each jurisdiction varied based on their particular demographic and economic characteristics and planning contexts, the most frequent comments can be grouped into five major categories (including the percentage of letters that contained comments on each topic):

- Affirmatively Further Fair Housing (AFFH) (94%);
- Public Participation (67%);
- Sites Inventory (94%);
- Government Constraints (58%);
- Policies and Programs (55%).

In addition, a cross-cutting theme is noted below in terms of special needs populations. Finally, unique and recent comments from HCD review letters are presented that may have special relevance for Bay Area jurisdictions.

1. AFFH

Observation
A common theme in the comments across ninety-four percent of the HCD review letters is that the draft Housing Elements are not sufficiently detailed and specific with respect to the required data and analyses for AFFH, and also fail to connect findings from the AFFH analysis with specific sites strategies and programs and policies.

Recommendations

1) Review the recommendations and observations contained in the ABAG memo from March 2022, which can be found here and take advantage of ABAG's other AFFH technical assistance which can be found here.
2) Ensure that the AFFH analyses are sufficiently detailed in terms of required data and maps and include local knowledge and other relevant factors to address State guidelines. Additionally, have a summary narrative that tells the story of the community: how it has changed over time and what the landscape is like today.
3) Connect findings from the AFFH analysis to proposed affordable housing programs and policies. It is not enough to just discuss the data, cities must show how they intend to advance fair housing.
4) Document how the jurisdiction considered AFFH when initially deciding on sites to include by describing the jurisdiction's process and considerations.

2. Public Participation

Observation
Sixty-seven percent of the letters contained comments concerning inadequate public outreach, almost always connected with the need to demonstrate that outreach was conducted to both lower-income households and households with special needs.

Recommendations

1) Ensure robust outreach to lower-income and special needs groups and meetings should include special focus on lower-income or special needs groups.
2) Connect the community input received through outreach activities to policies and programs. There should be clear text that summarizes the feedback from the community and how the suggestions were or were not incorporated into the Housing Element.

3) Take advantage of ABAG's technical assistance on public participation including messaging guides, a Multi-lingual Community Survey Template & Social Media Toolkit and translation services which can be found here.

3. Sites Inventory

Observation

All but two jurisdictions in this analysis received one or more comments on the sites inventory section, with the most common and extensive comments falling under two major subcategories: realistic capacity (73%) and non-vacant sites (65%). A frequent type of comment from HCD regarding these sections was that jurisdictions did not provide sufficiently detailed analysis to demonstrate that the proposed sites would develop with the proposed number of housing units during the planning period.

Recommendations

1) Follow HCD's detailed guidance (provided in their memo of June 10, 2020, which can be found here) and provide specific, site-level analyses to demonstrate that proposed housing sites could actually accommodate the proposed number of housing units by income-level during the planning period. This includes analysis for realistic capacity calculations as well as for development on non-vacant sites that allow other uses in addition to residential uses.
2) Use ABAG's free Housing Element Site Selection (HESS) tool to:
    a. view HCD's data points, including AFFH data points, at the parcel level;
    b. see estimations of realistic development capacity of each parcel given local market trends; and
    c. automatically complete much of HCD's required electronic sites inventory form.
3) For non-vacant sites, most jurisdictions will need to provide evidence that the existing use is not a barrier to redevelopment with both site specific analysis and a summary of development trends. Additionally, jurisdictions should summarize policies and programs that support residential development on proposed redevelopment sites.
4) Assumptions that sites that allow both residential and commercial will include residential need to be supported by evidence. If sites permit developers to choose office or other non-residential uses, it is important to analyze what percentage of applicants are likely to choose non-residential (based on market trends and experience on nearby or similar sites) and reduce unit assumptions accordingly.

4. Governmental Constraints

Observation

Fifty-five percent of letters included comments related to governmental constraints on housing production, frequently including comments on constraints to housing development for lower-income and special needs households.

Recommendations

1) Data alone is not sufficient. Provide an analysis of what is or is not a constraint for both market-rate and affordable projects. If there are constraints, identify policies and programs to address those constraints. Jurisdictions should explicitly document and analyze governmental constraints to housing production for lower-income and special needs households and include detailed policies and programs to address such constraints, with clear timelines, milestones, responsible parties and funding.

Policies and Programs

Observation

Many jurisdictions received comments asking for more specificity in their policies and programs section. Generally, a program to study an issue will receive a comment asking for more concrete actions. Vague language will likely be rejected, especially if a program is tied to a constraint.

Recommendations

1) Review all programs to ensure that there are clear timelines and metrics to evaluate success. Pay close attention to "ongoing" programs, which may need to be modified to include clear, accountable steps.
2) Have a narrative that summarizes key new policies and programs, and connects them to needs, community feedback or constraints.

5. Special Needs Populations

Observation

Across every section included in this analysis, HCD reviewers commented on the lack of sufficient attention to special needs populations (e.g., the elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness). Both in terms of fully documenting and analyzing housing needs and in terms of developing policies, programs and affordable housing sites strategies, the draft Housing Element's treatment of special housing needs tended to be more high-level and/or cursory than required or expected by HCD.

Recommendations

1) In addition to the general data in the housing needs section, prepare detailed assessments of special housing needs and clearly connect special housing needs findings to programs, policies and sites strategies that are concrete and actionable.

7. Unique and Recent Comments: Accessory Dwelling Units, SB 9 and AB 215

Observation

Numerous jurisdiction-specific comments were noted in the review letters, but three major types of comments are especially worthy of elevation to inform Bay Area Housing Elements. These concern how jurisdictions count units towards their RHNA using past Accessory Dwelling Unit (ADU) development trends as well as more recent guidance regarding SB 9 and AB 215.

Recommendations

1) **ADUs:** Average at least the past three years of production rather than one recent year to determine the anticipated development of ADUs during the eight-year planning period.

2) **SB 9:** The lack of clear, published guidance may have led some jurisdictions to over-estimate unit production related to the state's adoption of SB 9. As with the sites inventory generally, potential SB 9 sites require detailed site by site analysis. Carefully review the guidance recently provided by HCD on this topic, which can be found here.

3) **AB 215 and Public Outreach:** AB 215 adds an additional 30-day review period plus 10 business days for jurisdictions to consider comments before drafts can be submitted to HCD. Jurisdictions should plan to make drafts available for comment per AB 215 and HCD guidance to ensure that the public has adequate opportunity to comment on drafts before elements are submitted for HCD review.

East Bay Housing Organizations

June 13, 2022

City of Oakland Planning Department
250 Frank H Ogawa Plaza
Oakland, CA 94612

RE: Comments on Draft Housing Element for 2023-2031

Dear General Plan Update Team:

Thank you for the opportunity to comment on the draft Housing Element. We appreciate all the work that has gone into producing this document, and we offer our comments with the hope that the City will incorporate them to produce a final document that moves the City in the direction of significant progress to achieve housing justice and meet our current and future housing needs.

EBHO is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions.

Our comments are organized into the following five areas:

- Public Outreach and Participation
- Evaluation of Past Performance
- Affirmatively Furthering Fair Housing
- Site Inventory
- Action Plan

While we are submitting these comments to meet the City's deadline for its 30-day public comment period and allow the City time to review and respond to these comments in its submission to HCD, we intend to continue reviewing and commenting on the document during HCD's 90-day review period.

Public Outreach and Participation

The City's public outreach for the 6th Cycle Housing Element Update has been commendable and the City has done far more outreach than in past cycles, with a particular effort to reach out to marginalized and previously excluded communities. The City held numerous stakeholder sessions, community workshops, pop-up events and other efforts, and solicited a large number of comments. We look forward to seeing many of those comments and suggestions included in the next draft of the Housing Element.

We were disappointed, however, with the manner in which the Draft Housing Element was released for public review and comment and the way in which it was presented to the Planning Commission, City Council Community and Economic Development Committee, and others:

- The draft document, which runs to more than 800 pages including all its appendices, contains no executive summary or other guide. At a minimum, both the draft and final document should include a summary narrative that outlines the key findings of the evaluation of past performance, the results of the Fair Housing Assessment including identification of the most important underlying factors to be addressed, the identified governmental and non-governmental constrains to housing, a summary of the site inventory that quantifies and maps key issues such as the geographic distribution or concentration of sites – particularly those for lower income households, and key elements of the action plan including a listing that highlights new programs and policies.

- The presentation of the draft Housing Element to both Planning Commission and City Council was subsumed within a much larger information report on the overall update of the City's General Plan. As such it wasn't clear from the lengthy title of the agenda item that this was the opportunity to provide comments on the Housing Element. At those meetings, the presentation focused on the update process but did not include any information on the actual content of the document. It wasn't until we commented on this that a summary presentation was finally made available halfway through the public comment period. We do note that the Planning Commission scheduled a subsequent meeting to review the draft in more detail.

Evaluation of Past Performance

As noted in Appendix A, performance in meeting the RHNA goals of the 5th Cycle Housing Element has been mixed. From 2015 through 2021 (7 years out of the 8-year planning period), the City has issued permits for more units than its total RHNA. However, as the Draft notes, this has been disproportionately concentrated in the Above-Moderate Income category, where the City has already issued permits for nearly 200% of its RHNA, while falling far short for Very Low, Low and Moderate Income. The result has been a "housing balance ratio" of one unit of lower income (VLI + LI) housing for every eight units of Above Moderate-Income housing, despite a RHNA goal of one unit of lower income housing for every 1.9 units of Above Moderate-Income housing.

Oakland has long passed the point where it needs to make special efforts to attract market-rate development. Over the 3rd and 4th housing element cycles (1999-2014), Oakland permitted an average of just under 700 units per year, rarely exceeding 1,000 in a year, and of which 73% were Above Moderate Income. In the current cycle, the average has been 2,400 permits per year, with only two years below 1,000, of which 88% were Above Moderate Income.

In light of this record, the evaluation of past performance should take a harder look at the reasons for this disproportionality. In particular, the City should assess the need for continuing to

incentivize production of market-rate housing without conditioning such incentives on production of affordable units or payments of appropriate fees to the Affordable Housing Trust Fund, particularly since the 6th cycle RHNA requires not only a much greater number of units, but also a higher proportion of lower income units.

The evaluation needs to not just provide data on past performance, it should include analysis of what is working and what is not, the reasons for this performance, and a serious consideration of which programs need to be discontinued or seriously modified.

Affimatively Furthering Fair Housing

Despite having completed a Fair Housing Assessment in Appendix D, there still appears to be a disconnect between this assessment and the housing element itself. In the Introduction chapter, the City refers to "an affirmatively furthering fair housing analysis (AFFH), which guides the analysis of each set of requirements." Similarly, Appendix D is labeled as the "Affirmatively Furthering Fair Housing Draft" but is primarily a fair housing analysis. The new statutory requirement to affirmatively further fair housing requires more than an analysis of fair housing issues. The analysis must identify and prioritize the key factors contributing to segregation and disparities in housing opportunity and conditions, and then the City must develop both the site inventory and the action plan in ways that address these factors, along with clear metrics for determining whether those actions result in real improvements. It is not enough to determine after the fact whether an AFFH-neutral selection process results in non-discriminatory outcomes. The requirement to affirmatively further fair housing must fully inform the site inventory and action plan. We encourage the City to review HCD's April 2020 AFFH Memo (AB 686 Summary of Requirements in Housing Law) and its April 2021 AFFH Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements

Among the issues we have identified are the following:

- The Fair Housing analysis does not consider whether the City's zoning contributes to enduring patterns of racial segregation. The word "zoning" barely appears in the analysis, and while the Draft Housing Element notes that most of the City's residentially zoned land is zoned for single-family housing, this is not related back to patterns of racial segregation. Not surprisingly, in the absence of such an analysis, the City conducted its site inventory with the aim of meeting its RHNA numbers without having to rezone any sites. The Housing Element should include an analysis of the extent to which existing zoning is a barrier and a set of strategies to overcome this barrier through strategic rezoning.

- Table D-9 provides a brief summary of fair housing issues, contributing factors and proposed actions, but the proposed actions are fairly general and not tied back to the action plan. We recommend that Table D-9 be revised to explicitly cross-reference specific actions described in the action plan itself.

- Table D-9 notes as one issue that "Affordable housing is limited by location and housing type," but there's little examination of the reasons for this. The table recommends that this be addressed primarily through mobility strategies including expanded use of Housing Choice Vouchers but fails to note that in many of the higher opportunity areas, rents are far higher than what's allowed for with the Housing Choice Voucher payment standards. While there is a vague call to "eliminate single-family zoning," it's unclear if this refers to allowing 2-4 units buildings in single-family zones, or if it means expanding multifamily zoning at densities of 30 du/acre or greater. Finally, while it is proposed that affordable housing be increased in high opportunity areas, there's no specific program referenced here by which this might be achieved, particularly given the limited number of lower income sites identified in high opportunity areas.

Site Inventory

The proposed site inventory raises a number of concerns for us, with respect to how the information is provided, how the sites were selected, and whether the inventory adequately addresses the requirement to affirmatively further fair housing:

- The site map is at a scale that makes it difficult to adequately see whether these is an equitable geographic distribution of sites, particularly sites for lower income housing. The City should provide a series of maps for each planning area or council district in addition to a single citywide map.

- The site maps should be overlaid on maps of key demographic indicators, particularly racial concentrations and concentrations of high- and low-income households. It would be especially useful to map sites against areas of concentration of white residents vs concentrations of people of color.

- The City recently provided links to an interactive GIS map. This map would also benefit from additional layers showing key demographic indicators including race and income. Sites should be color coded for income level (lower income, moderate income, above moderate income). Rather than shading the parcels, which at best indicates the relative size of parcels, sites should be indicate with dots of different sizes representing the number of units that can be accommodated on the site.

- The Excel table for the site inventory has modified the total capacity column and eliminated the formula that is in the State's template spreadsheet and replaced it with actual numbers. The result is that in a number of places the entry for "total capacity" does not equal the sum of the columns for lower, moderate and above-moderate income capacity. This should be corrected, since at present the sum of the total capacity column exceeds the sum of the individual columns.

- The inventory should provide more detail on the current use of non-vacant sites. In particular, while the inventory identifies whether non-vacant sites have office, commercial, or other uses, it does not distinguish between sites with active uses and those with vacant buildings. That information is needed to assess the likelihood that a site will become available during the planning period.

- The projection that roughly 90% of all new ADUs will be affordable to lower income households is significantly different from the regional ADU affordability distribution provided by ABAG (see Appendix C, page 25). The City has relied on a limited (and not necessarily representative) survey that was conducted as part of a City-commissioned report. Data on ADU rental rates is based on just 56 responses to this question. It indicated that the average rent for an existing ADU is $1,112. However, one third of the responses indicated that their ADUs were being occupied rent free. As these units are likely being provided to family members, without further data it cannot be assumed that these units are available to and occupied by low-income households. The calculation of average rents should remove the zero rent units from the calculation.

  Further evidence that the $1,112 figure is unlikely to apply to newly created ADUs is contained in this same City-commissioned report. That study includes model pro-formas for several ADU development scenarios and uses rents that range between $2,360 and $3,029 per month. The City should re-evaluate its projections of affordability level for newly created ADUs and revise the site inventory accordingly.

- There is little discussion or analysis of how the inventory does or doesn't change patterns of segregation. Table C-19 on page C-83 shows that for the preliminary site inventory, 26.1% of lower income capacity is located in moderate to highest resource tracts, while 36.4% of above moderate-income capacity is located in these tracts. On its face this does not appear to further fair housing. While the City has provided additional AFFH sites, it has not indicated the extent to which those supplemental sites would offset the disparity described above.

- The geographic distribution of sites is not surprising in light of the City's decision to focus only on opportunity sites that require no rezoning, and to rule out in advance any rezoning of low-density areas to accommodate some of the lower income portion of the RHNA. While the City proposes, outside of the site inventory, to consider some future rezoning, the areas that will be studied are not identified and it appears that the focus will be more on accommodating "missing middle" housing types that cannot be assumed necessarily to be affordable to lower income households.

- The City explains the relatively small proportion of lower income sites in high and moderate resource areas by noting that significant portions of these areas are also very high fire hazard or seismic hazard areas, which are located primarily in the most affluent portions of the city with the greatest degree of racial segregation. At the same time, other hazards such as industrial pollution, poor air quality, or sea level rise, were not

considered disqualifying. The result is a set of criteria that by definition rule out the majority of high opportunity areas and areas of concentration of affluence and white population.

- The City justifies concentration of affordable housing in lower opportunity areas as a strategy of investment in these areas to prevent displacement. However, State guidance is clear that this needs to be coupled with place-based community development strategies that involve investments not only in housing, but also in enhanced infrastructure, services, schools, jobs, and other community needs that serve the existing population in at-risk neighborhoods. While the Draft Housing Element makes reference to the need for such investments, it does not provide adequate detail on specific programs, strategies or non-housing investments to be pursued, the anticipated outcomes, or any metrics for determining if such programs are effective in stabilizing at-risk communities.

Action Plan

We are not able to provide detailed comment on each and every policy and action at this time. Additional and more detailed comments on the Action Plan may be submitted during the HCD review period. We do want to call attention to the following:

- Much of the Action Plan consists of continuation of policies and programs already in place. Since it's clear that existing policies have resulted in over-production of market-rate housing and under-production of lower income housing, the City must consider how existing programs can be recalibrated to produce better results.

- Where new programs are mentioned, they are generally described with terms such as "consider," "study", or "evaluate". These are not actions in themselves. HCD has been clear in its guidance and in reviews of draft housing elements in other regions that these kinds of general statements are not sufficient. In its review of Los Angeles' Draft Housing Element, HCD clearly stated:

  > Programs must commit to completing an action that will have an actual impact on housing such as "amend," "revise," or "establish"

  While we would like to see the Housing Element itself be the vehicle for new housing policies, where this is not possible then *at a minimum the Housing Element should commit to bringing concrete legislation before the City Council for adoption by a specific date*. Moreover, these dates should be in the first few years of the housing element. Postponing these studies to the later years means that many of these new programs, if implemented at all, will have limited impact in the housing element cycle.

  This is not a new issue. There are a number of policies and programs that the City has pledged to "consider" for multiple housing element cycles without ever having a full

policy discussion and proposed legislation before the City Council. For this update, the City should commit to move beyond this.

- In many cases the time frames are vague. Specific milestones and deadlines for completion should be called out.

- There is no clear prioritization of the many actions contained in the Action Plan. Which actions are most important to achievement of the City's goals and objectives? For the many new programs and policies that the City will "consider" or "study," which are the most important and what resources will be available to ensure that they are completed in a timely fashion?

- Anticipated outcomes and metrics are insufficient. Many of the action items have no quantified objectives and it is unclear what outcomes are anticipated or how the effectiveness of these actions, particularly in addressing fair housing issues, will be assessed.

- While the Action Plan discusses how the City's major goals address AFFH, it doesn't clearly identify specific actions that address priority factors for AFFH. HCD's guidance on affirmatively furthering fair housing is clear that jurisdictions must identify underlying factors that create and maintain segregations and inequitable opportunities and outcomes, and then select a number of factors that are the highest priority and ensure that the site inventory and action plan are clearly related back to these priority factors.

- The City should not take actions that incentivize market-rate housing without requiring affordability in return. In the past, many policies that could be used to incentivize affordable housing have been implemented across the board without any affordability requirements, leaving the City with limited options for incentives specifically to produce affordable housing. After two decades of significant above-moderate income housing production dating back to the "10K" plan, it's clear that such incentives are no longer needed. Rather than continuing to "expand housing for all economic levels" the housing element action plan needs to focus on the most deficient areas and therefore must prioritize actions that will improve performance in creating and preserving housing for the lowest income individuals, including persons who are currently unhoused.

We offer specific comments on the following action items:

Action 2.2.5 The City should provide a specific date for adopting SB 330 anti-demolition protections. Since this is a matter of bringing the City's code into compliance this should be implemented by the end of 2023 at the latest, including extending it beyond SB 330's sunset date.

Action 2.2.6 We strongly support efforts to reduce speculation in housing through both a speculation tax and adoption of Tenant Opportunity to Purchase Act/Community Opportunity to Purchase Act (TOPA/COPA) legislation.

Action 2.2.8. In place of vague action to study a possible TOPA/COPA policy, the City should commit to bringing a TOPA/COPA ordinance before the City Council for adoption within the first year of the housing element.

Action 3.3.1 Any strategy regarding use of public land should start with adoption of a public land disposition ordinance consistent with the policy framework adopted by the City Council in December 2018. If the City is now proposing to abandon that framework and take a different approach, that should be clearly stated and presented to the City Council as a change in adopted policy.

Action 3.3.3 This action speaks primarily to provision of rental assistance but includes as part of its objective the statement that "100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle." This statement should be included in action 1.1.5, which currently contains no actual commitment.

Action 3.3.5 We strongly support an Affordable Housing overlay that provides by-right approval of 100% affordable housing projects citywide, wherever zoning currently permits it. We also support identifying specific incentives and bonuses that could be part of such an overlay, but that process should not delay the immediate adoption and implementation of a by-right overlay.

Action 3.3.8 We support revision of the Affordable Housing and Jobs/Housing Impact Fee programs, with particular attention to the amount and timing of the fee and recalibration of the on-site alternative compliance option to provide an outcome (number and affordability of units) comparable to what would be achieved through investment of the fee in affordable housing. This analysis was supposed to have been completed by the end of 2021 for presentation to the City Council in early 2022 and was to involve community participation throughout the process and not just in response to a completed study. This has not been the case. The City should commit to a firm date for revision of these ordinances, and should ensure that all evaluations and assessments include meaningful community involvement.

Action 3.3.9 We support deferral or reduction of planning and building fees to increase the feasibility and reduce the cost of producing affordable housing. In particular, we support deferring or reducing building permit fees. For City-financed affordable housing, fee payments could be deferred until a certificate of occupancy is issued, as the City has ample leverage to ensure that those fees will be paid.

Action 3.3.10 We support the creation of a Citywide Enhanced Infrastructure Financing District (EIFD) with a primary goal of providing additional funding resources for affordable housing.

Action 3.3.12 We support continuation of the Acquisition and Conversion to Affordable Housing (ACAH) program, including support for community land trusts and limited equity cooperatives in addition to traditional nonprofit housing.

3.3.15: We support continuation of density bonus incentives, but call on the city to evaluate any barriers to a broader use of the density bonus program, including information on what developers have shared regarding how this program might be improved or expanded. His evaluation should also distinguish between use of density bonus for 100% affordable projects vs predominately market-rate projects.

Action 3.3.16 We support increasing the Real Estate Transfer Tax on higher end transactions including dedication of that increased revenue for programs that produce, preserve and protect affordable housing opportunities. We urge the City to move forward to place such an item on the November 2024 ballot to maximize the likelihood of passage.

Action 3.3.18 We strongly support extension of the Measure KK infrastructure and affordable housing bond, with a substantial increase in the share and amount devoted to housing production and preservation, at a scale that will make a significant impact on Oakland's pressing affordable housing needs. This is an urgent priority and should be implemented as rapidly as possible.

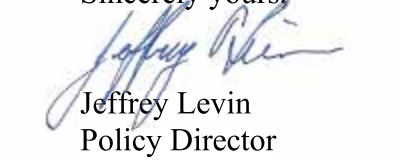
Action 3.4.10 For inventory sites that are carried over from previous housing element cycles, the City must commit to actually rezone those sites – perhaps through use of a zoning overlay – that provides for by-right approval on these sites if a minimum of 20 percent of the units will be affordable to lower-income households. Ideally this should be implemented as part of the Housing Element itself. If not, then the Housing Element must include a specific rezoning program for these sites.

Action 3.6.4 We support active encouragement of use of SB 35 to provide by-right approval for 100% affordable housing, including training and direction to Planning staff that this should be affirmatively pursued.

Action 5.2.8 We have substantial concerns that, given the limited targeting of high opportunity neighborhoods in the site inventory, a "mixed-income" strategy in areas of concentration may lead to more gentrification and displacement. The City must ensure that a better mix of incomes in a neighborhood is not simply capturing a point in time where a neighborhood transition is actually taking place. We note that despite acknowledging the need for place-based strategies to stabilize and improve low resource areas, these programs are not included in the Action Plan.

We again thank you for the opportunity to comment on this Draft Housing Element, and will continue to participate and comment throughout the update process. We look forward to your response to these comments as part of your submission of the Draft Housing Element to HCD.

Sincerely yours,



Jeffrey Levin
Policy Director

Comments on draft housing element

Thomas Cooke [redacted]

Wed 6/29/2022 2:01 PM

To: General Plan <generalplan@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

COMMENTS ON CITY OF OAKLAND GENERAL PLAN DRAFT HOUSING ELEMENT

Submitted by Tom Cooke, June 27, 2022

The draft plan identifies a multitude of housing issues and problems and sets forth many admirable goals and policies to be addressed. The draft checks off all the boxes, and makes the case there are sufficient parcels and capacity to meet the State mandated housing goal, to meet compliance with State housing element requirements.However, if Oakland is to make any meaningful process in addressing its housing needs a more *proactive, implementation orientation is required.*The comments below suggest several means by which to do so.

1 Expand search and identification of potential housing sites. It appears the planners relied primarily of other sources to identify potential sites and did not conduct original search and analysis. Have the many church properties for example been surveyed? Have there been any surveys done to identify underutilized commercial property with housing potential for either rezoning or mixed use. other than those suggested by the community? Provide scheduling for any planning or zoning changes required to facilitate housing construction and conditions thereof.

2. Although extensive tables documenting the characteristics of many sites are provided, any sense priority is lost. To off set this problem a more selective, high priority site category should be established to promote and expedite housing construction. Sites on this list should be given priority for local and other funding resources. Criteria already provided in the draft should be refined (simplified) to distinguish such sites. As necessary such sites should be designated for plan and/or zoning changes to avoid preemption by non-residential development.

A good example of such sites is the Ridge 2 site located at Broadway and Pleasant Valley Road.

3. Identify and set forth more specific models for housing/rental mechanisms such as limit equity condominium, co-housing, and cooperatives.

BUILD AFFORDABLE FASTER

June 29, 2022

To: Lakshmi Rajagopalan, Planner IV

CC: California Department of Housing and Community Development

Re: Feedback on Draft 2023 - 2031 Housing Element Update

Ms. Rajagopalan:

Thank you for the community engagement and technical work you've led in the process to update our city's Housing Element and General Plan. We are writing to submit comments on behalf of Build Affordable Faster (BAF), a state and regional advocacy program of Tenants and Owners Development Corporation (TODCO Group), an affordable housing developer. The policy advocacy branch of our organization, Build Affordable Faster, advocates with and for vulnerable, low-income families and historically marginalized communities of color to increase affordable housing and build a strong social safety net which supports the health, safety, and well-being of California's diverse communities.

We are at a critical moment for the City of Oakland where homelessness has grown exponentially, ballooning to 3,337 unsheltered individuals according to the February 2022 Homeless Point-In-Time Count Report. Oakland did not fulfill its 2015-2022 RHNA requirements for very low-, low-, and moderate-income households, and those 1171 very low-income units that were not constructed could have housed up 35% of the existing unhoused population.

Meeting our goals to produce affordable housing is a priority for Oakland residents. In a September 2020 David Binder survey of Oakland voters (Margin of Error: ±5.7%) by David Binder for BAF, 83% of residents believe we are not building enough for low- and middle-income residents. 71% believe market rate construction is too expensive and pushes out existing residents, and 83% believe market rate housing should include as many affordable housing units as possible.

Next, please (tell me / indicate) whether you agree or disagree with each of the following statements.

	AGREE		DISAGREE		Don't know	SUMMARY	
	Strongly	Some-what	Some-what	Strongly		Agree	Disagree
We are already building enough housing for low- and middle-income residents.	2	5	19	64	10	**7**	**83**
Market-rate construction is too expensive and pushes out existing residents.	47	24	14	8	6	**71**	**23**
New market-rate housing developments should be required to include as many affordable housing units for low and middle-income residents as possible.	61	22	8	5	4	**83**	**13**
When new housing is constructed on publicly owned land, at least 33% of the units should be affordable to low and middle-income residents.	66	21	4	4	4	**88**	**8**
Underused commercial properties, such as abandoned malls or parking lots, should be rezoned for housing, excluding industrial zones.	51	39	3	1	6	**90**	**4**

It is not clear how the action plan outlined in the draft housing element will achieve our RHNA goals for affordable housing, especially when many of the strategies are a mere continuation of policies and programs currently in place which have not been sufficient to prevent displacement of long-term residents and have resulted in the massive under-production of moderate- and lower-income housing.

There is no reflective assessment of what program elements have been most successful, nor indication of how existing programs should be amended to produce better outcomes. The site inventory and action plan should include an explicit correlation with and metric for how these components address patterns of racial segregation that exist in Oakland, and specific action steps that will affirmatively further fair housing (AFFH) and correct exclusionary neighborhoods. While each section features a discussion of how the overarching goals address AFFH, the site inventory and action plan are not clearly related back to the priority contributing factors identified in the fair housing assessment, along with clear metrics to measure results, as directly by HCD's guidance.

The housing element should reaffirm the principle of housing as a fundamental human right, as this has been a recurring theme in many of the community workshops and other public meetings over the past several years. In these meetings and in our poll, it is clear - Oaklanders want stronger anti-displacement measures and more affordable housing.

Below we highlight and comment on key issues and action steps we encourage the city to prioritize:

Tenant Protections, Anti-Displacement and Preservation of Existing Affordable Housing

We support Action **1.1.3 to strengthen Ellis Act Ordinance protections**. The city should be more actively advocating for state legislative reform to ensure the Ellis Act is not used by large conglomerates to push out tenants. We encourage more specificity regarding City Council

direction to ensure that this is a legislative priority for the firm representing the city's interests in Sacramento.

We support **Action 1.1.5 to provide eviction defense and implement a right to counseling**. Post pandemic, the city needs to increase its ability and capacity to represent individuals in unfair evictions. The administration and city council should ensure adequate funding for these programs during the current and upcoming two year and mid cycle budget processes.

We support **Action 1.1.7 to monitor neighborhood displacement risk factors**. The city should build on the mapping work already produced for the site inventory, zoning, environmental justice analysis and other components of the housing element and general plan by conducting further analysis including an overlay of key demographic information to identify communities vulnerable to displacement. The city should allocate resources accordingly and center outreach and advocacy efforts in these areas in appropriate languages.

We strongly support **Action 1.1.11 to provide a local preference in affordable housing projects**, **Action 2.2.6 to reduce housing speculation through an anti-speculation tax**, and the adoption of **Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act** that grants the right of first offer and right of refusal for tenants, community land trusts and nonprofits.

Regarding **Action 1.1.12 to negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land**: we urge the city to set strong community benefits standards including deeply affordable housing requirements and anti-displacement resources for tenants, across the board, which the approval of development agreements is conditioned upon. This would help offset the impacts of further displacement and gentrification and help provide more certainty for the city, project developers and other stakeholders, versus an unpredictable and resource intensive negotiation process.

Housing Production

We strongly support the recommendations in the overarching **Policy Goal 3.1 to facilitate production of deeply affordable housing**. This policy goal goes hand in hand with **Action 3.3.5 to implement an affordable housing overlay** to establish by right (non-discretionary) zoning for 100% affordable housing developments and development projects that offer higher affordability and **Action 3.3.1 is key to make all available city-owned property for affordable housing** and ensure that city-owned property goes to extremely low-income households as stated in **Action 3.3.4**. For any streamlining of 100% affordable, the city should explicitly mandate city staff to prioritize affordable housing projects.

In addition, **Action 3.2.3**, is key to opening more land, and to promote flexibility in adaptive reuse to increase the housing stock. The city should look at vacant commercial stock and make it easier for it to be residential with higher affordability. In our previously referenced 2020 David Binder poll, allowing for residential for underutilized commercial properties had 90% support among Oakland voters. We believe in unlocking the potential of thousands of square

miles of urban and suburban commercial districts, transforming underutilized office parks and expansive parking lots into hundreds of thousands -- or even millions -- of new market-rate and affordable homes.

The cost of construction materials, high interest rates, and cost/competition for land are huge factors that will impact the delivery of housing projects, especially affordable housing projects. The city should not only engage **Action 3.3.11: Support innovations by design** but convene stakeholders such as labor and developers to significantly increase production of housing using construction innovations, such as exploring modular, to match housing needs.

Lastly, given the city's absolute failure to deliver adequate affordable housing, and exceeding the market rate production goals, any implementation of **Action 3.3.15 (density bonus incentives) should always be coupled with increased affordability requirements**.

Financing

If the City is to meet its goal of building housing for the working and middle class it must provide a comprehensive financing plan for how we will build 10,000 very low-, low-, and moderate-income units by 2031, as required by our RHNA. We support **Action 3.3.16: Consider revising the Real Estate Transfer Tax** to use "a portion of the revised tax rate as a dedicated funding stream for affordable housing." We also support **Action 3.3.18 to reauthorize Measure KK** if it is a bond that predominantly addresses our housing affordability crisis.

We also support **Action 3.3.8 to right-size development fees** on market-rate developments. In our analysis below, the city only gets a mere fraction of what a developer could afford in 2020. Factors such as the current recession conditions, interest rates, and cost of construction materials may need to be re-visited.

Affordable Housing Impact Fee per Unit- For-Sale Homes						
	Single-Family - Hills	Single Family -Urban		Townhomes-Hills	Townhomes-Urban	
	zone 1	zone 2	zone 3	zone 1	zone 2	zone 3
2021 max fees (nexus study update)	$99,776	$41,839		$65,018	$53,813	
Actual Fees (2021)	$24,219	$17,375	$8,424	$21,060	$15,005	$8,424
Difference	$75,557	$24,464	$33,415	$43,958	$38,808	$45,389
% of max fee	24%	42%	20%	32%	28%	16%

EIFD

In 2019, the Mayor's Housing Cabinet published recommendations in the report *Oakland at Home: Recommendations for Implementing A Roadmap Toward Equity* which explored an Enhanced Infrastructure Financing District (EIFD) for affordable housing. Three years later, the draft Housing Element, also recommends considering an EIFD via **Action 3.3.10**, **Consider a citywide Enhanced Infrastructure Financing District (EIFD)**. We're concerned

about the proposed timeline and advocate that the city act with urgency regarding an EIFD that invests in the public good- affordable housing and associated infrastructure. A study and subsequent steps to form an EIFD should be completed in the near term, not 2028. Our agency has contracted with a respected third-party agency to do this analysis and is working with the city administration and other stakeholders to identify specific boundaries and uses for the EIFD revenues. An EIFD would allow for increased bonding capacity to leverage funding that local Oakland based developers can access to support the production and preservation of affordable housing.

Homelessness and Services for the Unhoused

Regarding Goal 4. Address Homelessness and Expand Services for the Unhoused, the codification of the controversial “Encampment Management Policy” in Policy 4.2, Action 4.2.1 and 4.2.3, should be reconsidered. While addressing homelessness should be a top priority for the city, many directly impacted members of the unhoused community and advocates for the homeless have registered formal opposition to the EMP and have requested that City Council rescind the ordinance. We urge the city to continue to engage these stakeholders to identify and build more consensus on ways to meet the health and safety needs of both unhoused residents and the greater Oakland community.

In closing, we appreciate the opportunity to comment on the draft housing element, and look forward to continuing the conversation, providing further input, and understanding how our comments are addressed and incorporated into revisions of the draft housing element submitted to the State. Thanks again for your work and please reach out if you have questions.

Respectfully,

Bobbi Lopez
Director of Policy and Community Engagement
Build Affordable Faster, a regional advocacy project
Tenants and Owners Development Corporation (TODCO)

Liana Molina
East Bay Advocacy and Partnerships
Build Affordable Faster, a regional advocacy project
Tenants and Owners Development Corporation (TODCO)
510-593-3633

SAVE THE BAY

August 5, 2022

City of Oakland Planning Department
250 Frank H Ogawa Plaza
Oakland, CA 94612

RE: Comments on Draft Housing Element for 2023-2031

Dear Lakshmi Rajagopalan,

Thank you for the opportunity to provide comments on the draft Housing Element. Save The Bay is appreciative of the work that went into this draft element, and we hope that our comments will help the city plan for more climate resilient housing in the years to come. We believe that climate SMART (Sustainable, Mixed-Use, Affordable, Resilient, Transit-Oriented) housing[1] can build resilience to climate impacts and reduce housing inequities.

Save The Bay is an Oakland-based, Bay Area-wide organization that protects and restores San Francisco Bay for people and wildlife. We envision a clean and healthy bay, free from pollution, ringed by restored wetlands, and Bay Area communities that are resilient to and prepared for the intensifying impacts of climate change.

As the City of Oakland plans to meet its RHNA goals, selecting sites that are resilient to the impacts of climate change is critically important. New housing construction, especially for low-income communities who face the greatest risk from climate impacts, should be located away from areas prone to fires, flooding, extreme heat, and sea level rise. Dense, affordable, infill development close to transit can connect historically under-invested communities to resources and infrastructure across the city and region. Building SMART housing will also advance Oakland's climate goals by mitigating greenhouse gas emissions from driving by supporting the use of alternative modes.

One opportunity to add more climate SMART housing in Oakland is in the Rockridge neighborhood. Housing built here would be accessible by BART and bus lines, and would be more resilient to extreme heat[2] due to an abundance of trees and parks. This neighborhood is also more resilient to other climate impacts, as it is outside of the sea level rise and fire hazard zones. Affordable housing in this high opportunity area is especially impactful toward reducing income inequality and racial segregation, which the City of Oakland is required to address under AB 686. Prioritizing dense, affordable housing development in this and other high opportunity areas through strategic rezoning is necessary to affirmatively further fair housing as required by law, and to move toward racial and environmental equity in Oakland.

The Housing Element update provides an opportunity to advance both climate and housing justice by planning for dense, climate SMART housing. Incorporating resilience into this Housing Element update will ensure that Oaklanders are protected from climate impacts for years to come.

Thank you for your consideration.

Sincerely,

David Lewis
Executive Director, Save The Bay

[1] https://resilienceplaybook.org/equitably-addressing-the-bay-area-housing-crisis/
[2] https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect

feedback on draft Housing Element

Louis Eisenberg [redacted]

Mon 8/15/2022 3:07 PM

To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

My name is Louis Eisenberg, and I am an Oakland resident and homeowner in Upper Rockridge. I am writing to express my strong support for a comment letter submitted by the Rockridge Community Planning Council (RCPC) Board on the topic of Oakland's draft Housing Element. In particular, I want to emphasize my support for the following paragraph:

> *First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses.*

Thank you,

Louis Eisenberg
[redacted]

Housing Element - Rockridge meeting

Maya Schechter [redacted]

Tue 8/16/2022 1:41 PM

To: Lieberworth, Audrey <ALieberworth@oaklandca.gov>

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Hello,

I am writing to share a comment in advance of Thursday's Rockridge meeting on the draft Housing Element. I cannot attend the meeting but I strongly support the points made by RCPC in the letter sent to the city, including allowing and incentivizing housing, especially affordable housing, on all of sites listed in the letter:

- CCA Site
- Rockridge BART Site
- Triangular site at the corner of Claremont and College
- A portion of the Dreyer's Ice Cream site
- Wendy's site at College and Broadway
- Ridge site at Broadway and Pleasant Hill
- Carpet store site at College and Kales
- Dialysis Center site at Claremont and Clifton
- DMV Site at Claremont and Cavour
- Chevron Station Site at Telegraph near highway 24

I also support the other points made to encourage housing in Rockridge.

Thanks for your work on this.

Best,
Maya Schechter, Rockridge resident

August 24, 2022

Submitted by email to: generalplan@oaklandca.gov

With a copy to:
Lakshmi Rajagopalan, LRajagopalan@oaklandca.gov
Audrey Lieberworth, ALieberworth@oaklandca.gov

RE: Oakland's 6th Cycle Housing Element Update

Dear City of Oakland:

Thank you for the opportunity to provide input on the city of Oakland's housing element. Your work supporting your community to meet its housing needs is critical in addressing the housing affordability crisis. We understand that at this moment in the housing element process, your jurisdiction is awaiting input from HCD on your draft housing element. As such, we are offering the attached equitable policy resources in addition to offering technical assistance from Baird + Driskell Community Planning ("B+D") if your jurisdiction is interested in this level of support.

The Partnership for the Bay's Future ("PBF") is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive. To do so, we address the challenges of housing and protecting tenants through the support of equitable policy change as well as investing in the production and preservation of affordable housing.

In consultation with government leaders, housing policy experts, and communities, we have compiled a list of equitable housing priorities that we hope Oakland will consider incorporating into the new housing element. In some cases, these are policies that housing element law requires jurisdictions to address as a potential action or recommendation in their housing elements, but in other cases, these are suggested policies that we are raising up as equitable planning priorities. We are including the following resources for your review and consideration:

- a slide deck covering each priority policy idea, with template language for your jurisdiction to consider,
- examples of places where the policy has been adopted, and
- additional links and resources.

We believe that Oakland's current efforts already include many of the listed policies, which we applaud. These summaries can be used as resources for staff as they communicate with both decision makers and the public. If you are interested, we are happy to provide further assistance to incorporate these policies into your housing element as well as help draft talking points that can be tailored for local implementation.

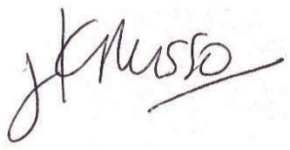
We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities:

1. Favorable Zoning and Land Use
    - Make multifamily infill easier to develop
    - Allow, require or encourage multifamily housing in more places
    - Allow or encourage missing middle housing in single-family neighborhoods
    - Provide incentives for affordable housing development
    - Provide incentives for affordable ADUs and "missing middle" housing
2. Accelerating Production Timeframes
    - Streamline development approvals and environmental review process for multifamily housing
    - Streamline permitting process for multifamily housing
3. Reducing Construction and Development Costs
    - Ensure local requirements are not making development more expensive without requisite benefits
    - Actively support the use of modular and factory-built construction methods
4. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing
5. Advocating for Rent Control and Just Cause for Eviction Policies
    - Adopt or update rent stabilization policies
    - Adopt or update just cause eviction policies
6. Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts
7. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements
8. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas

If you have any questions, please contact me (krusso@sff.org) and our colleagues at Baird + Driskell (Kristy Wang, wang@bdplanning.com, and Joshua Abrams, abrams@bdplanning.com). We do hope that you consider tapping into the B+D team's technical assistance to explore some of these policies further or receive support with policies Oakland is already considering. Please contact us and we will be happy to arrange that.

Thank you again for the opportunity to provide input into Oakland's housing element. We appreciate all your efforts to address the housing needs of Bay Area and California residents.

Sincerely,



Khanh Russo
Vice President of Policy and Innovation
San Francisco

PBF's Priorities for 6th Cycle Housing Elements

August 2022



Priority Policies and Actions

1. Favorable Zoning and Land Use
   - Make multifamily infill easier to develop
   - Allow, require or encourage multifamily housing in more places
   - Allow or encourage missing middle housing in single-family neighborhoods
   - Provide incentives for affordable housing development
   - Provide incentives for affordable ADUs and "missing middle" housing
2. Accelerating Production Timeframes
   - Streamline development approvals and environmental review process for multifamily housing
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8. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas

Make multifamily infill easier to develop

Explore the following policies and programs:

- **Revise development codes:** Review multifamily development standards to allow greater density, including floor area ratio, height limits, minimum lot or unit sizes, setbacks, lot coverage and/or allowable dwelling units per acre.
- **Reduced parking requirements:** Adopt policies that reduce parking minimums, establish parking maximums and encourage other practices that reduce cost and the amount of space dedicated to cars.
- **Eliminate design standards:** Eliminate or replace subjective development and design standards with objective standards that simplify zoning clearance and improve approval certainty and timing.
- **Form-based codes:** Establish form-based codes that can be paired with by-right approvals.



EXAMPLES

San Francisco, Berkeley and San Diego have eliminated minimum parking requirements in new housing development. San Francisco also has parking maximums.

Redwood City's Downtown Precise Plan links adherence to development standards with a streamlined approvals process.

Allow, require or encourage multifamily housing in more places

Explore the following policies and programs:

In mixed-use zones where commercial uses outcompete residential uses, cities could:

- **Change zoning standards:** Offer greater FAR, height and other zoning standards for residential developments in mixed use zones.
- **Encourage mixed-use:** Require applicants to build housing when applying to build commercial developments in mixed use zones

Cities can also ensure their regulations don't preclude the development of microunits, single room occupancy (SRO) buildings.



EXAMPLES

Redwood City's Mixed-Use Neighborhood District allows greater height and FAR for residential-only and mixed-use buildings than for commercial-only buildings.

In 2019, San Jose revised its planning regulations to allow for co-living housing types.

Allow or encourage missing middle housing in single-family neighborhoods

Explore the following policies and programs:

- **Rezoning:** Rezone in single-family neighborhoods to allow additional ADUs, duplexes, triplexes and other small-scale multifamily ("missing middle") housing
- **New standards and guidelines:** Establish design and development standards and guidelines that support missing middle housing types
- **SB 9 ordinances:** Develop local SB 9 implementing ordinances that encourage and support the creation of small-scale multifamily housing rather than merely comply with state requirements.



EXAMPLES

Portland has established a strong missing middle policy, including their Better Housing by Design work, focused on design guidelines and related zoning code changes in multi-family zones, and the Residential Infill Project development standards focused on single family neighborhoods.

Eugene, Oregon approved Middle Housing Code Amendments to comply with state law. The amendments include smaller minimum lot sizes, lot size reductions for affordable units, parking reductions for housing built near transit, and other changes.

Provide incentives for affordable housing development

Explore the following policies and programs:

- **Overlay zones:** Establish an affordable housing overlay zone to encourage the production of below-market-rate affordable housing with targeted incentives or relaxed requirements that go beyond state density bonus law
- **Incentives for developers:** Offer zoning concessions and fee exemptions as incentives to developers of multifamily housing projects which meet [JURISDICTION]'s housing needs, in exchange for an agreement that more than [#%] of the total number of units constructed will be affordable to lower-income households



EXAMPLES

Menlo Park's Affordable Housing Overlay Zone

Foster City's Affordable Housing Overlay Zone

Oakley's Affordable Housing Overlay Zone

Sunnyvale's waiver of parking requirements

Half Moon Bay's waiver of development standards

Provide incentives for deed-restricted affordable ADUs and "missing middle" housing

Explore the following policies and programs:

- **Lot splits:** Allow nonprofits and community land trusts (CLTs) to sell deed restricted affordable ADUs separately from the main house.
- **Increase ADUs per lot:** Allow nonprofits/CLTs to build two detached, deed restricted, affordable ADUs per property.
- **Community partnerships:** Develop zoning standards that provide additional flexibility to nonprofits/CLTs that want to build ADUs, including 2-story ADUs.
- **Upzoning partnerships:** Allow nonprofits/CLTs to convert single family homes into deed restricted, affordable duplexes, triplexes or quads (more permissive than SB 9)
- **Density bonuses:** Develop rules that extend the density bonus to 100 percent affordable projects smaller than 5 units.



EXAMPLES

San Diego allows an extra ADU on a site that has reached the maximum ADU limit if the extra one is deed-restricted affordable.

Piedmont has flexibility built into their ADU ordinance where larger ADUs are permitted if they are deed restricted affordable for low-income households.

Pasadena incentivizes the creation of ADUs affordable to Section 8 voucher holders with incomes below 80% of AMI. The city offers comprehensive assistance (with financing, designing, permitting, and constructing) and low-interest construction loans.

LA ADU Accelerator matches homeowners with older renters, providing landlord support and reliable rent in return for affordability.

LA Mas's Backyard Homes Project

Streamline development approvals and environmental review process for multifamily housing

Explore the following policies and programs:

In locations that have not yet met their housing targets, SB 35 pairs a streamlined approval process with objective design standards for infill projects that provide a certain level of affordability and comply with existing residential and mixed-use zoning and other requirements.

Localities could take it further by:

- Establishing by-right zoning and local systems/dedicated staff for more types of housing beyond SB 35-eligible projects
- Establishing by-right zoning in certain areas or neighborhoods



EXAMPLES

Redwood City's Downtown Precise Plan allows for the ministerial approval of certain multifamily infill projects.

Streamline permitting process for multifamily housing

Explore the following policies and programs:

- **Improve application processes:** Review application review and approvals process to identify improvements (convene stakeholders, hire an outside firm).
- **Pre-application checks:** Establish pre-application checks to ensure that applications are complete before submission.
- **One-stop-shops:** Establish one-stop-shop permitting process and/or a single point of contact for coordinating permitting across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.
- **Special expedited permits:** Establish priority permit processing or reduced plan check times for specific categories of housing (ADU/JADUs, multifamily housing, affordable housing, etc.)



EXAMPLES

San Diego has an expedited permitting process for affordable, infill and sustainable buildings.

Seattle has a expedited approvals program for new construction projects that meet certain sustainability requirements.

San Francisco's Mayoral Executive Directives on ADUs and setting timelines for approvals have sped up permitting processes by providing a rationale to create a sense of urgency and focus city staff.

San Jose had "ADU Tuesdays" at the city's permit counter in order to streamline ADU permit processing.

Ensure local requirements do not make development more costly without requisite benefits

Explore the following policies and programs:

- **Flexible standards:** Provide additional flexibility on development standards, including parking standards, for affordable housing
- **Reduce construction costs:** Review current local construction requirements and building standards for excessive and costly terms



EXAMPLES

Half Moon Bay's zoning code allows for flexibility in the application of development standards for affordable housing projects.

Actively support the use of modular and factory-built construction methods

Explore the following policies and programs:

- **Expedited permits:** Establish a clear and expedited approval and permitting process for modular and manufactured homes.
- **Pre-fab trainings:** Conduct or require a training for building officials and relevant staff to ensure they are aware of current state processes and requirements and how they intersect with local authority/responsibilities.

Generate new revenue and/or dedicate existing revenue towards affordable housing

Explore the following policies and programs:

- **Explore new or increased taxes:** Generate new dedicated revenue for affordable housing. This could include:
  - Sales tax increases
  - General obligation bonds
  - Transient occupancy taxes
  - Parcel taxes
  - Head taxes
  - Business license (landlord) taxes
  - Real estate transfer taxes
  - Vacant property and vacancy taxes
- **Prioritize existing revenue:** Establish priorities or set-aside existing local general funds for affordable housing.



EXAMPLES

In 2016, Santa Clara County voters and Alameda County voters approved general obligation bonds for affordable housing through Measure A ($950 million in Santa Clara County) and Measure A1 ($580 million in Alameda County).

In 2018, Oakland voters approved a vacant property tax that generates revenue for homeless services.

By resolution, San Mateo County's Board of Supervisors established funding priorities – including affordable housing uses – for 2016's Measure K half-cent sales tax extension.

In 2012, San Francisco established its Housing Trust Fund through a set-aside in the General Fund.

Adopt or update rent stabilization policies

Explore the following policies and programs:

Under California's Tenant Protection Act of 2019 (AB 1482):

- Rent cannot be increased more than 5% + your local CPI (Consumer Price Index) OR 10% annually – whichever of these is lower.

Localities could take it further by:

- Adopting a local ordinance with a smaller allowable annual rent increase
- Adopting a local ordinance that does not sunset in 2030

Localities could also dedicate funding and resources toward education and enforcement.



EXAMPLES

Several Bay Area jurisdictions have rent stabilization policies that go beyond state law (such as smaller allowed rent increases), including:

- San Francisco
- San Jose
- Oakland
- Berkeley
- East Palo Alto
- Mountain View
- Richmond

Adopt or update just cause eviction policies

Explore the following policies and programs:

California's Tenant Protection Act of 2019 (AB 1482) limits the reasons for which tenants can be evicted. This law does not cover all buildings or all tenants. It expires on Jan. 1, 2030.

Localities could take it further by:

- Applying protections on day 1 of a tenancy (instead of day 365)
- Requiring landlords to have a permit in hand before evicting tenants using the "substantial remodel" provision
- Passing a local ordinance that is permanent
- Expanding just cause eviction policies to cover new construction, single-family homes and condominiums

Localities could also dedicate funding and resources toward education and enforcement.



EXAMPLES

Berkeley, East Palo Alto and Oakland are some Bay Area jurisdictions that have existing permanent Just Cause evictions ordinances.

Most rental units in Oakland and Richmond are subject to their just cause eviction ordinances.

Support the formation and operation of community land trusts (CLTs)

Explore the following policies and programs:

- **Eligibility:** Ensure CLTs are eligible for local housing funding.
- **Opportunity to Purchase:** Establish a right of first offer/refusal that gives nonprofits/CLTs enhanced ability to buy property
- **CLT Incubation:** Establish an initiative to support the incubation or creation of a new community land trust. Provide financial support to CLTs in the early stages of organizational development.
- **CLT Pipeline Development:** Study the feasibility of requiring new inclusionary ownership units to be stewarded by a CLT.
- **Extra Flexibility:** Give CLTs extra flexibility to develop/steward ADUs, allowing CLTs to sell ADUs to low-income buyers and giving CLTs more flexibility with development standards (multiple ADUs, 2-story ADUs, etc.). *See affordable ADU slide*



EXAMPLES

In 2018, New York City funded a citywide CLT initiative to support the incubation/expansion of 10 CLTs

Cities like Irvine and Chicago have city sponsored/chartered CLTs that manage the affordable ownership stock.

Create or review/update inclusionary housing and commercial linkage fee requirements

Explore the following policies and programs:

- **Establish New Inclusionary Requirements:** Require the provision of affordable housing by the private sector through an inclusionary requirement for market-rate housing (including in-lieu fee options) and a commercial linkage fee paid by new commercial development.
- **Regularly Update Inclusionary Requirements:** Conduct an inclusionary housing feasibility study in [20XX] and develop policy recommendations on inclusionary zoning in [20XX].



EXAMPLES

Inclusionary housing requirements have been widely, but not universally, adopted by jurisdictions across the Bay Area.

San Mateo (city) and Boulder, CO are two examples of small to midsized cities that have set up strong inclusionary programs that deliver affordable units and maintain affordability over time.

Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas

Explore the following policies and programs:

- **Zoning:** Rezone sites for multi-unit housing in high resource areas.
- **Public Land:** Set-aside publicly owned land in high opportunity areas for housing development.
- **Affordable Housing Siting Policy:** Develop an affordable housing siting policy to provide affordable housing equitably across a jurisdiction.
- **Tax Credit Competitiveness:** Conduct an analysis of a jurisdiction's geography for tax credit amenity scoring.
    - Zone more land for multi-family in amenity-rich areas, and do land assembly/acquisition in places that score highly for tax credits
    - Address gaps in communities that do not score highly for tax credit amenities, especially if they are high resource areas



EXAMPLES

Los Angeles's 6th Cycle housing element includes an objective to "Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas."

Seattle has a development siting policy that seeks to provide housing opportunities for the lowest-income and the most vulnerable populations across the city, including amenity-rich neighborhoods.

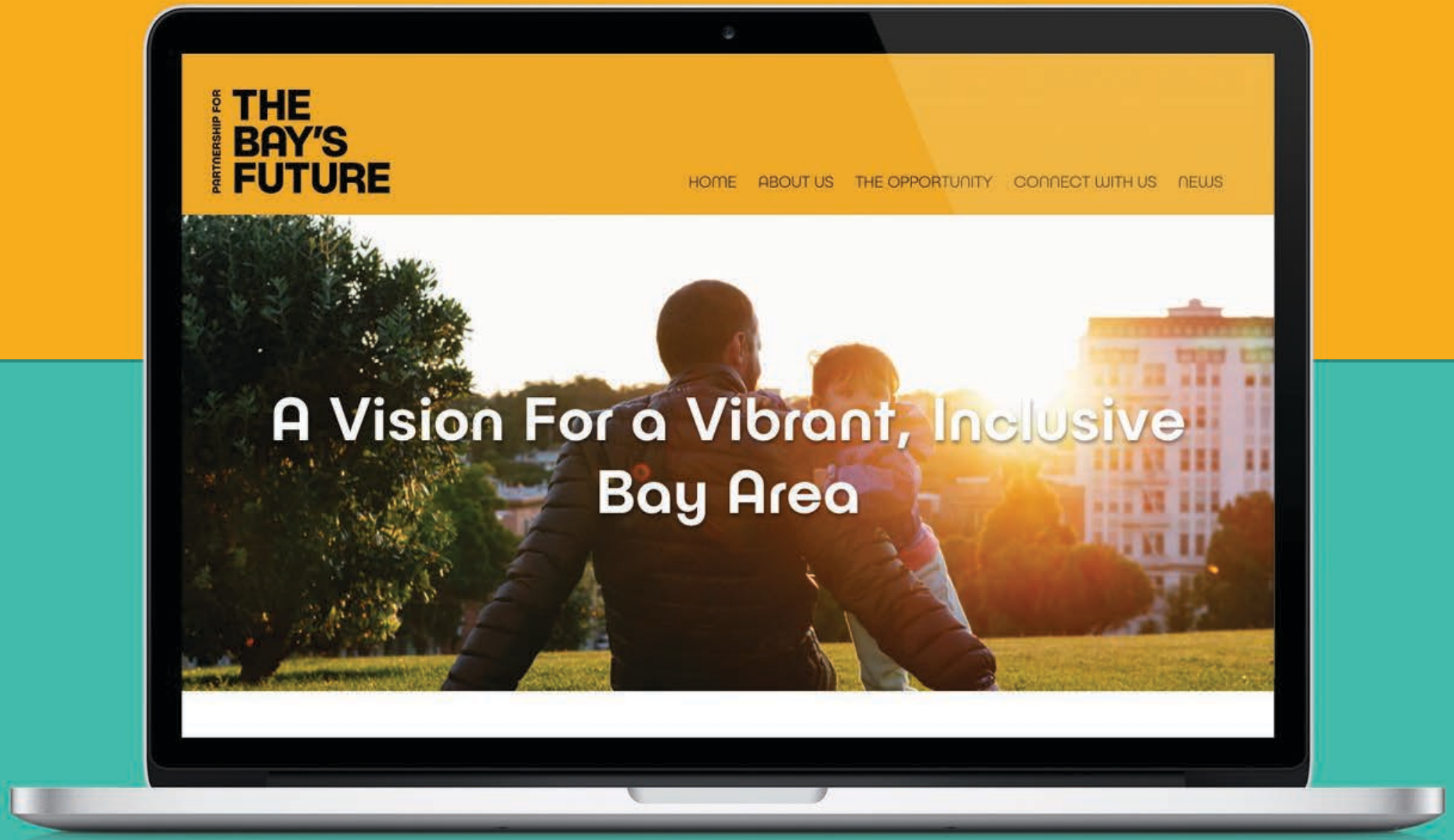
San Jose has begun a process to develop an affordable housing siting process to ensure the city meets its fair housing and affordable housing goals, including providing affordable housing in higher-opportunity neighborhoods.

Other equitable housing policies for further exploration

Explore the following policies and programs:

- Anti-tenant harassment policies (Oakland and Concord)
- Preservation policies including acquisition/rehab models
- Transit Oriented Communities (TOC) policies

baysfuture.org





Credit: Favianna Rodriguez
Created for Oakland General Plan Outreach Process by Deeply Rooted Collaborative

Deeply Rooted in Oakland Partnership

Oakland General Plan Update

Draft Housing Element 2023-31
Missing Housing Justice Priority Policy Recommendations
from
Deeply Rooted Collaborative Community Engagement
Date : 09/29/2022

"The rampant displacement seen today in the SF Bay Area is built upon a history of exclusion and dispossession, centered on race, and driven by the logic of capitalism. This history established massive inequities in who owned land, who had access to financing, and who held political power, all of which determined–and still remain at the root of deciding–who can call the Bay Area home."
Othering & Belonging Institute, Roots, Race, Place: A History of Racially Exclusionary Housing in the SF Bay Area

The following list of priority housing policies are currently missing from the City's draft Housing Element. These proposals that begin to address the priority needs of Oakland residents most impacted by housing discrimination and injustice came from

Deeply Rooted's ongoing engagement with community residents (via interviews and surveys), Equity Working Group, and Deeply Rooted partner organizations.

*A few policies are listed under multiple departments.

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
Homelessness/City Administrator					
1	Protect Impacted People	Encampment Management Policy	**Treat unhoused people with dignity** and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy.	Homelessness/City Administrator	
2	Protect Impacted People	Encampment Management Policy	**Prioritize Compassionate Care and Facilities:** Support humane and positive spaces with services such as showers, coffee, and groups that encourage individual expression; hire counselors and formerly/currently unhoused people to conduct outreach in communities they are familiar with; improve benefits and higher pay for social service workers and homeless shelter staff.	Homelessness/City Administrator	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
3	Protect Impacted People	Encampment Management Policy	**Ensure Clean Environments:** Support trash removal and address illegal dumping around homeless encampments in active partnership with unhoused residents.	Homelessness/City Administrator	
Housing & Community Development					
4*	Protect Impacted People	Fair Housing, Eviction prevention	**Fair Housing/Human Health/Socioeconomic Impacts Analysis:** require public analysis & prevention of harm of fair housing/displacement/ homelessness impacts of market rate projects before development approved.	Planning, Housing & Community Development	
5*	Protect Impacted People	Fair Housing & Affordable Housing Access	Utilize **neighborhood Area Median Income** for affordable housing projects (many "affordable" housing units are not affordable to local residents."	Housing & Community Development, Planning	
6*	Land for People & Protect Impacted People	Land Use for Anti-Displacement ; Fair Housing	**[New City policy states]** Update zoning of single family (one home per parcel) to allow for duplex, fourplex, townhomes, and accessory dwelling units. Upzoning to allow for more live/work housing (live in and run a business) and artist housing in cultural	Housing & Community Development,Planning	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			districts). **Create Cultural Preservation Districts** to **protect existing residents** from displacement, i.e. require on-site affordable units from market rate projects (instead of in-lieu fee), use neighborhood area median income for defining affordability, require fair housing impact assessment of market rate projects, have a Community Planning Council to vote on new development projects, etc.		
7*	Land for People	Community power in land use decisions & accountability with Housing Element	**Housing Commission** for residents to monitor City performance with Housing Element and other housing policy implementation. **Neighborhood Planning Councils** for resident leadership on what projects are developed where.	Housing & Community Development, Planning	
8*	Protect Impacted People	Housing Habitability & Anti-Displacement	**[New policy included in draft Housing Element] Proactive rental inspections*** The City's proposal doesn't appear to recognize the need for a Proactive Rental Inspection Ordinance that the City Council must enact. The new Ordinance	Planning, Housing & Community Development, City Council	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			should also require **anti-displacement strategies** from increased code enforcement.		
9	Protect Impacted People	Fair Housing	Prioritize implementation of City's **Fair Chance Housing Ordinance.**	Housing & Community Development	
10	Protect Impacted People	Financing	**[Existing City language prioritizes]** Seniors, people with HIV/AIDS, people with disabilities and unhoused people. City should also prioritize housing for **formerly incarcerated people, single parents, long-term residents, Black people, immigrants, and youth aging out of foster care.**	Housing & Community Development	
11	Protect Impacted People	Affordable housing access	Support streamlined communication with affordable housing applicants for quicker response times and accurate updates on housing application status [Action items in the current Housing Element include housing	Housing & Community Development	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			preference policies for displaced residents and current Oakland residents and workers].		
12*	Financing Equity	Affordable Housing funding	Increase **Housing Impact Fees** to fund affordable housing that's affordable to current lower income residents.	Housing & Community Development, Planning	
13	Financing Equity	Affordable Housing access	**Provide Financial Assistance:** Consider publicly subsidized housing stipends for Oakland natives.	Housing & Community Development	
14	Financing Equity	Homeownership Opportunities	**Grow Shared Ownership/Homeownership Opportunities:** Support pathway to homeownership and shared ownership programs for Black and other residents of color; create shared housing options for formerly incarcerated people.	Housing & Community Development	
15*	Financing Equity	Homelessness Programs	**Fund Supportive Housing:** Fund permanent supportive housing with intensive wraparound services,	Human Services, Housing &	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			including mental health and case management services; dedicate housing for unhoused veterans and people with disabilities.*	Community Development	
16*	Land For People & Protect Impacted People	Fair Housing, Eviction Prevention	**[New policy included in draft Housing Element]** Consider an **anti-speculation tax** if a property is sold quickly again. The City's proposal **does not prevent** housing speculation. The City should instead **enact fair housing policies** that prevent speculators from buying homes in order to evict current lower income residents.	Housing & Community Development,Planning	
Human Services					
15*	Financing Equity	Homelessness Programs	**Fund Supportive Housing:** Fund permanent supportive housing with intensive wraparound services, including mental health and case management services; dedicate housing for unhoused veterans and people with disabilities.	Human Services, Housing & Community Development	
Planning					

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
17	Structural Solutions	Acknowledge history of housing exclusion & racism	**The State Affirmatively Furthering Fair Housing** new rules requires the City to acknowledge the history of and current fair housing violations, and to affirmatively solve for these problems. The City's consultants should work closely with DR groups to include the history of Oakland's different communities that have experienced housing and racial exclusion and fair housing discrimination in Housing Element sections.	Planning	
18	Land for People	Public land	**All public land for 100%** affordable housing (also 10+ acres should be considered for affordable housing, not market rate units), especially for unhoused residents.	Planning	
19	Protect Impacted People	Fair Housing, Eviction prevention, Environmental Justice	Implement all of the **Healthy Development Guidelines** in assessing whether a development project or policy should be approved.	Planning	
20	Protect Impacted People	Zoning and land use equity	Change zoning so **tiny homes or RVs are allowed across the City.**	Planning	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
12*	Financing Equity	Affordable Housing funding	Increase **Housing Impact Fees** to fund affordable housing that's affordable to current lower income residents.	Housing & Community Development, Planning	
21	Financing Equity	Low income homeowners	**[Existing City policy states]** Release Measure KK funds Assess whether low income homeowners knew about and accessed the City Council's grant for low income homeowners to pay the new **Measure KK parcel taxes**. Before enacting regressive tax measures that directly impact low income homeowners, ensure that they can be exempted from new payments.	Planning	
22	Land for People	Fair Housing	Create a real **Inclusionary Zoning law** that requires on-site affordable housing.	Planning	
23	Land for People	Zoning	**Link zoning changes to affordability requirements.** A developer who wants to build more units (say, 200 units instead of 100 units) should also increase the	Planning	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			number of affordable housing units on site.		
24	Land for People	Green spaces	**Value Community Assets:** Prioritize community assets such as recreation centers and parks; increase trees and green spaces in underserved residential areas.	Planning	
7*	Land for People	Community power in land use decisions & accountability with Housing Element	**Housing Commission** for residents to monitor City performance with Housing Element and other housing policy implementation. **Neighborhood Planning Councils** for resident leadership on what projects are developed where.	Housing & Community Development, Planning	
25	Protect Impacted People	Healthy Housing	Require/Provide an air purifier per unit in neighborhoods with high levels of pollution. This will also help address wildfire smoke.	Planning	
8*	Protect Impacted People	Housing Habitability & Anti-Displacement	**[New policy included in draft Housing Element] Proactive rental inspections** The CIty's proposal doesn't appear to recognize the	Planning, Housing & Community Development, City	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			need for a Proactive Rental Inspection Ordinance that the City Council must enact. The new Ordinance should also require **anti-displacement strategies** from increased code enforcement.	Council	
5*	Protect Impacted People	Fair Housing & Affordable Housing Access	Utilize **neighborhood Area Median Income** for affordable housing projects (many "affordable" housing units are not affordable to local residents."	Housing & Community Development, Planning	
4*	Protect Impacted People	Fair Housing, Eviction prevention	**Fair Housing/Human Health/Socioeconomic Impacts Analysis:** require public analysis & prevention of harm of fair housing/displacement/ homelessness impacts of market rate projects before development approved.	Planning, Housing & Community Development	
16*	Land For People & Protect Impacted People	Fair Housing, Eviction Prevention	**[New policy included in draft Housing Element]** Consider an **anti-speculation tax** if a property is sold quickly again. The City's proposal **does not prevent** housing speculation. The City should instead **enact fair**	Housing & Community Development,Planning	

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
			housing policies that prevent speculators from buying homes in order to evict current lower income residents.		
6*	Land For People & Protect Impacted People	Land Use for Anti-Displacement ; Fair Housing	**[New City policy states]** Update zoning of single family (one home per parcel) to allow for duplex, fourplex, townhomes, and accessory dwelling units. Upzoning to allow for more live/work housing (live in and run a business) and artist housing in cultural districts). **Create Cultural Preservation Districts** to **protect existing residents** from displacement, i.e. require on-site affordable units from market rate projects (instead of in-lieu fee), use neighborhood area median income for defining affordability, require fair housing impact assessment of market rate projects, have a Community Planning Council to vote on new development projects, etc.	Housing & Community Development,Planning	
City Council					

#	Goals (Protect Impacted People, Land for People, Financing Equity)	Topic	Community Proposed Strategy	City Department	City's Comments
26	Protect Impacted People & Neighborhoods	Market force displacement	Commission a market force displacement study (building on the City's 2005 West Oakland Wood Street Project Impact study conducted by Mundie & Associates) and utilizing data from the City's Affirmatively Furthering Fair Housing, **develop a moratorium on market rate housing in displacement vulnerable areas.**	City Council	











October 14, 2022

Director Wiliam Gilchrist
Department of Planning and Building
City of Oakland
350 Frank Ogawa Plaza
Oakland, CA 94610

RE: Preliminary Zoning Proposals - Draft Housing Element 6th Cycle (2023-2031)

Dear Director Gilchrist,

We write to provide comments on Oakland's Preliminary Zoning Proposals (Proposals) as part of the Draft Housing Element for the 6th Planning Cycle (2023 - 2031). We welcome the power and extent of the proposed Affordable Housing Overlay. However, we have identified significant issues with the missing middle program, the sites identified to affirmatively further fair housing in Rockridge and elsewhere, commercial corridor rezonings, and the continued non-inclusion of promising, underutilized sites in low-VMT and high-resource tracts.

In terms of process, we notice Oakland identifies key feedback from community outreach for the general plan and housing element updates at the start of the proposals, but it is unclear how or where this feedback is reflected in the respective rezoning parts of the Proposals, or even whether they all represent suggestions the city has opted to take up. Please consider revising the Proposals to clearly identify how the key feedback is connected to and accomplished in the rezonings.

We summarize our comments as follows:

1. Revise the Missing Middle Program to ensure high-resource neighborhoods allow four units on most lots in practice, including providing setback relief and reducing/eliminating off-street parking minimums.

2. The proposed Rockridge rezoning sites have significant issues related to feasibility, equity and displacement risk; zoning a wider swath of land rather than picking a handful of sites would be more effective.
3. Choosing to leave in place current heights in Rockridge along College Avenue and Claremont Avenue, while miles of MacArthur Boulevard and International Boulevard in East Oakland are rezoned to allow significantly more height and development, is reinforcing patterns of spatial segregation. Oakland needs to be more ambitious with North Oakland standards to affirmatively further fair housing as required by state law.
4. Oakland should undo the 2011 downzoning along the high and moderate-resource Shattuck Avenue commercial corridor and increase heights to 45'.
5. We make various suggestions to improve the proposed Affordable Housing Overlay, including removing the exemption for height bonuses for prospective Areas of Primary Importance that are formed after the effective date of the rezoning.

Missing Middle Program

The proposed Missing Middle Program, while making some noteworthy changes, overall does not go far enough to meet the goals of the Missing Middle referral from CM Rebecca Kaplan and the Oakland City Council. In certain instances, *Oakland's draft Missing Middle Program represents a downzoning from the SB9 development capacity*.

Currently 2-4 units is the baseline set by state housing law. Oakland should be pursuing a framework that allows **more** than that baseline on a majority of single-family lots. Staff's proposal provides greater certainty by removing conditional use permits for residential zones, but does not provide sufficient density and development-standard relief for these opportunities to be reliable and straightforward - a necessity for any significant use of the opportunities. Few projects will be able to take advantage of a by-right process because density limits for standard lot sizes of 4,000-6,000 square feet are still too low. Furthermore, unchanged setbacks, especially the 15' front and rear setbacks in most zones, severely constrains the feasibility of 3- and 4-unit developments.

We believe this program can be revised to facilitate the production of attainable and affordable middle housing. We recommend Oakland consider the following:

- Sixplexes: Sixplexes are more likely to be both feasible in the context of high land values and produce middle income housing (see study from San Jose; attached as Exhibit A). Consider allowing up to six units by right in certain high-opportunity residential zones, as well as on corner lots and lots over 5,000 square feet.
- Minimum Lot Sizes and Lot Splits:
    - Please confirm explicitly that lot splits in residential zones will be approved ministerially.

    - The minimum lot size in residential zones should be reduced from 2,500 to 2,000 square feet. Under SB9 the minimum lot size post-split is 1,200 square feet. While we appreciate Oakland reducing minimum lot sizes across residential zones, the 2,500 square foot minimum is twice that of the SB9 baseline. Moreover, 4,000 square feet is a common Oakland lot size, perhaps the most common. A 2,000 square foot minimum lot size would facilitate lot splits in most cases, whereas a 2,500 square foot minimum would largely exclude them. *As it stands, the proposed minimum lot sizes constitute a downzoning of development capacity in residential zones from SB9 and should be revised.*
- Lower Rockridge and Temescal:
    - To ensure Lower Rockridge and Temescal allow fourplexes in practice, consider rezoning them to RM-4. Lower Rockridge and Temescal typical lots are roughly 4,000 square feet. The proposed rezoning of these high-resource and low-VMT areas requires 1,500 square feet of land per unit. In practice this means only 2 units are allowed, which is the bare minimum under SB9. Moreover, 2 units does not meet the goals of Oakland City Council to allow at least 4 units in residential zones, and reduces owner incentives to add those units (these projects will often be complex and expensive). Rezoning these areas to RM-4 would require 1,000 square feet of land per unit, which would allow 4 units per lot by right in most or all cases.
- Adams Point: The zoning map shows a rezoning of the center of Adams Point from RM-1 to RM-2. This neighborhood is already full of medium-sized apartment buildings (see Figure 1 below, taken from the Oakland Map Atlas) These zoned capacity should match the existing built environment to allow for 4-8 story apartments. Alternatively, consider rezoning this area to RM-4.
- High Resource Areas: Bushrod, Santa Fe, Trestle Glen, Crocker Highlands are all high-resource or moderate-resource areas that are untouched by the proposed Missing Middle Program rezonings. These are also low-VMT neighborhoods with easy non-car access to jobs, parks and schools. They should be rezoned to at least RM-2. (Also in Figure 1 below).
- Heights: RM-1 should allow 3 stories by right.
- Parking: The current requirement of 1 unit of off-street parking requirement in most Oakland greater than ½ mile from transit makes most missing middle projects infeasible. The off-street parking requirements should be fully eliminated. Alternatively, the city could match the California ADU standard by eliminating off-street parking requirements within one (1) mile of any bus stop, but if so should require no more than 0.5 spaces per unit elsewhere.
- Setbacks:
    - As written, the Missing Middle Program offers no reduction in setbacks. As we have seen in Minneapolis and other places the failure to reduce lot coverage and setback rules in tandem with upzoning for 2-4 units will result in few to any construction. The existing RM front setback of 15-20’ is a nonstarter for middle housing development.

    - Consider reducing RM setbacks to 10' for front setbacks (or average of immediately adjacent neighboring buildings, whichever is less), 4' on all sides, and 0' for inner side or street side on lots less than 50' wide.
    - Increase lot coverage to allow 50% lot coverage in all residential zones for projects seeking 3 or more units.
    - Some zones have not only minimum lot area but minimum average width and minimum frontage. Those should be reduced in tandem with minimum lot areas.
- High-resource/Low-VMT gradation:
    - In order to reduce patterns of spatial segregation, Oakland should make special effort to ensure that 2-4 unit development is feasible in high-resource residential neighborhoods. The high land values of these neighborhoods also makes it harder for 2-4 residential uses to outbid luxury single-family homes. Therefore, we have previously written to Oakland suggesting that additional density beyond 4 units and additional setback relief be offered in high-resource areas. The proposed Missing Middle Program makes no effort in that regard. We recommend Oakland revise the program to confer additional density (baseline 5 units) and additional setback relief in high-resource residential zones.
    - In order to reduce VMT, Oakland should allow additional density and setback relief in residential zones near BART stations.
- Mills College:
    - Please clarify the reasoning behind rezoning Mills College at Northeastern University from RM-3 to RM-4. Plans for student housing on the actual Mills site should be tailored to student housing; RM-4 is a residential neighborhood standard. Without additional context, this appears to be a paper upzoning that will result in no new housing.
- Accessory Commercial Units:
    - The Proposals' key points from community engagement cites the need to attract retailers in food deserts. In many Oakland neighborhoods, especially East Oakland, the distance between commercial corridors where retail uses are permitted exceeds easy walking distance. Moreover commercial floor plates are often too big or expensive for many start-up or would-be retailers.
    - All RM zones in the current intent section include "and neighborhood businesses where appropriate", but in practice all subzones except RM-5 make food sales, restaurants, cafes, and retail sales require conditional use approval, and alcohol sales are only allowed if grandfathered. Consider allowing a wider range of commercial businesses as permitted in any space less than 600 square feet in all RM and RU zones ("Accessory Commercial Units") to facilitate greater food access, increased walkability and low impact diversity of uses.

///

Rockridge Rezonings

We appreciate that Oakland's Proposals include specific rezoning for Rockridge in response to our comments and those of HCD. Unfortunately, as discussed below, the rezonings as written have significant issues in terms of spatial equity, horizontal equity, feasibility and displacement. We are also concerned that staff continue to avoid rezoning soft sites near Rockridge BART that could easily be rezoned to further fair housing and reduce VMT.

- Commercial Corridor:
    - As noted below, commercial corridors throughout West and East Oakland are having their heights increased. These include commercial corridors close to BART and high-frequency bus (Fruitvale, West Oakland, Coliseum, and Telegraph Avenue near MacArthur BART) as well as on BRT lines (International Boulevard in San Antonio and between 73rd Avenue and Durant Avenue) and also some corridors miles from BART (Dimond District and Laurel District). All the while, heights for the commercial corridor of College Avenue near Rockridge BART remain untouched at 35' in CN-1 zones.
    - While Oakland proposes to rezone eight sites along College Avenue and Claremont Avenue, there are significant issues with many of these sites (see below). Moreover, it is concerning that Oakland seems perfectly willing to increase heights along miles of MacArthur and International boulevards but cannot countenance allowing more than two parcels to go up to 65' on College Avenue.
    - While we support height increases in commercial corridors generally, we are concerned about the horizontal inequity of excluding College Avenue and Claremont Avenue. Why should a strong commercial corridor in the Laurel District, over 2 miles from Fruitvale BART, be rezoned from 35' to 65', while College Avenue, within ½ mile of Rockridge BART, remains at 35'? Why should commercial land in Deep East Oakland in Elmhurst along International Boulevard go from 75' to 95' while Claremont Avenue near Rockridge is stuck at 35'? Are the existing commercial uses in Rockridge simply more valuable to Oakland than the existing commercial uses in East Oakland?
    - ***This concentration of multifamily development potential in lower income and non-white neighborhoods, especially in East Oakland, while preserving the height limits of commercial land in high-income and mostly white Rockridge is reinforcing, not reversing, existing patterns of spatial segregation.***
    - Oakland, in order to affirmatively further fair housing, should increase heights along College Avenue and Claremont Avenue to 55'.
- RM Zoning: As noted above, Lower Rockridge needs to go from RM-2 to RM-4 in order to allow for 3- or 4-unit development to occur - or the entire RM zone needs to allow 3- or 4-unit development both by right and in practice.
- DMV: Does Oakland have written confirmation that DMV plans to redevelop its property on Claremont? The use of state-owned land for redevelopment must be accompanied by a

firm commitment by the Department of General Services to redevelop the site within the eight year planning period.

- 5248 Claremont Avenue: Site 5 on Figure 4 is a 3-story, 42-unit apartment building constructed in 1959 called Claremont Park Apartments. It is highly likely that this property is subject to Oakland's rent control ordinance. In any case, this property should not be rezoned. ***If it remains as a rezoning site either: 1) no redevelopment will occur due to the costs associated with SB330/SB8 replacement, relocation and right to return requirements; or 2) redevelopment will occur and 42 units of rent-controlled housing will be destroyed when vacant, commercial and owner-occupied sites abound nearby. Oakland should not be in the business of designating rent-controlled housing in high-resource areas for upzoning and redevelopment.*** Please remove this site.
- Trader Joe's parking lot: This is a high-volume grocery store with two surface parking lots. It is highly unlikely either the store itself or the parking lot fronting College Avenue will be redeveloped. The Miles Avenue fronted surface parking lot may be feasible for redevelopment, but it will be difficult given that the CN-1 standards only permit approximately 40 units.
- 5264 Claremont and 5256 Claremont: These sites include approximately four residential units. Under the CN-1 density standards and unchanged 35' height limit these sites could yield 9 units at most each. If there are existing low-income tenants on-site then 1 or 2 of 9 units will be required to be replaced with deed-restricted units. Does Oakland have a track record of producing developments with less than 10 units and on-site affordable housing in this manner? If not, they should be considered for higher density or removed.
- 6209 College: This site has an existing banking use and surface parking lot. Under the CN-1 standards it can yield at best 20 units. It is unlikely that 42 dwelling units per acre will outbid the existing banking use.
- 5220 Claremont: This site has an existing pediatric use that is part of UCSF Benioff Hospital. Has Oakland obtained written evidence that the property owner intends to discontinue this use within the eight year planning period?
- Unpicked Sites: As seen above, there are significant issues with Oakland's Rockridge rezoning sites. There are many sites that Oakland could identify for rezoning that would be more feasible for housing while minimizing displacement.
    - The vacant site at Pleasant Valley/51st Street and Broadway - This is a large vacant site near BART and Lines 51A and 18. It is in a high-resource tract and has easy access to health services, grocery stores and open space.
    - Claremont flatiron - This vacant parcel at Claremont and College is currently zoned to only allow 18 units. It was also a very popular site in the city's survey data. Consider rezoning to allow 75 dwelling units per acre.
    - Gas Stations - There are several gas stations that could be rezoned within Rockridge.
    - 51st Street - This is a 75' wide residential street with bus service and is within a ½ mile of Rockridge BART. It is proposed to be rezoned to RM-2. It should be rezoned to allow for multifamily housing with heights of 45' and up to 55 dwelling units per

acre. The existing uses of mostly owner-occupied single family homes and a few duplexes would reduce the impacts of potential displacement and relocation costs.
    - In practice, most development usually occurs in places outside those designated in housing elements, because for- and non-profit developers evaluate prospects in different ways from planning professionals and often come to different conclusions. In addition to trying to pick winners among sites, the city should consider a broader upzoning to 6+ stories and 75+ units per acre in a one-mile radius of Rockridge BART.

Commercial Corridors

We understand that many of Oakland's proposed commercial corridor rezonings are meant to reconcile planning code with building typologies. In addition, the Proposals increase heights in commercial corridors in several key areas near transit (excluding College Avenue and Claremont Avenue in Rockridge). While these heights increases are certainly helpful for increasing housing feasibility and lowering VMT we are concerned about the lack of height increases in key areas.

- Park Boulevard: Heights along the commercial sections of Park Boulevard in Eastlake and Glenview should be increased.
- Shattuck Avenue:
    - This section was downzoned in 2011 to 35' in response to housing development in the mid-2000s. Homeowners in these high-resource areas pushed to downzone the corridor due to concerns about development exceeding existing zoning (through use of State Density Bonus Law) but within the general plan designations; the groups supporting the downzoning cited impacts to "sunlight, privacy and appearance." [Oakland Planning Commission staff report, July 14, 2010; attached as Exhibit B]. This was a poor justification for downzoning a high-resource, low-VMT transit corridor and should be undone.
    - In February 2021 a 45' multifamily development project at 6501 Shattuck Avenue (½ mile from Ashby BART) that had submitted an application prior to the 2011 35' downzoning was appealed and delayed for months by nearby homeowners and landlords. The appeal was ultimately rejected but such appeals add risk and cost to housing development.
    - Recently, a proposal was submitted for an apartment building at 6341 Shattuck Avenue. Consistent with the zoning, it is limited to 3 stories; allowing 4 stories would likely enable a 30-40% increase in new homes built.
    - Consider increasing heights along Shattuck Avenue back to 45' or more to facilitate housing development in this high-resource and low-VMT neighborhood.

///

Affordable Housing Overlay

Overall we are highly encouraged by the Affordable Housing Overlay (AHO) proposal. We believe it has the potential to open up more residential land for affordable housing development, including in high-resource areas. The by-right provisions of this rezoning program can provide needed greater certainty to affordable housing developers. The AHO, if implemented with care, can deliver more low and moderate income housing and help reverse patterns of spatial segregation.

We offer the following suggestions:

- Co-ops and CLTs: Make sure the ordinance explicitly allows co-ops and land trusts to use the AHO.
- Relax open space requirements: convert open space per unit into open space per residential living space, so that more density does not penalize them in terms of open space requirements. For further context, the CN zone already has lower requirements for efficiency units but residential zones do not.
- Cohousing: Allow cohousing with shared bathrooms and shared kitchens.
- Historic Districts: Not allowing +20ft height in historic areas, aka Areas of Primary Importance (APIs), is inequitable. Some of the high-resource areas affected include most of the rectangle between Alcatraz, Woolsey, College, & Telegraph; as well as the entire CCA site at 5200 Broadway. A historical building is *not* demeaned or diminished by having a taller building next to it.
    - We strongly request that Oakland does not allow newly formed, prospective APIs at the effective date of the rezoning to be exempted from AHO height bonuses.
- Roof Heights: Many zones like RM currently allow 5 feet more roof height than wall height to allow for pitched roofs. But when this proposal adds 20 feet that +5 feet often vanishes. What is the rationale for this? Pitched roofs can work in taller buildings too. Consider allowing +5 feet for pitched roof in every AHO zoning category.
- DBL Consistency: Clarify the meaning of 100% affordable in terms of income levels that the units must be restricted to. At a minimum, 100% affordable projects under the definition of State Density Bonus Law (AB1763), which are defined as 20% moderate-income, 80% extremely, very low or low-income, and one manager's unit, should qualify under the city AHO. Additionally, the city could consider allowing more than 20% of units to be moderate-income-restricted to open more options.
- Parking: Off-street parking requirements represent significant hard costs and opportunity costs for low-income housing. Parking requirements are a binding constraint on development of multifamily housing that reduces site viability. AB2097 and other state bills have reduced parking requirements within ½ mile of transit and in low-VMT areas. Oakland should go further and require no off-street parking for AHO projects anywhere.
- Fire Zones: The Very High Fire Severity Zones (VHFSZs) are exempted from the AHO. While there are valid safety concerns related to fire risk and escape we would be remiss not to point out the inequity of exempting high-resource and historically exclusionary

VHFSZs. Oakland should explore allowing AHO projects in VHFSZs with hardening and other mitigations.

Thank you for considering these comments. We are available to discuss them via phone or video conference, if necessary.

Sincerely,

John Minot
Jonathan Singh
EB4E Co-Executives

Victor Flores
Resilience Manager, East Bay
Greenbelt Alliance

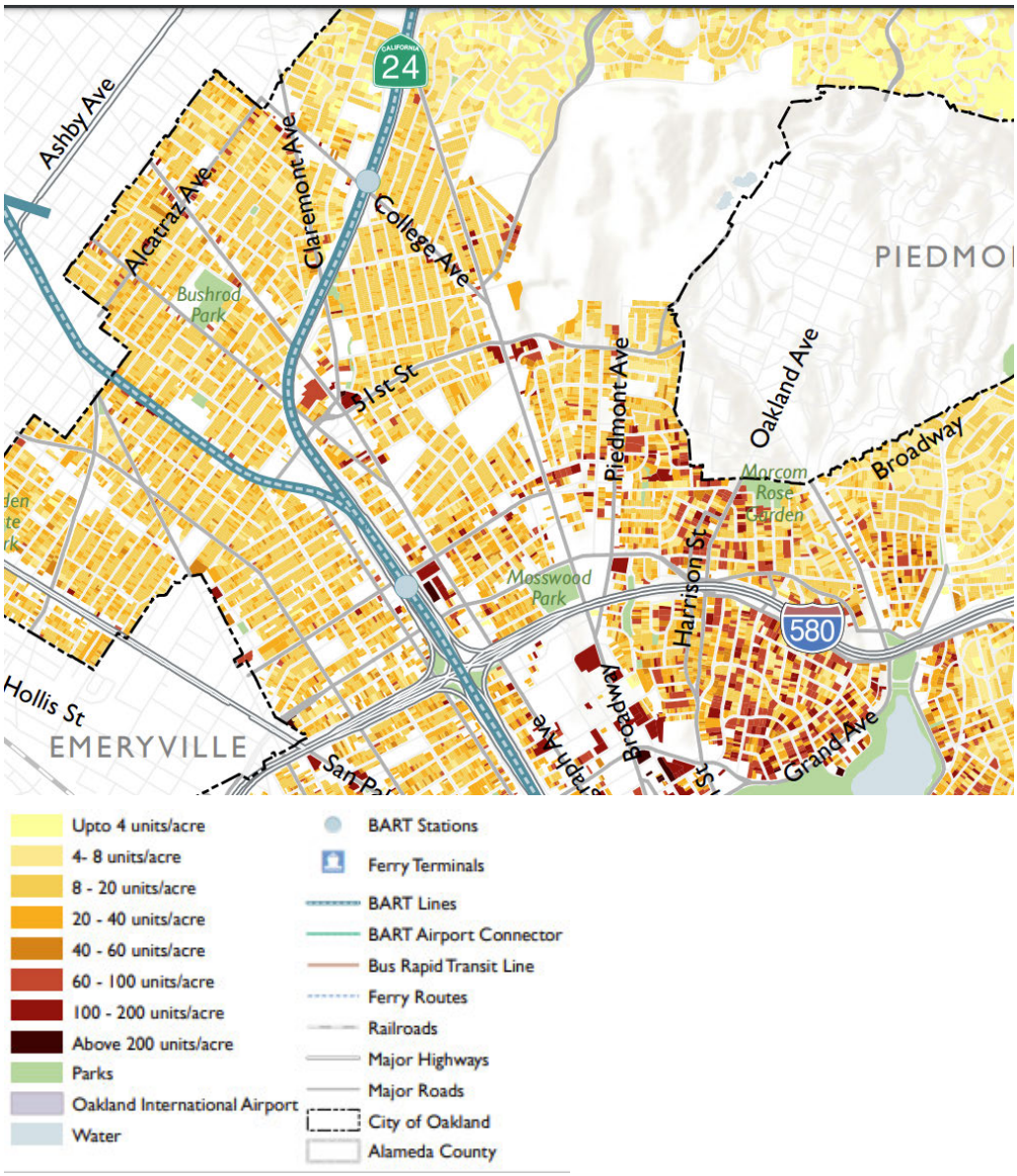
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Sarah Bell
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East Bay YIMBY

Keith Diggs
Housing Elements Advocacy Manager
YIMBY Law

cc:
CA Department of Housing and Community Development

Figure 1: Existing Residential Density, Central and North Oakland Inset (from Oakland Map Atlas, Figure 2-6)



The goal of this figure is to show that:

- the triangle of Adams Point in the lower right of the figure is already densely full of medium- and some large apartment buildings - the densest census tracts in Oakland outside downtown - yet is mostly zoned RM out of keeping with its current environment, and the proposed rezonings only move a small chunk of it up one level within RM. It should be a high-density zoning designation that allows the same buildings that exists now - not RM or even RU.
- Rockridge, Temescal, and other parts of North Oakland are nearly a single-family monoculture, while the proposed rezonings only increase the density in that large, high-opportunity by a small degree.

STRATEGICECONOMICS

SAN JOSÉ OPPORTUNITY HOUSING

FEASIBILITY OF MISSING MIDDLE HOUSING IN RESIDENTIAL AREAS

Prepared for:

The City of San José
October 4, 2021

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I. INTRODUCTION

The City of San José is exploring the potential of allowing 2-4 unit housing development projects (Opportunity Housing) on parcels within one-half mile of transit-oriented Urban Villages. These locations have been identified in the Envision San José General Plan. Opportunity Housing areas are envisioned as walkable, bikeable, and transit-rich neighborhoods that could eventually include a mix of a single-family home, duplex, triplex, or fourplex units on parcels, while generally maintaining zoning setbacks and heights. Opportunity Housing could potentially take a variety of forms, including newly built stacked apartments, condos, duplexes, townhomes, and small lot single family homes. To help assess the viability of Opportunity Housing, the City of San José Planning Department retained Strategic Economics and Opticos Design (the Consultant Team) to evaluate the financial feasibility of new development projects.

This report, prepared by Strategic Economics, presents the analyses conducted to test the financial feasibility of various housing types that could be included in the Opportunity Housing policy. Opticos Design prepared a second companion report completed in September 2021, which evaluates with a site design lens the extent to which certain Missing Middle housing types, such as stacked fourplexes, could be built in residential neighborhoods. Opticos Design's report can be found in Appendix C, on Page 56. Strategic Economics used Opticos Design's analysis to develop more detailed financial feasibility prototypes presented in this report. The feasibility prototypes are distinct from housing types because they incorporate assumptions about tenure (ownership versus rental) and market values (sales prices or rents) necessary to test financial performance.

Opticos Design's report addresses the following:

- Locations where Opportunity Housing would likely be eligible in San José, if the City implements a policy that allows Opportunity Housing in areas adjacent to Urban Villages.
- The existing urban form, regulatory context, and street network connectivity for those areas as well as for the City.
- Lots that could accommodate a stacked fourplex, the initial housing type that Opticos Design evaluated, which informed the first two prototypes that Strategic Economics tested. [1]
- Lots that could accommodate other Missing Middle housing types, such as duplexes, townhomes, multiplexes, and other types.
- Lot testing. This analysis illustrated the options for building dimensions and parking for the development of the stacked fourplex, duplex addition, attached townhomes, small lot single-family, and stacked eightplex housing types on commonly occurring single-family lots in San José. Certain "test fits" directly informed the feasibility prototypes shown in this report.

[1] The Stacked Fourplex Rental and Stacked Fourplex Condo, described on Page 12.

II. APPROACH

To evaluate financial feasibility of Opportunity Housing across the City, Strategic Economics performed following steps:

Step 1: Sub-areas and Market Tiers

Strategic Economics analyzed and mapped the market for ownership condominiums and rental housing in 12 San José sub-areas, which correspond to the Inclusionary Housing Ordinance Market Areas/Development Fee Framework Areas established by the City of San José. [2] Then, each sub-area was categorized into a market tier. This analysis helped describe the potential for Opportunity Housing by location within the city.

Step 2: Development of Prototypes

Strategic Economics worked with Opticos Design iteratively to develop housing prototypes that represented potential Opportunity Housing types. They ranged from small-lot single-family units to stacked rental apartments or condominiums. The process to refine these prototypes is described in more detail on Page 11.

Step 3: Feasibility Analysis

Strategic Economics evaluated feasibility using a pro forma model. The pro forma model tallied the project values (rental revenues or unit sales), subtracted development costs (construction costs, soft costs, and profit) and calculated the residual value. To be considered financially feasible, the project's residual value would need to be equal or greater than the value of acquiring a typical lot.

The feasibility results reflect a snapshot in time, and they do not account for potential future changes in San José's real estate market. With this in mind, it is important to note that market shifts could change the feasibility outlook for the prototypes evaluated in this analysis.

Strategic Economics also conducted a cash-flow pro forma analysis from the perspective of an existing owner.

The methodology for each step of the feasibility analysis is described in more detail in Section III on Page 17.

Sub-Areas and Market Tiers

Strategic Economics analyzed the housing market for each of the 12 sub- areas , and categorized each sub-area into a "market tier." This step allowed for the study to reflect that different areas of the City have different land values, sales prices, and rents, affecting the likelihood of Opportunity Housing being built. The analysis considered the following data points:

[2] The Inclusionary Housing Ordinance Market Areas can be found at this link:
https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=8518bc095ae54f4ea025d7743c650881

- The price of townhomes and condominium units built from 2000 to 2021, and sold from 2019 to 2021, according to Redfin. This characterizes the strength of the townhome and condo ownership market.
- The rental rates for multifamily rental properties built since 1980 (not subject to the Apartment Rent Ordinance), based on Costar data, which shows the strength of the multifamily rental market.
- The price of single-family homes built from 2000 to 2021, and sold from 2019 to 2021, according to Redfin. This characterizes the current value of single-family properties, which provided supplemental data on the dynamics of the home ownership market. While traditional single-family homes were not studied as a prototype, this is a more robust dataset than Redfin's townhome and condo data, and it can serve to clarify home value assumptions in places with limited townhome and condo data.
- The price of single-family homes that are smaller than 1,250 square feet, that were built before 1970, and that sold for less than $1,275,000. This Redfin dataset included home sales between December 2020 to June 2021. This indicated expected acquisition costs for properties that would be priced most competitively to be acquired for Opportunity Housing development.[3]

After reviewing and mapping this data, each sub-area was assigned a market tier based on the strength of the housing prices and rents. Tier 1 represents the highest value market tier, while Tier 3 is the lowest value. When sub-areas lacked data for certain product types, they were categorized based on available housing market data within the sub-area and in neighboring sub-areas.

The classification of each sub-area's market tier is summarized in Figure 1 for rental housing and Figure 2 for condo housing. The maps of the rental and condo market tiers are shown below in figures 3 and 4.

FIGURE 1. MARKET TIERS FOR RENTAL PROTOTYPES

	Sub-areas
Tier 1: High	West Valley, Willow Glen, Central, North
Tier 2: Moderate	Alviso, Cambrian/Pioneer, Almaden, Berryessa, South, Edenvale
Tier 3: Low	Evergreen, Alum Rock

Source: Strategic Economics, 2021.

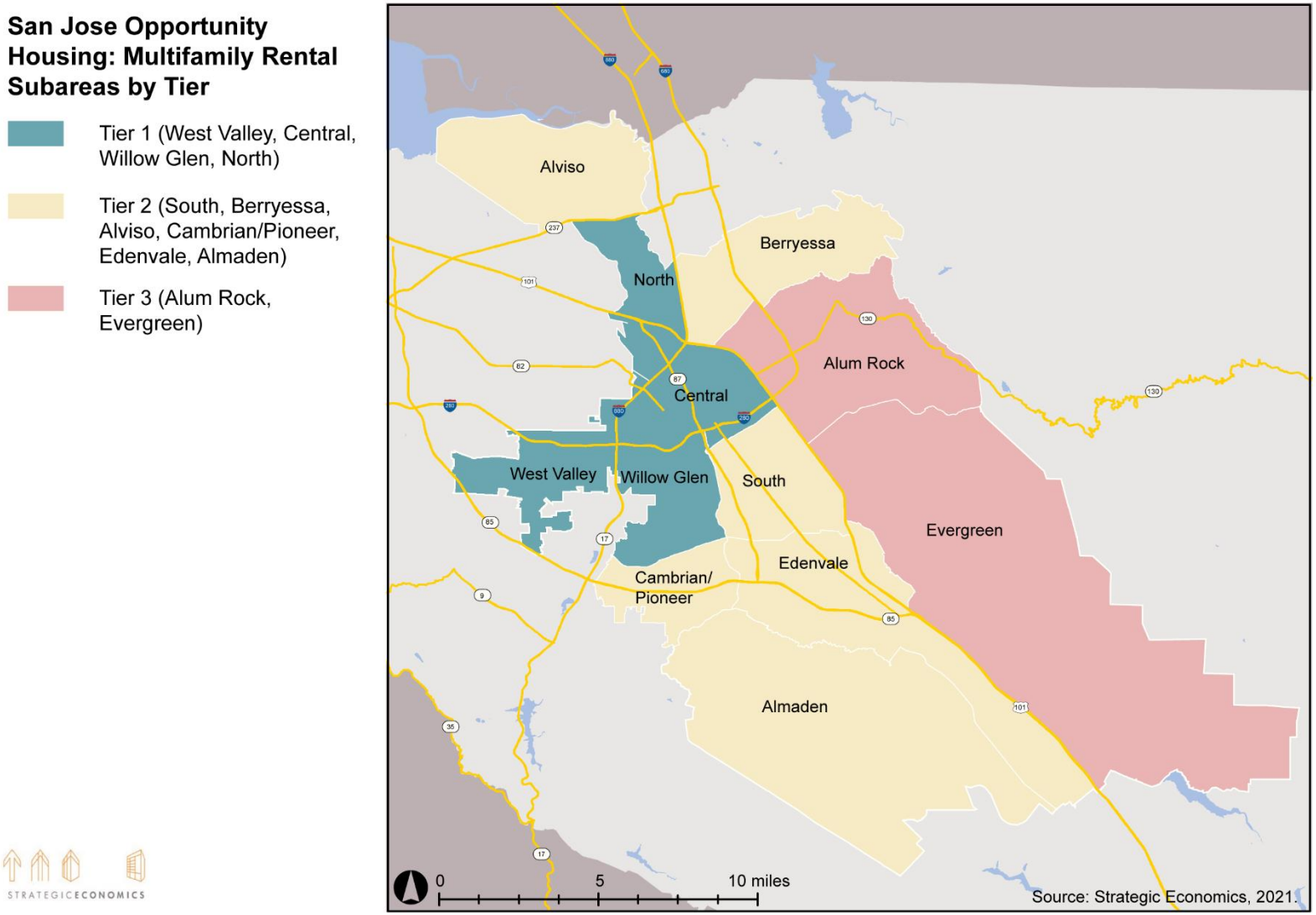
FIGURE 2. MARKET TIERS FOR CONDO PROTOTYPES

	Sub-areas
Tier 1: High	West Valley, Willow Glen, Cambrian/Pioneer, North
Tier 2: Moderate	Alviso, Almaden, Central, Berryessa
Tier 3: Low	South, Evergreen, Edenvale, Alum Rock

Source: Strategic Economics, 2021.

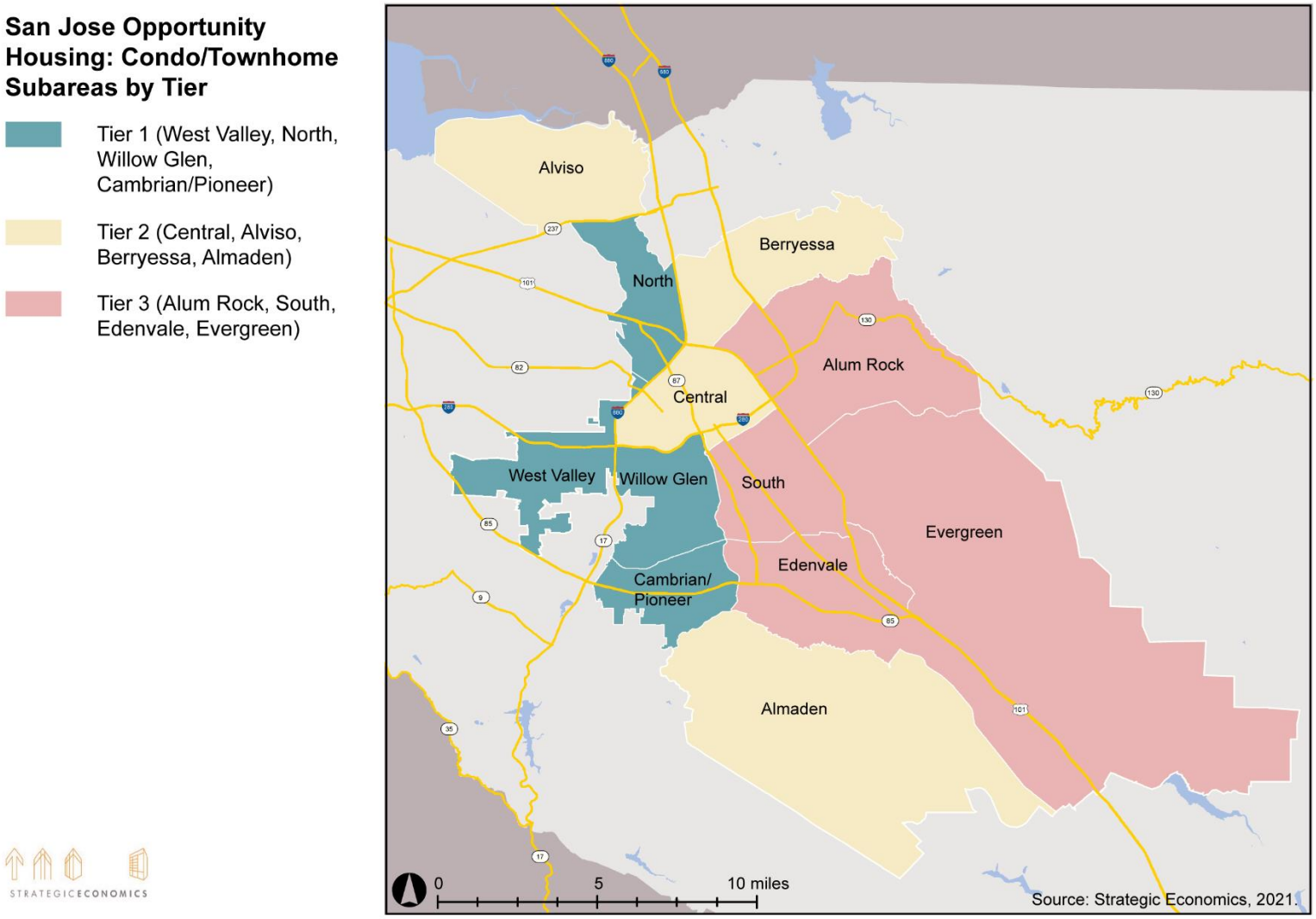
[3] The timeframe of this dataset is narrower than the other Redfin datasets that were analyzed because of limitations with Redfin's data export process.

FIGURE 3. SAN JOSÉ RENTAL SUBAREAS BY TIER



STRATEGICECONOMICS

FIGURE 4. SAN JOSÉ CONDO SUBAREAS BY TIER



As shown, some sub-areas have stronger, more established markets for rental housing than for condo housing. For example, Central San José is classified as a Tier 1 rental market because it has attracted significant new luxury rental housing projects. However, recently built condos in Central San José command lower sale values than West San José, placing it in the Tier 2 category for condos.

The tiers are a general characterization of the City's condo and rental markets by sub-area. There might be certain neighborhoods within sub-areas that command higher or lower values than the designated market tier.

Interview Findings

Before conducting the financial feasibility analysis, the Consultant Team interviewed eight individuals with real estate development experience who are active in San José and Silicon Valley. The Consultant Team spoke with the following people during spring of 2021.

- Adam Mayberry, Mayberry Workshop
- Jerry Strangis, Strangis Properties
- Kurt Anderson, Anderson Architects
- Mark Robson, Robson Homes
- Paul Ring, Urban Catalyst
- Reyad Katwan, Hawkstone Development
- Andrew and Ryan Quinley, Twinley Homes

The interviewees had a variety of perspectives and specializations. They range from overseeing large-scale firms to running their own independent operations. The interviewees also had different niches, with some developing larger, townhome-style units in more suburban contexts, while others focused on multiplex buildings with smaller units in central locations.

Because there is limited potential for Opportunity Housing under current land use policies, there are few developers with direct experience building these housing types. Most prototypes tested in this analysis are not currently permitted in San José. The larger-scale developers that were interviewed did not have on-the-ground experience in developing housing on small lots; developers with experience building 2-4 unit projects had only completed a small number of projects in San José.

There are many different approaches that developers and property owners might pursue to add units to existing single-family lots. Property owners may choose to subdivide their existing home into multiple units or subdivide their lot to build infill units. Experienced housing developers are more likely to maximize the density on their lots with townhome-style or multiplex projects to enhance the financial feasibility of projects. Both rental and for-sale projects are possible, depending on the preferences of the developer or property owner. These varied approaches suggest that San José's Opportunity Housing policy should be flexible enough to accommodate the many interests and specializations of those in the development community.

Central San José and West San José, which command higher rents and home values and offer high-quality transit, would be the most attractive locations for the development of Opportunity Housing, from a market perspective. According to interviewees, areas in the Central sub-area, which includes downtown San José, as well as areas in West San José (including West Valley and Willow Glen) have the strongest markets for Opportunity Housing. The Central sub-area in particular, which has a very

strong rental market, would be best-suited for smaller units and developments with reduced parking, especially in areas near high-quality transit.

Allowing three-story buildings and parking reductions may be appropriate in certain contexts to create incentives for Opportunity Housing. Developers believed that three-story buildings could be appropriate in some transition areas between Urban Villages and single-family neighborhoods. Buildings with reduced parking, which generally can provide deeper affordability, could be suitable for areas near high-quality transit.

Pioneering developers may run into construction financing hurdles. Developers seeking to build Opportunity Housing projects may find it difficult to get construction financing approval, especially if the product they are seeking to build does not yet have a proven market in San José. Independent, smaller-scale builders are more likely to consider building these housing types that are less common in San José, such as stacked multiplexes, or buildings with reduced parking. They may find it more cumbersome to obtain financing than larger developers who tend to have access to institutional capital.

Condos are more expensive to build than rentals in San José. Because of the construction liability issues of attached condominium buildings, there are fewer sub-contractors available to bid on condominium projects, which drives up construction bids. Establishing a homeowner's association, and other administrative requirements associated with condominiums can also create more burdens on condominium development compared to rental housing.

The high cost of utility hookups might discourage developers from incorporating more units. According to a developer that specialized in multiplex housing, utility hookup fees can be as high as $100,000 per unit, because individual meters are often required. Allowing multiplexes to share one meter would alleviate this issue. Encouraging developers to provide more units on-site would translate to deeper affordability, generally.

Prototypes

Strategic Economics tested the feasibility of 12 Opportunity Housing prototypes, which were based on extensive lot analysis and test fits provided by Opticos Design. The prototypes include small single-family units (four units on a lot), townhomes, duplexes, and fourplexes. In a supplementary analysis, the Consultant Team also examined the feasibility of sixplex and eightplex units to provide additional context.

The prototypes are organized into three sets, described below in Figure 5. All prototypes incorporate a new construction component, and two (the Side-by-Side Duplex Condo in Rear Yard and the Side-by-Side Duplex Rental in Rear Yard prototypes), incorporate the preservation of an existing home.[4] The lot size, which is consistent across the prototypes, was chosen as a baseline for the analysis because it is a typical-sized lot in many residential neighborhoods in San José, and is sufficiently large to accommodate small multifamily buildings with on-site parking.

[4] It is also possible that a property owner would subdivide their existing home into multiple units. However, this method tends to be less cost-effective than the new-construction methods that were tested. There are also many more factors involved (e.g. age, size, and condition of the existing home) that make it difficult to test the feasibility of this approach in a generalized manner.

FIGURE 5. PROTOTYPES SUMMARY

Lot Size	7,500 Sq. Ft.
Lot Dimensions	60 x 125 Ft.
Set 1: Two-Story Buildings with 2-4 Units	
Stacked Fourplex Rental	
Stacked Fourplex Condo	
Side-by-Side Large Duplex Condo	
Side-by Side Duplex Rental in Rear Yard	
Side-by-Side Duplex Condo in Rear Yard	
Set 2: Three-Story Single-Family/Attached Townhome Projects with Four Units	
Attached Townhomes	
Small Lot Single-Family	
Set 3: Stacked Multiplexes with More than Four Units	
Three-Story Sixplex Rental	
Three-Story Sixplex Condo	
Two-Story Eightplex Rental	
Three-Story Eightplex Rental	
Three-Story Eightplex Condo	

Source: Strategic Economics, 2021.

SET 1: TWO-STORY BUILDINGS WITH 2-4 UNITS

The first set of prototypes (Figure 6) are in line with the initial guidance from City staff regarding building height, on-site parking expectations, and other parameters for the Opportunity Housing program. All Set 1 prototypes provide between two and four units on one residential lot. They are two stories in height, with a minimum parking ratio of one space per unit (a "1:1 ratio"). The prototypes have a floor-area-ratio (FAR) of about 0.60. Set 1 prototypes are incorporate the following housing types:

- Stacked Fourplex: A traditional stacked fourplex (with one common entrance, and two units on each floor), which was tested as both a condo and a rental project.
- Side-by-Side Large Duplex: A side-by-side duplex condo with the same gross building square feet as the stacked fourplex.
- Side-by-Side Duplex in Rear Yard: A new construction side-by-side duplex built in the rear yard of an existing single-family home, resulting in three total units on one lot. This was tested as both a condo and a rental project.

FIGURE 6. SET 1 PROTOTYPES: TWO-STORY BUILDINGS WITH 2-4 UNITS

	Stacked Fourplex Rental	Stacked Fourplex Condo	Side-by-Side Large Duplex Condo	Side-by-Side Duplex Rental in Rear Yard	Side-by-Side Duplex Condo in Rear Yard
Parcel Size (Sq. Ft.)	7,500	7,500	7,500	7,500	7,500
Gross Building Sq. Ft.	4,800	4,800	4,800	4172 (b)	4172 (b)
Net Building Sq. Ft.	4,320	4,320	4,800	4,172	4172
Building Efficiency (a)	90%	90%	100%	1	100%
Number of Units	4	4	2	2 new construction and 1 existing	2 new construction and 1 existing
Units Per Acre	23	23	12	17	17
Stories	2	2	2	2	2
Unit Type	2-BR	2-BR	4-BR	3-BR	3-BR
Unit Size	1,080	1,080	2,400	1,286 (c)	1,286 (c)
Parking Type	Surface	Surface	Surface	Surface	Surface
Parking Spaces	5	5	5	3	3
Parking Ratio	1.25	1.25	2.5	1	1

Notes:
(a) Net square feet (square feet associated with the livable space in units) divided by gross square feet (which includes common areas and garages).
(b) Includes both the new construction duplex and the existing home.
(c) Refers to the units in the new construction duplex. The existing single-family home has 1,250 square feet and three bedrooms.
Source: Strategic Economics, 2021.

SET 2: THREE-STORY SINGLE-FAMILY/ATTACHED TOWNHOME PROJECTS WITH FOUR UNITS

The second set of prototypes (Figure 7) are townhome-style buildings that include tuck-under garages, and are three stories. These prototypes also maintain a parking ratio of at least "1:1", and they have higher floor-area ratios than Set 1, due to the third story. Both prototypes are for-sale condos, and the unit sizes are the same. They are described below:

- Attached Townhomes: Four attached townhomes on one lot.
- Small Lot Single Family: Four detached "small lot single family" units on one lot.

FIGURE 7. SET 2 PROTOTYPES: THREE-STORY SINGLE-FAMILY/ATTACHED TOWNHOME PROJECTS WITH FOUR UNITS

	Attached Townhomes	Small Lot Single Family
Parcel Size (Sq. Ft.)	7,500	7,500
Gross Building Sq. Ft. (includes garages)	6,840	6,840
Net Building Sq. Ft. (excludes garages)	5,920	5,920
Building Efficiency (a)	87%	87%
Floor Area Ratio	0.91	0.91
Number of Units	4	4
Units Per Acre	23	23
Stories	3	3
Unit Type	3-BR	3-BR
Unit Size	1,480	1,480
Parking Type	Tuck under garage	Tuck under garage
Parking Spaces	6	4
Parking Ratio	1.5	1

Notes:
(a) Net square feet (square feet associated with the livable space in units) divided by gross square feet (which includes common areas and garages).
Source: Strategic Economics, 2021.

SET 3: STACKED MULTIPLEXES WITH MORE THAN FOUR UNITS

Opportunity Housing is currently defined as projects with two to four units. However, it is possible to develop more than four units on a single-family lot, while staying within similar building envelopes as the prototypes in Set 1 and Set 2. Adding more units allows the cost per unit to be reduced significantly, potentially making it more financially feasible.

The third set of prototypes (Figure 8) has parking ratios less than "1:1", because the prototypes fit more units on the lot than in the previous sets. They are all iterations of the Stacked Fourplex in Set 1 shown earlier in Figure 6. The prototypes incorporate the following housing types:

- Three-Story Sixplex: The Sixplex, tested as both a rental and condo, adds a third story to the fourplex, and has two more units that are the same as the fourplex on the third story.
- Two-Story Eightplex: The Two-Story Eightplex, tested as a rental, has the same gross building square footage as the Stacked Fourplex, but with four units on each floor. These units are the smallest tested.
- Three-Story Eightplex, tested as rental and condo, has the same building square footage as the Three-Story Sixplex, but with three units that are smaller on the first two floors.

These prototypes achieve the highest unit densities of the three sets, and their floor-area ratios (FARs) are similar to the townhome-style prototypes.

FIGURE 8. PROTOTYPES: STACKED MULTIPLEXES WITH MORE THAN FOUR UNITS

	Three- Story Sixplex Rental	Three-Story Sixplex Condo	Two-Story Eightplex Rental	Three-Story Eightplex Rental	Three-Story Eightplex Condo
Parcel Size (Sq. Ft.)	7,500	7,500	7,500	7,500	7,500
Gross Building Sq. Ft.	7,200	7,200	4,800	7,200	7,200
Net Building Sq. Ft.	6,480	6,480	4,080	6,120	6,120
Building Efficiency (a)	90%	90%	85%	85%	85%
Floor Area Ratio	0.96	0.96	0.64	0.96	0.96
Number of Units	6	6	8	8	8
Units Per Acre	35	35	46	46	46
Stories	3	3	2	3	3
Unit Type 1	2-BR	2-BR	1-BR	1-BR (6 units)	1-BR (6 units)
Unit Size	1,080	1,080	510	680	680
Unit Type 2	n/a	n/a	n/a	2-BR (2 units)	2-BR (2 units)
Unit Size	n/a	n/a	n/a	1,020	1,020
Parking Type	Surface	Surface	Surface	Surface	Surface
Parking Spaces	5	5	5	5	5
Parking Ratio	0.83	0.83	0.63	0.63	0.63

Notes:
(a) Net square feet (square feet associated with the livable space in units) divided by gross square feet (which includes common areas and garages).
Source: Strategic Economics, 2021.

Potential Impacts of SB 9 and SB 10

In September 2021, Governor Gavin Newsom signed SB 9 and SB 10 into state law, and both go into effect January 2022. Both pieces of legislation, which are described below, could have implications for Missing Middle housing in California cities.

SB 9: BY-RIGHT DUPLEXES AND LOT SPLITS IN SINGLE-FAMILY ZONES

SB 9 allows by-right duplexes and lot splits on most single-family lots. SB 9 will require that cities allow duplexes and lot splits on single-family lots. This in practice legalizes four units on single-family lots, because duplexes would be permissible on lot splits. Typically, this type of proposal might have required zoning changes or conditional use permits, with entitlement process timelines comparable to those for multifamily development. Under SB 9 however, cities will be required to grant ministerial approval (or "by-right" approval) to duplex and lot split applications that meet objective design standards. SB 9 will also limit the amount of off-street parking that cities can require. The legislation establishes that cities can only require up to one off-street parking space per unit, and that cities cannot require off-street parking in locations near high-quality transit.

There are specific criteria that will determine whether lots are eligible for lot splits and duplexes under SB 9. They include the following:

- Only owner occupants[5] and non-profit owners (e.g. community land trusts and neighborhood development corporations) are eligible to initiate lot splits.
- Properties in fire zones are not eligible.
- Historically significant properties are not eligible.
- There are demolition restrictions for properties with affordable housing units and units that have been recently used as rentals..[6]
- Cities can determine whether they want to allow demolition of existing single-family homes that have not been recently rented. [7]

SB 9 will make the development of new market-feasible units possible within San José's residential areas. A Terner Center analysis found that under SB 9, 319,000 parcels would be eligible for lot splits in Santa Clara County, and 40,000 financially feasible units that before SB 9's passage would not have been allowed would now be legal. [8]

Some prototypes evaluated in this report may be considered legal by-right once SB 9 takes effect. Two prototypes involve the construction of a duplex in the rear yard of an existing single-family home (Side-by-Side Duplex Condo in Rear Yard and Side-by-Side Duplex Rental in Rear Yard). These prototypes reflect a scenario that would be possible under SB 9. In this circumstance, a homeowner could split their lot and build a new duplex in the rear of their lot under the legislation. The other prototypes that incorporate four units or less could also be permissible, depending on the objective design standards that the City of San José adopts. Note that for any circumstance that involves a lot split, the property owner would be required to live in one of the units for three years.

SB 10: CITY PROCESS TO UPZONE UP TO 10 UNITS PER PARCEL IS SIMPLIFIED

SB 10 streamlines the residential upzoning process for cities. It allows them to zone lots for up to 10 dwelling units in urban infill locations and transit-rich areas. This legislation does not impose new requirements on cities. Rather, it allows cities to upzone certain parcels up to ten units per parcel without having to undergo requirements associated with the California Environmental Quality Act (CEQA) that previously would have been triggered by such an upzoning. It also allows cities to override land use regulations established through voter initiatives if the regulation requires a more restrictive density than the state law. [9]

SB 10 will likely have a narrower impact on Missing Middle development than SB 9. In the areas where the City chooses to upzone, projects with up to ten units (or with up to the number of units specified by the City) will undergo a more simplified approval process. A developer seeking to build a sixplex, or an eightplex, such as the prototypes in Set 3, may find that there are more well-located areas within the City of San José that are zoned for such projects. The City will have deference in determining if any eligible areas should be upzoned.

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[5] Owner occupants are required to reside in one of the units for three years following the lot split.
[6] The project cannot involve the demolition or alteration of designated affordable or rent-stabilized housing, housing that has been withdrawn from the rental market in the last 15 years, or housing that has been renter-occupied in the last three years.
[7] JDSupra.com, https://www.jdsupra.com/legalnews/sb-9-it-s-not-a-duplex-bill-it-s-a-2431534/
[8] Metcalf, Ben, David Garcia, Ian Carlton, and Kate MacFarlane, "Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?" *The Terner Center,* 2021.
[9] California Legislative Information, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10. ; JDSpura.com, https://www.jdsupra.com/legalnews/sb-10-to-facilitate-upzonings-but-does-7275826/

III. FINANCIAL FEASIBILITY ANALYSIS

Financial feasibility was calculated for all 12 prototypes using a static pro forma model that measures the residual land value (RLV) of a development project. This "point in time" model reflects the process a developer would undertake in determining whether to pursue a project, and it assumes that most developers would have to acquire land to build Opportunity Housing.

Residual land value is the net value available for land acquisition after accounting for all revenues and development costs, including profit. If the residual value is higher than the expected acquisition cost of the lot, then the development project is considered feasible for a developer who has to purchase land. However, if the residual value is less than the acquisition cost, then the development is considered infeasible.

This model is effective at evaluating feasibility for traditional developers who have access to substantial capital. It is possible that existing property owners would also develop Opportunity Housing.

There could be instances where investor-owners build Opportunity Housing on their properties. The static pro forma model illustrates the feasibility outlook for investors who also have strong access to capital. With the property already owned, the prototypes would be considered feasible as long as the residual value is positive.

Owner-occupants, who have significantly less access to capital, might also pursue Opportunity Housing development. An owner-occupant who builds Opportunity Housing would be making a major personal financial decision that would require them to navigate complex challenges. Strategic Economics conducted a supplemental cash flow analysis, which was applied to one prototype, from the perspective of an owner-occupant. This analysis may also be more appropriate for understanding the decision-making process of a small-scale investor with less capital.

The development cost and revenue inputs, which generally inform both the static and cash flow pro forma analyses, are described in detail in this section. Instances are noted where assumptions only inform one of the two models.

Land Acquisition Cost

The land acquisition cost varies depending on the lot's location within the City. Strategic Economics analyzed Redfin point sales data for lots with older, smaller single-family homes that would be the most likely targets for a redevelopment project.[10] Because there are so few vacant parcels within the fabric of residential neighborhoods, it was assumed that any developer interested in pursuing an Opportunity Housing project would have to acquire a lot with an existing home. The acquisition data was collected and summarized by sub-area and by quartile. The acquisition price per square foot of land is based on the lower end of the range for home sales (first quartile) in the sub-areas of each market tier. The acquisition cost assumptions are summarized by market tier in Figure 9. As shown, areas with the strongest housing market (Tier 1) have the highest acquisition price. Note that existing

[10] Redfin provides easily available sales data for recent sales for custom geographies. The Redfin data included all sales in San José between 12/7/2020 and 6/7/2021, for homes that were less than 1,250 square feet, that were built before 1970, and sold for less than $1.25 million, which is just under the median home sale price in San José, which is currently $1.3 million. This dataset includes 378 home sales.

property owners do not need to account for property acquisition costs in their decision-making processes.

FIGURE 9. LAND ACQUISITION COST ASSUMPTIONS BY TIER

Tier	Land Cost per Sq. Ft.	Total Land Cost
Tier 1	$170	$1,275,000
Tier 2	$155	$1,162,500
Tier 3	$130	$975,000

Source: Redfin, 2021; Strategic Economics, 2021.

Development Costs

HARD COSTS

Hard costs also sometimes called "direct costs," are costs associated with construction. This includes "horizontal" costs, which include demolition, site preparation, grading, and utility connections, as well as "vertical" costs, which refer to costs associated with the building itself.

The hard cost assumptions are based on input from residential developers with experience in San José [11] and the Bay Area, Strategic Economics' recent work on feasibility analysis for other development projects in Santa Clara County, and recent studies on the cost of development in San José.

The COVID-19 pandemic has greatly impacted global supply chains, significantly increasing the cost of lumber, appliances and fixtures, and other construction materials. Therefore, the vertical building hard costs are based on cost expectations before the pandemic, under the assumption that the price of materials will eventually stabilize.

For the prototypes, the horizonal site development cost was assumed to be **$10 per land square foot**, which includes demolition cost, as well as utility connections and other costs associated with preparing the lot for development. Because of the scarcity of vacant single-family parcels in San José, it is assumed that a developer would be more likely to purchase a lot with an existing home that would be demolished. For the Side-by-Side Duplex Condo in Rear Yard and Side-by-Side Duplex Rental in Rear Yard prototypes, the horizontal site cost is just $6 per land square foot, reflecting that just a portion of the lot is being prepared for construction, and there is no demolition cost.

The vertical construction cost assumptions depend on the complexity of the various product types as well as on housing tenure. Detached products, such as the Small Lot Single-Family prototype, are the most straightforward to build. The side-by-side duplexes are also relatively straightforward. Attached townhomes are more expensive because they are slightly more complex, with more party walls, and possible design constraints. Stacked multiplexes, including fourplexes, sixplexes, and eightplexes, are

[11] The developers that were interviewed included: 1) developers with experience working on townhome and duplex projects, but at larger scales than the single lot; and 2) developer-builders with small-scale operations that have niche expertise based on their projects. There are few examples of recently built Opportunity Housing projects in San José because it is currently not permitted in most areas of the City, and there is a lack of developers interested in projects of this scale.

the most complicated to construct. Among the prototypes tested, they have the most party walls, the most complex building systems, and the greatest chance of design constraints, which all add to costs.

Condos are also more expensive to build than rentals because there are fewer subcontractors for attached or stacked ownership housing, which drives up the bids. Furthermore, condo buildings typically have higher-end finishings than rental apartments.

The per-square-foot assumptions for each prototype are displayed below in Figure 10.

FIGURE 10. VERTICAL COSTS BY PROTOTYPE

Prototype	Hard Costs per Gross Building Sq. Ft.
Small Lot Single Family (a)	$175
Side-by-Side Large Duplex Condo	$175
Side-by-Side Duplex Rental in Rear Yard (b)	$160
Side-by-Side Duplex Condo in Rear Yard (b)	$175
Attached Townhomes (a)	$250
Rental Stacked Flats (fourplex, sixplex, eightplex)	$275
Condo Stacked Flats (fourplex, sixplex, eightplex)	$300

Notes

(a) Includes garage cost.

(b) Renovation cost of $100,000 for existing home is also applied to total vertical cost .

Source: Interviews with developers, 2021; Strategic Economics, 2021.

Lastly, a **contingency cost of five percent of the total vertical cost**, is also applied universally for each prototype, which is a standard assumption.

SOFT COSTS

Soft costs, sometimes referred to as "indirect" costs, are development costs associated with other items besides construction, such as design, overhead, and other costs of doing business, like legal costs, and taxes. There are certain soft costs, primarily those associated with consulting fees for project design, as well as developer overhead, that are expected to be consistent across prototypes, since all the prototypes are at the single-lot scale. It is assumed that these costs would together total **$50,000 per project**. Therefore, this is a smaller share of total development cost for the stacked multiplex prototypes, which cost the most overall to build, and translate to the highest unit densities.

Other soft cost items, include taxes, legal costs, accounting costs, and insurance costs, as well as holding costs. These are assumed to be equivalent to **eight percent of total hard costs**, which is a standard assumption that is commonly used by real estate developers across specializations.

MUNICIPAL FEES

Various municipal fees and taxes would be charged for all the prototypes. These fees help fund City services, as well as the administrative tasks and requirements associated with processing permit applications at the City.

FEES EVALUATED FOR FEASIBILITY IMPACTS

Strategic Economics evaluated the feasibility impacts of two types of municipal fees:

- **Site Development Permit fees**, which would only be charged if Opportunity Housing is not permitted by-right; and,
- The **Parkland In-Lieu Fee**, a park use impact fee, which is in the process of being revised.

This report will assist the City in determining how these fees should apply to Opportunity Housing projects. Further discussion on the feasibility impacts of these fees is found in Section VI on Page 36.

Both the site development and park fees were incorporated into the total development cost used in the pro formas for the prototypes, because the pro forma analyses reflect what would currently be charged on the prototypes if they were developed today.[12]

Other Standard Fees and Taxes

There are other standard fees and taxes that would apply to all the prototypes. These fees are shown below in Figure 11 and include:

- City fees associated with processing project building permits, which include permit issuance, plan review, and inspection fees. Based on the City's fee schedule, the fees are estimated at approximately $9,700 per unit for single-family and duplex projects, or $26,000 per project for projects with three or more units.
- School district impact fees. For areas that fall in the San José Unified School District, the fee amount is $3.48 per net residential square feet.
- The Building and Structure Construction Tax (Municipal Code, Chapter 4.46), which is between approximately $7,000 and $12,000 per project, depending on the building valuation, which is tied to the gross building square feet.
- The Commercial, Residential, Mobile Home Park Construction Tax (Municipal Code, Chapter 4.47), which is between approximately $11,000 and $19,000 per project, which also depends on the building valuation.
- Other city and state construction taxes that charge nominal fees, including the City's Residential Construction Tax (Municipal Code, Chapter 4.64), the Construction Tax (Municipal Code 4.54), and the State's SMIPA and BSARSF taxes.

Note that the City of San José's Inclusionary Housing Ordinance (IHO), which was revised in 2021, only applies to projects with ten or more units. Therefore, the IHO fees were not incorporated into the fee calculation for any of the prototypes, which are all under 10 units. [13]

[12] Note that the feasibility analysis in Section VI uses a different approach. It shows the percentage increase on total development cost that each fee adds for the prototypes, if total development cost hypothetically did not include these fees. This approach was used because the total development cost calculated in the pro forma analyses vary across tiers because the Parkland In-Lieu fee varies by sub-area. The hypothetical total development cost used in this detailed municipal fee analysis standardizes the denominator across the three tiers, which more accurately shows the impact of these fees by tier.

[13] City of San José, 2021. https://www.sanJoséca.gov/your-government/departments/housing/developers/inclusionary-ordinance-housing-impact-fee

FIGURE 11. OVERVIEW OF TYPICAL MUNICIPAL FEES

Fee	Fee Amount	Basis
San José Unified Developer Fee (a)	$3.48	Per Net Sq. Ft.
Building Permit Fees (b)		
Single Family, Duplex	$9,740	Per Unit
3+ Units (per project)	$26,037	Per Project
City Construction Taxes		
Building and Structure Construction Tax	1.54%	Of building valuation (c)
Residential Construction Tax	2.42%	Of building valuation (c)
Construction Tax	$113	Per unit
Residential Construction Tax	$135	Per unit
State Construction Taxes (d)	$65-$113	Per project, depending on gross sq. ft.

Notes

(a) Some areas of San José fall into other school districts that charge their own fees. These districts tend to charge varying fees for elementary, middle, and high schools. The San José Unified fee was used for all scenarios because San José Unified charges just one, universal fee for projects in its jurisdiction, and the district covers most of the areas of the City analyzed in this study.

(b) Includes permit issuance, plan review, and inspection fees. For single family and duplexes, new units between 1,000 and 3,000 gross square feet are charged the same flat fee, per unit. For 3+ unit building types, new projects that are less than 10,000 gross square feet are charged the same flat fee, per project.

(c) For residential uses: $112 per gross square feet.

(d) Includes SMIPA and BSARSF

Sources: City of San José, 2021; Strategic Economics, 2021.

FINANCING COSTS FOR TRADITIONAL DEVELOPERS

The total financing cost for traditional developers includes the cost of interest payments associated with the construction loan, and the construction loan fee. Total financing cost ranges from $30,000 to $90,000 per project depending on the overall development cost of the prototype, and this cost is equivalent to approximately three percent of total development cost (excluding land). The assumptions used to calculate financing costs are below in Figure 12. These financing assumptions are only applicable in the static pro forma model.

FIGURE 12. FINANCING COST ASSUMPTIONS

Financing Costs	
Amount financed (loan-to-cost)	60% of hard and soft costs
Average Outstanding Balance	55% of amount financed
Construction Loan Fee	2% of amount financed
Construction Interest Rate (annual)	4.25%
Term	18 months

Source: Strategic Economics, 2021.

PROFIT EXPECTATION FOR TRADITIONAL DEVELOPERS

Figure 13 below shows the assumptions used to estimate the developer's profit. These profit expectation assumptions are only applicable in the static pro forma model.

For the rental prototypes, the profit expectation is based on the yield on cost (YOC), which is calculated as annual net operating income (NOI) divided by total development cost. For the purposes of this

analysis, the target YOC is between 5.0 and 6.0 percent, which is at least one percentage point higher than the current capitalization rates for multifamily housing in San José.

The minimum developer return for the condo prototypes is based on the Return on Cost (ROC) measure, which is calculated as the net value divided by total development cost. The return on cost target is 18 percent of development costs, excluding land.

FIGURE 13. DEVELOPER PROFIT EXPECTATION

Rental Prototypes	Target Return
Minimum Yield on Cost	5% (NOI/TDC)
Condo Prototypes	
Minimum Return on Cost	18% of development costs, excluding land

Source: Strategic Economics, 2021.

Revenues

A detailed revenue analysis was conducted to identify monthly rent and sale price assumptions for new rental and condo development. Strategic Economics collected multifamily rental data from Costar and townhome/condo sales data from Redfin for recently built product, organized by tier.

RENTS

Rents were estimated based on Costar data for recently built multifamily projects in San José. Because of the short-term impacts of the COVID-19 pandemic on rental rates, the rents used in this analysis are based on pre-pandemic conditions in San José, with the expectation that the market will become more stable over the next several years.

The rent assumptions for each of the units associated with rental prototypes are shown below in Figure 14, organized roughly by set. The table includes the unit size, the rent per square foot, and the overall unit rent for each of the unit types associated with the rental prototypes by tier. As shown in the table, there is an inverse relationship between unit size and rent per square foot, with the smaller units yielding higher rents per square foot than the larger units.

FIGURE 14. EXPECTED RENTS FOR RENTAL PROTOTYPES BY TIER

	Tier 1	Tier 2	Tier 3
Side-by-Side Duplex Rental in Rear Yard (a)			
3-Bedroom			
Unit Size (Sq. Ft.)	1,286	1,286	1,286
Rent per Sq. Ft.	$3.13	$2.95	$2.66
Unit Rent	$4,030	$3,790	$3,420
Fourplex, Sixplex Rentals (b)			
2-Bedroom			
Unit Size (Sq. Ft.)	1,080	1,080	1,080
Rent per Sq. Ft.	$3.33	$3.13	$2.83
Unit Rent	$3,600	$3,380	$3,060
Two-Story Eightplex Rental			
1-Bedroom			
Unit Size (Sq. Ft.)	510	510	510
Rent per Sq. Ft.	$4.25	$3.63	$3.27
Unit Rent	$2,170	$1,850	$1,670
Three-Story Eightplex Rental			
1-Bedroom			
Unit Size (Sq. Ft.)	680	680	680
Rent per Sq. Ft.	$3.96	$3.38	$3.06
Unit Rent	$2,695	$2,300	$2,080
2-Bedroom (c)			
Unit Size (Sq. Ft.)	1,020	1,020	1,020
Rent per Sq. Ft.	$3.35	$3.15	$2.85
Unit Rent	$3,420	$3,210	$2,910

Notes:
(a) Refers to the new construction duplex. The existing single-family home, which is 1,250 square feet, would garner $4,530 in Tier 1, $4,260 in Tier 2, and $3,850 in Tier 3.
(b) Refers to both the Stacked Fourplex Rental, and the Three-Story Sixplex Rental, which have equivalent units.
(c) The two-bedroom units in the Three-Story Eightplex Condo are slightly smaller due to the building's lower efficiency ratio.
Source: Costar, 2021; Strategic Economics, 2021.

The vacancy loss is expected to be **five percent of gross rent revenue**, and the operating expenses are expected to be **30 percent of gross rent revenue**. Both assumptions are standard industry assumptions. The net annual revenue of the prototypes is identified after subtracting vacancy loss and operating expenses.

CONDOS

The expected sales prices for the condo prototypes are shown below in Figure 15. The net revenues include a marketing cost of **four percent of the gross sales price**, which is a standard industry assumption. The table includes the unit size, the price per square foot, and the overall unit price for each of the unit types associated with the condo prototypes. It is organized roughly by set. The stacked condo units have the lowest overall sales prices, since they are the smallest units, and the Side-by-Side Large Duplex Condo units have the highest sales prices. As shown in the table, there is an inverse

relationship between unit size and price per square foot, with the smaller units yielding higher sales prices per square foot than the larger units.

FIGURE 15. EXPECTED SALES PRICES FOR CONDO PROTOTYPES BY TIER

	Tier 1	Tier 2	Tier 3
Side-by-Side Large Duplex Condo			
4-Bedroom			
Unit Size (Sq. Ft.)	2,400	2,400	2,400
Rent per Sq. Ft.	$667	$588	$425
Unit Rent	$1,600,000	$1,410,000	$1,020,000
Side-by-Side Duplex Condo in Rear Yard (a)			
3-Bedroom			
Unit Size (Sq. Ft.)	1,286	1,286	1,286
Rent per Sq. Ft.	747	655	570
Unit Rent	960,000	842,000	733,000
Small Lot Single-Family, Attached Townhomes (b)			
3-Bedroom			
Unit Size (Sq. Ft.)	1480	1480	1480
Rent per Sq. Ft.	$740	$649	$509
Unit Rent	$1,095,200	$960,500	$753,300
Fourplex, Sixplex Condos (c)			
2-Bedroom			
Unit Size (Sq. Ft.)	1080	1080	1080
Rent per Sq. Ft.	$769	$675	$612
Unit Rent	$831,000	$729,000	$661,000
Three-Story Eightplex Condo			
1-Bedroom			
Unit Size (Sq. Ft.)	680	680	680
Rent per Sq. Ft.	$831	$729	$661
Unit Rent	$564,800	$495,700	$449,600
2-Bedroom (d)			
Unit Size (Sq. Ft.)	1020	1020	1020
Rent per Sq. Ft.	$769	$675	$612
Unit Rent	$784,400	$688,500	$624,200

Notes:

(a) The existing single-family home, which is 1,250 square feet, would sell for $1,075,000 in Tier 1, $927,000 in Tier 2, and $807,000 in Tier 3.

(b) The units in Small Lot Single-Family and the Attached Townhomes prototypes are the same size, with the same sale prices.

(c) Refers to both the Stacked Fourplex Condo, and the Three-Story Sixplex Condo, which have equivalent units.

(d) The two-bedroom units in the Three-Story Eightplex Condo are slightly smaller due to the building's lower efficiency ratio.

Source: Redfin, 2021; Strategic Economics, 2021.

Cash-Flow Analysis: Property Owner Perspective

Strategic Economics conducted a supplemental cash flow feasibility analysis for the Side-by-Side Duplex Rental in Rear Yard prototype, to illustrate the likelihood that existing homeowners would develop Opportunity Housing on their property. The development cost assumptions and rent revenue assumptions are consistent with the "point in time" pro forma analysis for this prototype, with some variation based on the expectations that: 1) the property owner already resides in the existing home; 2) they are pursuing a different financing product; and 3) they are evaluating their decision based on the time that they break even.

- In the static pro forma analysis, $100,000 was added to the construction cost to reflect the fact that a developer is purchasing a property with a lower-end home that they would renovate to earn competitive rents for the home. In this analysis, there is no renovation cost for the existing home.
- In the static pro forma analysis, the total revenue is associated with the rental income from the two duplex units and the existing home. In this scenario, the revenue is only from the two duplex units.
- In the static pro forma analysis, the financing costs and profit expectation are incorporated into total development cost. These costs have been removed, because: 1) the financing costs associated with the cash-out refinance mortgage, discussed below, are already accounted for in the cash flow model; and 2) The cash flow model identifies the year the homeowner breaks even, so a separate profit metric is unnecessary. Additionally, it is very unlikely a homeowner would incorporate a profit expectation in their total development cost estimate because doing so would raise their debt amount.

In this scenario, it is assumed that an existing property owner would apply for a **cash-out refinance mortgage,** provided that they have paid off most of their existing mortgage or own their property outright. With cash-out refinance mortgages, property owners can access the equity in their property to pay for construction of the duplex. There are few restrictions on what the loan can be used for, but lenders require that the total mortgage amount may not exceed 80 percent of the property value, less their principal balance. The assumptions regarding the cash-out refinance mortgage are discussed below:

- The mortgage is a conventional, **30-year, fixed rate** loan, which is typical for cash-out refinance mortgages. For the purposes of the cash flow analysis, it is assumed that the owner has paid off the entirety of their mortgage for purchasing the property.
- An **interest rate** of **3.25 percent** was used, which is a conservative estimate, approximately 0.75 percent higher than existing rates as of September 2021. This is a similar approach that was used to identify the interest rate for the construction loan, because it is likely that interest rates, which are currently very low for most real estate loan products, may rise in the near future.
- **Closing costs** are expected to be **four percent** of the loan amount, which reflects the mid-point of the typical range for cash-out refinance mortgages.
- The **existing property value** informs the maximum value of the loan. If the loan amount is less than the total development cost, the property owner would need to pay for the difference up front. Because the development cost is generally the same across tiers, (except for variation in park fees), property owners in Tier 3 would need to provide significant funds up front. There are of course variations in property value across the tiers, but generally these assumptions

indicate that homeowners with higher property values will be better positioned to use this financing tool. The median value of homes in San José in May 2021 was approximately **$1.2 million,** according to Zillow. It is assumed that this would correlate to the estimated value for a property owner in Tier 2. According to Redfin's single-family home data analyzed in this report, the median sale price for Tier 1 is approximately eight percent higher than in Tier 2, while the median sale value for Tier 3 is approximately 17 percent lower than in Tier 2. This relationship informs the following land value assumptions shown below in Figure 16.

FIGURE 16. EXPECTED VALUE FOR EXISTING PROPERTY BY TIERS IN 2021

	Expected Property Value
Tier 1	$1,296,000
Tier 2	$1,200,000
Tier 3	$996,000

Source: Zillow, 2021; Redfin, 2021; Strategic Economics, 2021.

IV. SUMMARY OF RESULTS

The feasibility of Opportunity Housing is determined by the residual land value generated from development. If the residual land value is lower than the expected acquisition cost for a lot in the market tier, the project is infeasible. If the residual land value is greater or equal to the cost of acquisition, the prototype is feasible. However, it is important to note that a project could be feasible but still not generate developer interest if there are other development alternatives that might be more lucrative. For example, a luxury single-family home may still generate a higher residual land value than any of the Opportunity Housing prototypes tested.

Generally, the prototypes that benefit from lower construction costs and high-end sales prices for larger units, such as the duplex condos and townhome-style prototypes are the most feasible to develop.

Existing property owners benefit from not needing to acquire land, which substantially reduces their total development cost. In this circumstance, any prototype where the residual land value is positive would be feasible. A supplemental cash flow analysis, which better illustrates the dynamics associated with typical homeowners, is also included for the Side-by-Side Duplex Rental in Rear Yard.

The detailed pro forma results are included in Appendix A on Page 41, and the detailed results of the cash flow analysis are included in Appendix B, on Page 53.

Results by Prototype

SET 1: TWO-STORY BUILDINGS WITH 2-4 UNITS

The feasibility by tier for prototypes in Set 1 is shown below in Figure 17, with the feasible scenarios shaded in green, and infeasible scenarios shaded in red. Within Set 1, the duplex prototypes tend to be more feasible than the fourplex prototypes. The duplexes are more straightforward to build, and the sale revenues associated with the two duplex condos are strong enough to make the projects feasible. The Side-by-Side Large Duplex Condo is feasible in both Tier 1 and Tier 2 while the Side-by-Side Duplex Condo in Rear Yard is just feasible in Tier 1.

FIGURE 17. SET 1 FEASIBILITY: RESIDUAL LAND VALUE LESS EXPECTED ACQUISITION COST

	Tier 1	Tier 2	Tier 3
Side-by-Side Large Duplex Condo	Feasible	Feasible	Not Feasible
Side-by-Side Duplex Condo in Rear Yard	Feasible	Not Feasible	Not Feasible
Side-by-Side Duplex Rental in Rear Yard	Not Feasible	Not Feasible	Not Feasible
Stacked Fourplex Rental	Not Feasible	Not Feasible	Not Feasible
Stacked Fourplex Condo	Not Feasible	Not Feasible	Not Feasible

Source: Strategic Economics, 2021.

The Side-by-Side Duplex Rental in Rear Yard is not feasible in this analysis. However, the supplemental cash flow analysis evaluated this prototype from a homeowner's perspective. These results are on Page 30.

SET 2: THREE STORY SINGLE-FAMILY/ATTACHED TOWNHOME PROJECTS WITH FOUR UNITS

For both townhome-style prototypes, developers benefit from lower construction costs, and high-end sales prices. As shown in Figure 18, The Small Lot Single-Family prototype is more feasible than the Attached Townhomes prototype because the construction process for detached units is more straightforward, which translates to lower construction costs. Still, both prototypes are expected to be feasible in Tier 1, and the Small Lot Single-Family prototype is also expected to be feasible in Tier 2.

FIGURE 18. SET 2 FEASIBILITY: RESIDUAL LAND VALUE LESS EXPECTED ACQUISITION COST

	Tier 1	Tier 2	Tier 3
Small Lot Single Family	Feasible	Feasible	Not Feasible
Attached Townhomes	Feasible	Not Feasible	Not Feasible

Source: Strategic Economics, 2021.

SET 3: STACKED MULTIPLEXES WITH MORE THAN FOUR UNITS

Within Set 3, the two condo prototypes, as well as the Three-Story Eightplex Rental are feasible, but only in Tier 1. (Figure 19). These prototypes generally have the highest construction costs. The condos perform better because the expected sale revenues generate higher profits than the rent revenues, which incorporate operating and vacancy costs.

FIGURE 19. SET 3 FEASIBILITY: RESIDUAL LAND VALUE LESS EXPECTED ACQUISITION COST

	Tier 1	Tier 2	Tier 3
Three-Story Sixplex Condo	Feasible	Not Feasible	Not Feasible
Three Story Eightplex Condo	Feasible	Not Feasible	Not Feasible
Three Story Eightplex Rental	Feasible	Not Feasible	Not Feasible
Three-Story Sixplex Rental	Not Feasible	Not Feasible	Not Feasible
Two Story Eightplex Rental	Not Feasible	Not Feasible	Not Feasible

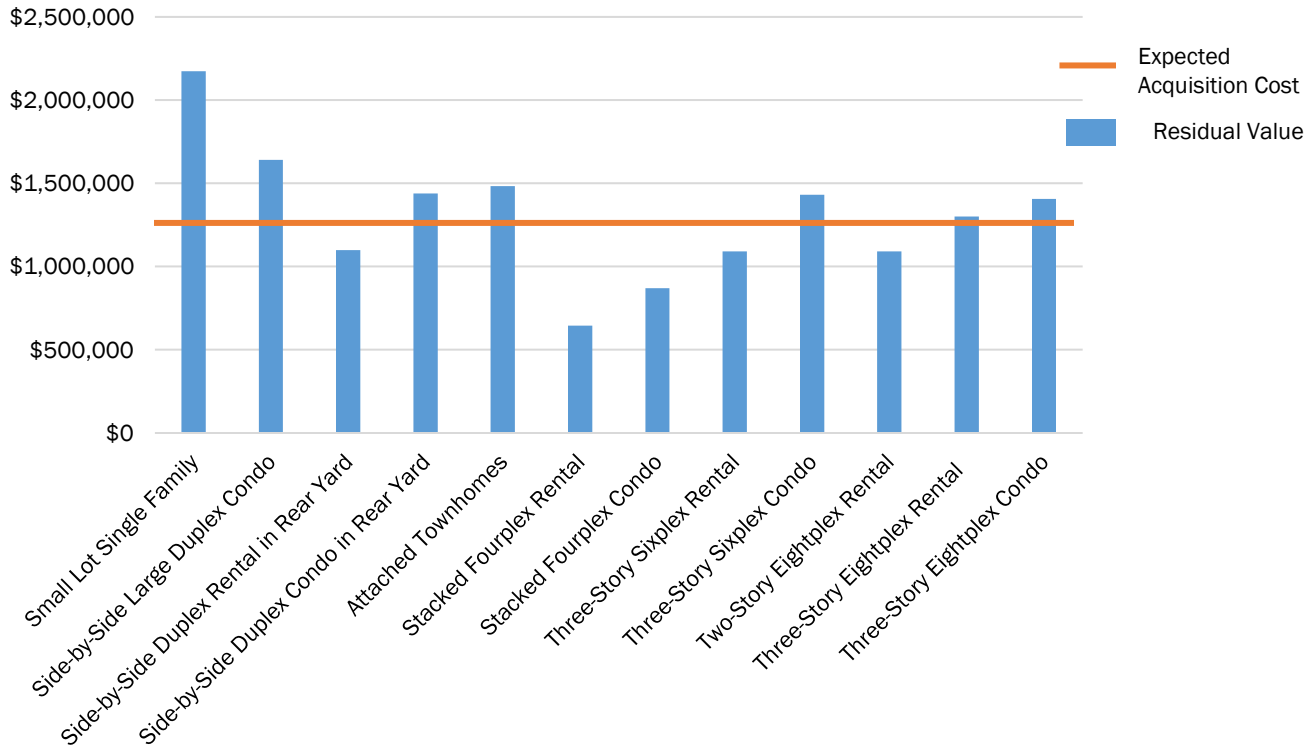
Source: Strategic Economics, 2021.

Results by Market Tier

The following charts (Figures 20-22) demonstrate the feasibility results by market tier. As shown, a variety of Opportunity Housing prototypes are feasible in Tier 1, including 2-4 unit for-sale projects (small lot single-family, duplex condos, attached townhomes). None of the fourplex prototypes are feasible, but the sixplex and eightplex condos, as well as the Three-Story Eightplex Rental are financially feasible.

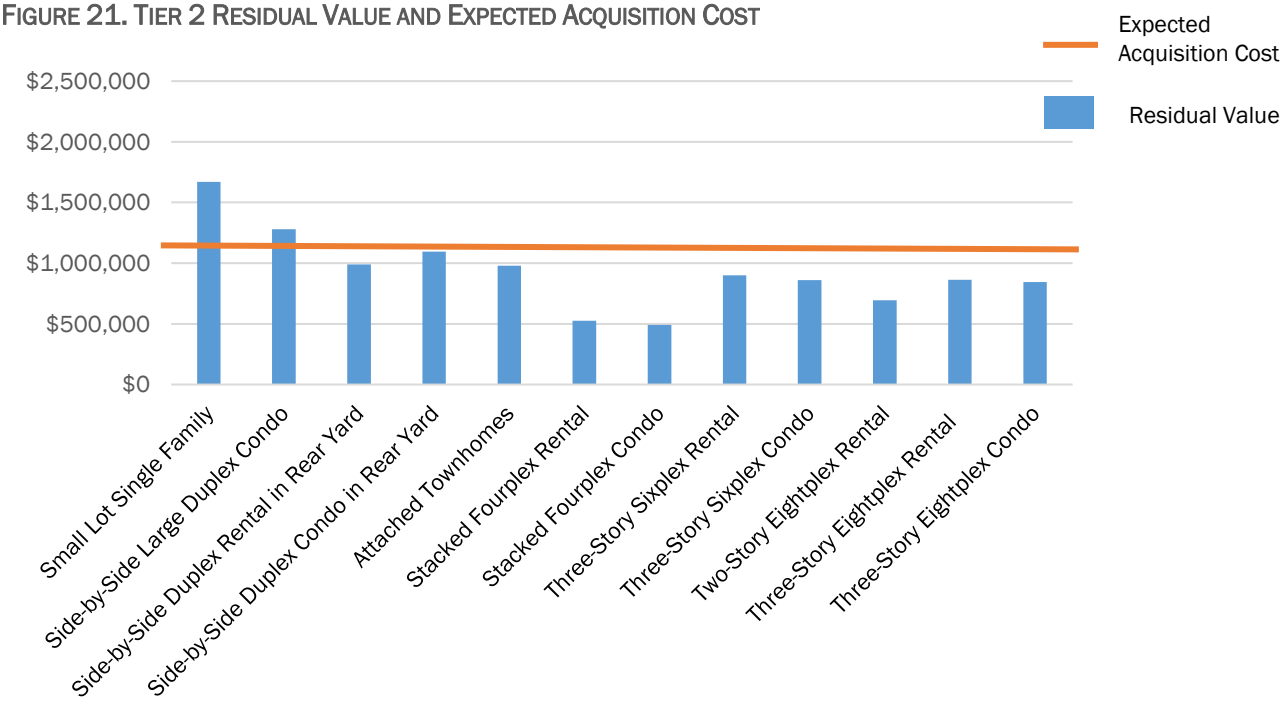
In Tier 2, only the Small Lot Single-Family and the Side-by-Side Large Duplex Condo prototypes are feasible. In Tier 3, none of the prototypes tested are feasible because the revenues generated are insufficient to cover the cost of development and site acquisition.

FIGURE 20. TIER 1: RESIDUAL VALUE AND EXPECTED ACQUISITION COST



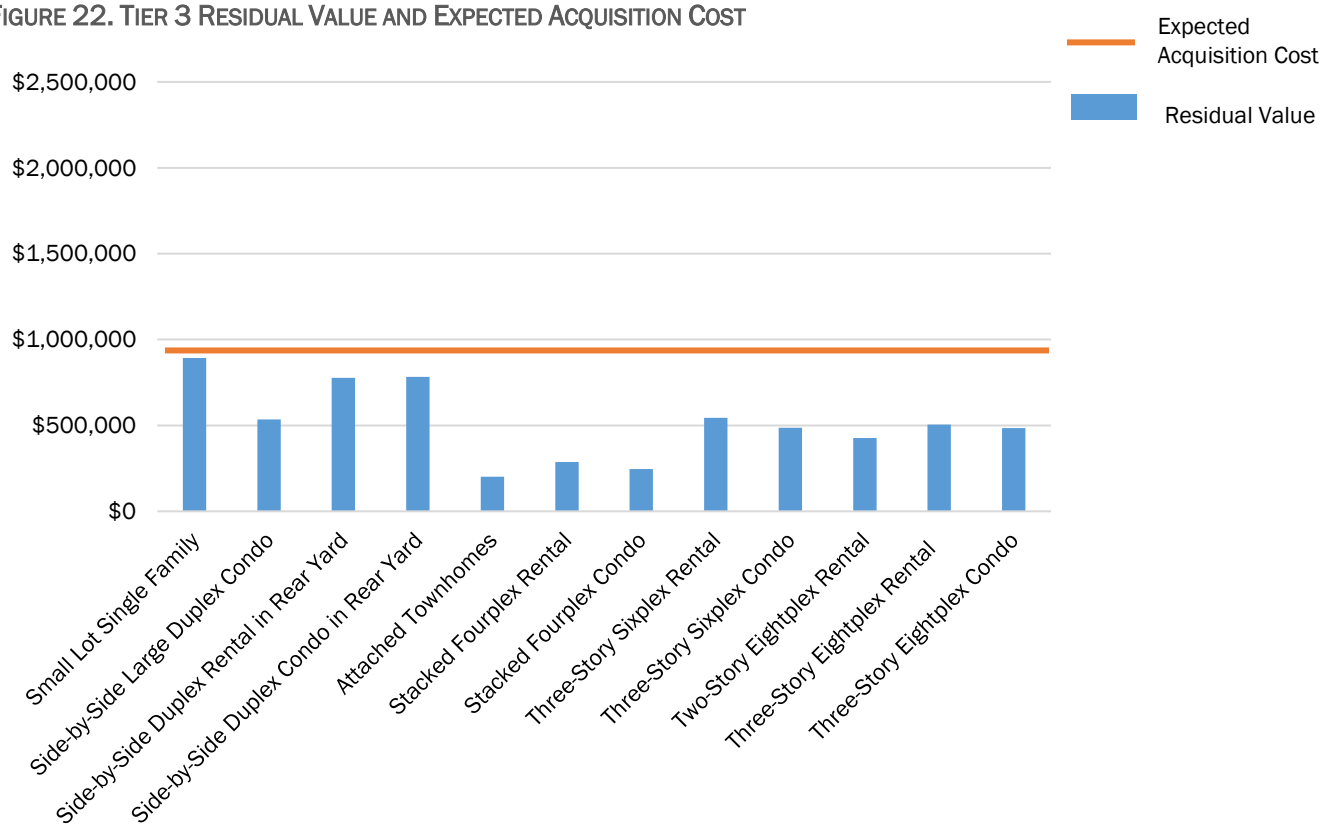
Source: Strategic Economics, 2021.

FIGURE 21. TIER 2 RESIDUAL VALUE AND EXPECTED ACQUISITION COST



Source: Strategic Economics, 2021.

FIGURE 22. TIER 3 RESIDUAL VALUE AND EXPECTED ACQUISITION COST



Source: Strategic Economics, 2021.

Results of Cash-Flow Analysis

A supplemental cash flow analysis was also conducted to illustrate the perspective of an existing property owner adding units to their lot. The Side-by-Side Duplex Rental in Rear Yard prototype was evaluated with this lens, because it would be the least disruptive to an existing resident, since it does not involve demolition. It would also be legal by-right if the property owner resides in the existing home under SB 9. This analysis assumes the property owner owns their property outright, either by paying off the entirety of their previous mortgage or by having purchased their home with cash.

Figure 23 below provides a summary of the cash flow analysis findings. As shown in this table, property owners in Tier 1 and Tier 2 are most likely to pursue this strategy because they would not have to pay substantial upfront costs. Tier 1 property owners are best-positioned, due to the relatively higher rent revenues.

With a cash-out refinance mortgage, the loan value is tied to the existing property value. Property owners with higher home values are expected to be better positioned to use this financing product, because the loan values will more likely cover the development cost.[14]

[14] There are other financing products that property owners in this position could theoretically use, such as a construction loan, or a HELOC, but the cash-out refinance mortgage is expected to be the most common, because it typically offers lower interest rates than these other products.

The cash flow analysis calculates the profit from Year 1 (the year that the mortgage begins, during which the duplex is built) through Year 30 (the year the mortgage would be paid off). Property owners start to earn rental income in Year 2, when the duplex is completed. Property owners in Tier 1, who likely have higher home values, would break even and start to see a profit on their investment earliest in Year 6, while Tier 2 homeowners would see a profit in Year 7. Because of the lower rent revenues, Tier 3 owners would not break even until Year 14. Property owners with lower existing property values pursuing a cash-out refinance mortgage, as shown in Tier 3, would have to pay significant upfront costs. This is major barrier for property owners pursuing this strategy.

FIGURE 23. CASH FLOW SUMMARY: EXISTING PROPERTY OWNER BUILDS DUPLEX RENTAL IN REAR YARD

	Tier 1	Tier 2	Tier 3
Net Annual Operating Income (a)	$62,868	$59,124	$53,352
Total Development Cost (b)	$887,186	$863,610	$864,616
Cash-Out Refinance Mortgage Financing Summary			
Expected Property Value	$1,296,000	$1,200,000	$996,000
Maximum Loan Amount Possible (c)	$1,036,800	$960,000	$796,800
Loan Amount	$887,186	$863,610	$796,800
Closing Costs (d)	$35,487	$34,544	$31,872
Development Costs Paid Up Front	$0	$0	$67,816
Total Cost Required Up Front	$35,487	$34,544	$99,688
Annual Mortgage Payment (e)	$46,333	$45,102	$41,613
Year that Property Owner Breaks Even	Year 6	Year 7	Year 14

Notes:
(a) Rent from two duplex units, less 5% vacancy and 30% operating costs.
(b) Equivalent to total development cost for Duplex Rental in Rear Yard prototype, less the $100,000 renovation cost of existing home, and less developer profit and financing cost assumptions.
(c) 80% of expected property value, which reflects the total loan amount available to homeowners who own their property outright.
(d) 4% of loan amount.
(e) Assumes 30-year fixed rate mortgage with 3.25% interest rate.

Furthermore, ff an owner only owns a share of equity on their home, the maximum possible value of the loan would be significantly reduced, and the owner would have to pay a much larger sum of money up front. This would be a major barrier for typical property owners interested in this type of project.[15] The City of San José could explore collaborating with local credit unions or CDFIs to develop specialized financing products that could allow homeowners more options to pursue these projects. For example, innovative loan products could allow homeowners to rely on the expected future value of their property with the duplex constructed, or on the future rental income, as a basis for their loan.

[15] To illustrate this, an additional analysis was conducted for a property owner in Tier 1 with 50 percent equity in their home. With a hypothetical purchase price of $1,100,000, they would have $550,000 equity in their home and $550,000 of principal still outstanding. With a current value of $1,296,000, they would qualify for a cash-out refinance mortgage of just $486,800 (80 percent of current value, less outstanding principal). In this scenario, they would have to pay $400,386 in development costs up front plus $19,472 in closing costs.

V. AFFORDABILITY OF OPPORTUNITY HOUSING

The affordability of the prototypes in both tiers 1 and 2 was calculated, to provide context around the households that these types of units would serve. The methodology for calculating the affordability of the prototypes' units is described below.

Methodology for Estimating Unit Affordability

The methodology for identifying the affordability of the prototypes' units is described below:

1) The affordability levels were identified by calculating the incomes needed to afford the housing costs associated with the prototypes' units. For rental housing, it was assumed that housing would be considered affordable if the household pays no more than 30 percent of their income on housing costs. For ownership housing, housing is considered affordable if housing costs account for no more than 35 percent of their household income.[16]
2) Other housing costs in addition to either rent or mortgage payments were estimated based on standard industry assumptions and available research on the various cost categories. For rental prototypes, the monthly housing cost simply includes rent and a utility cost estimate. For condo prototypes, the monthly housing cost includes a variety of other items besides the mortgage payment, including utilities, property taxes, HOA fees, mortgage insurance, and homeowner's insurance.
3) The incomes required to afford the unit were then translated into AMI levels, calculated from the Santa Clara County median income levels for the relevant household sizes, published annually by CA HCD. The household sizes were identified by multiplying the unit's bedroom amount by 1.5 people, which is a standard method used by TCAC.

Figure 24 below shows AMI ranges associated with income levels that are tied to affordable housing programs and plans, ranging from "Extremely Low Income" up to "Above Middle Income." Most affordable housing programs focus on producing housing that is affordable for households considered "low-income" or below, which is 80 percent of AMI or less. In high-cost cities like San José, there have also been efforts to increase the supply of moderate-income housing, which is between 80 and 120 percent of AMI.

FIGURE 24. INCOME LEVELS AND ASSOCIATED "% OF AMI" RANGES

Income Level	AMI Range	Annual Income (3-Person Household)
Extremely Low Income	<30% AMI	<$41,000
Very Low Income	30-50% AMI	$41,000 - $75,000
Low Income	50-80% AMI	$75,000 - $106,000
Moderate Income	80-120% AMI	$106,000 - $163,000
Middle Income	120-150% AMI	$163,000 - $204,000
Above Middle Income	>150% AMI	>$204,000

Source: City of San José, 2020; Strategic Economics, 2021.

[16] The assumption that no more than 30% of a household's income should be used for housing costs for the housing to be considered affordable is a standard industry assumption. In cases where the affordability of luxury, market-rate, for-sale housing is being evaluated, the percentage is increased to 35% to reflect the fact that higher-income households are able to spend a higher share of their income on housing.

Affordability of Opportunity Housing

A summary of the affordability of the Opportunity Housing prototypes in Tiers 1 and 2 is displayed below in Figures 25 and 26. The tables, which are organized by set, show the affordability for the units in every prototype, and those that were found financially feasible are color-coded in green. The affordability for Tier 3 is not shown because every prototype in Tier 3 was found to be infeasible. As shown in Section IV, feasibility is significantly more attainable in Tier 1 than in Tier 2, but it is plausible that there could be instances where prototypes that were found infeasible in Tier 2 could be feasible in certain circumstances.

Most prototypes in Tier 1 fall in the "middle-income" range, which is between 120 and 150 percent of AMI, while there are some prototypes with units that are considered "moderate-income." Middle-income households are generally well-served by the existing stock of market-rate housing. A three-person, middle-income household in Santa Clara County would earn between $165,000 and $205,000 annually in 2021.

The stacked multiplex prototypes in Tier 1 achieve deeper affordability than the duplex and townhome-style prototypes, which have larger units. Some multiplex units are affordable to households in the moderate-income range. These smaller units are more affordable by design.

Rental prototypes, all of which are in stacked multiplexes, are more affordable than condo prototypes largely because of the added expenses associated with condo ownership. For example, the Stacked Fourplex Rental is affordable to a household at 125 percent of AMI, while the Stacked Fourplex Condo is affordable to a household at 135 percent of AMI. The 2-Story Eightplex Rental has the lowest rent, and is affordable to households between 80 and 90 percent of AMI, depending on household size.

More prototypes are considered feasible in Tier 1 because the revenues associated with the prototypes are highest. Therefore, households would be required to pay more in housing costs for prototypes in Tier 1 than in other tiers, making housing in Tier 1 less affordable overall.

FIGURE 25. TIER 1 AFFORDABILITY SUMMARY

Prototype	Income Needed to Afford Unit	Affordable to Household at:
Set 1		
Stacked Fourplex Rental (2-BR)	$153,320	125% AMI
Stacked Fourplex Condo (2-BR)	$183,198	135% AMI
Side-by-Side Large Duplex Condo (4-BR)	$339,550	195% AMI
Side-by-Side Duplex Rental in Rear Yard (3-BR)	$172,000	105-115% AMI
Side-by-Side Duplex Condo in Rear Yard (3-BR)	$210,224	130-140% AMI
Set 2		
Small Lot Single Family (3-BR)	$237,702	145-155% AMI
Attached Townhome (3-BR)	$237,291	145-155% AMI
Set 3		
Three-Story Sixplex Rental (2-BR)	$153,320	125% AMI
Three-Story Sixplex Condo (2-BR)	$183,198	135% AMI
Two-Story Eightplex Rental (1-BR)	$94,840	80-90% AMI
Three-Story Eightplex Rental		
1-BR	$115,840	95-110% AMI
2-BR	$146,120	105% AMI
Three-Story Eightplex Condo		
1-BR	$128,809	105-120% AMI
2-BR	$173,869	130% AMI

Notes:
(a) Condo prototypes: Housing is considered affordable if monthly housing costs do not exceed 35% of monthly household income. It is assumed the buyer uses a 30-year fixed rate mortgage, and contributes a 5% down payment. An interest rate of 3.8% was used, based on average interest rates over the last five years. Other monthly housing costs include: utility costs, which are between $200 and $300 per month depending on unit type; homeowners' association dues, which are on average $258 per month, according to a previous housing affordability analysis for San José by Strategic Economics and Street Level Advisors; Monthly property taxes based on an annual cost equivalent to 0.75% of the sales price; Annual homeowner's insurance estimated to be 0.28% of the sales value, based on the average rates for California homebuyers (Quotewizard.com); and annual mortgage insurance estimated to be 0.7% of the mortgage amount, based on median PMI rates for California homebuyers (bpfund.com).

(b) Rental prototypes: Housing is considered affordable if monthly housing costs do not exceed 30% of monthly household income. It is assumed that households pay monthly utility costs of between $180 and $230 per month, depending on unit type.

Household sizes: The affordability levels are based on Santa Clara County 2021 income limits, published by CA HCD. They are tied to specific household sizes, which are based on federal TCAC guidelines of 1.5 people per bedroom. (Ex. The AMI for 2-bedroom units is based on 3-person households). When the associated household size calculation is between integers, the affordability for both household sizes are shown (i.e., For 3-bedroom units, the affordability for both 4-person and 5-person households is shown).
Source: CA HCD, 2021; ValuePenguin.com, 2021; Street Level Advisors; 2019; Santa Clara County Utility Allowance Schedule, 2021; Strategic Economics, 2021.

The affordability summary for Tier 2 is shown below in Figure 26. These units would be more affordable than Tier 1 prototypes, but the Small Lot Single-Family prototype and the Side-by-Side Large Duplex Condo are the only prototypes expected to be feasible in Tier 2 based on this analysis. They would be affordable to households in the 130 to 140 percent and 170 percent of AMI ranges, respectively. If other prototypes were feasible, they could reach deeper levels of affordability. For example, the Two-Story Eightplex Rental would be affordable to low-income households. However, the development of these prototypes is much less likely in Tier 2.

FIGURE 26. TIER 2 AFFORDABILITY SUMMARY

Prototype	Income Needed to Afford Unit	Affordable to Household at:
Set 1		
Stacked Fourplex Rental (2-BR)	$144,536	105% AMI
Stacked Fourplex Condo (2-BR)	$162,778	120% AMI
Side-by-Side Large Duplex Condo (4-BR)	$301,513	170% AMI
Side-by-Side Duplex Rental in Rear Yard (3-BR)	$162,000	100-105% AMI
Side-by-Side Duplex Condo in Rear Yard (3-BR)	$186,601	115-125% AMI
Set 2		
Small Lot Single Family (3-BR)	$210,735	130-140% AMI
Attached Townhome (3-BR)	$210,324	130-140% AMI
Set 3		
Three-Story Sixplex Rental (2-BR)	$144,536	105% AMI
Three-Story Sixplex Condo (2-BR)	$162,778	120% AMI
Two-Story Eightplex Rental (1-BR)	$82,040	70-75% AMI
Three-Story Eightplex Rental		
1-BR	$100,040	85-95% AMI
2-BR	$137,720	100% AMI
Three-Story Eightplex Condo		
1-BR	$114,975	95-110% AMI
2-BR	$154,670	115% AMI

Notes:
(a) Condo prototypes: Housing is considered affordable if monthly housing costs do not exceed 35% of monthly household income. It is assumed the buyer uses a 30-year fixed rate mortgage, and contributes a 5% down payment. An interest rate of 3.8% was used, based on average interest rates over the last five years. Other monthly housing costs include: utility costs, which are between $200 and $300 per month depending on unit type; homeowners' association dues, which are on average $258 per month, according to a previous housing affordability analysis for San José by Strategic Economics and Street Level Advisors; Monthly property taxes based on an annual cost equivalent to 0.75% of the sales price; Annual homeowner's insurance estimated to be 0.28% of the sales value, based on the average rates for California homebuyers (Quotewizard.com); and annual mortgage insurance estimated to be 0.7% of the mortgage amount, based on median PMI rates for California homebuyers (bpfund.com).

(b) Rental prototypes: Housing is considered affordable if monthly housing costs do not exceed 30% of monthly household income. It is assumed that households pay monthly utility costs of between $180 and $230 per month, depending on unit type.

Household sizes: The affordability levels are based on Santa Clara County 2021 income limits, published by CA HCD. They are tied to specific household sizes, which are based on federal TCAC guidelines of 1.5 people per bedroom. (Ex. The AMI for 2-bedroom units is based on 3-person households). When the associated household size calculation is between integers, the affordability for both household sizes are shown (i.e., For 3-bedroom units, the affordability for both 4-person and 5-person households is shown).
Source: CA HCD, 2021; ValuePenguin.com, 2021; Street Level Advisors; 2019; Santa Clara County Utility Allowance Schedule, 2021; Strategic Economics, 2021.

VI. ROLE OF MUNICIPAL FEES

In addition to standard municipal fees, such as building permit fees, school district fees, and construction taxes described on Page 20, Parkland In-Lieu fees and Site Development Permit fees would also be charged on the prototypes if they were to be developed today. Strategic Economics evaluated the feasibility impacts of these two fee categories. While exempting either of these fees does not make any infeasible prototypes feasible, they both constitute sizeable shares of total development cost, and the feasibility outlook of the prototypes would improve if there are circumstances where these fees could be reduced for Opportunity Housing projects.

Parkland In-Lieu Fee

The Parkland In-Lieu Fee is an impact fee paid to the Department of Parks, Recreation, and Neighborhood Services (PRNS), that addresses the increased need for public recreational facilities from new residents associated with the creation of new housing units.

This section shows the feasibility impact of the current Parkland In-Lieu fees under the existing methodology. PRNS is in the process of reviewing the Parkland In-Lieu Fee and has hired a consultant to carry out that analysis.[17]

The current fee, which is charged on a per-unit basis, varies depending on the building type.[18] The fees also vary based on the Multiple Listing Service (MLS) district in which the project falls. The MLS districts are similar to the 12 sub-areas used in this analysis. There are higher fees in MLS districts that have higher land values because the expected cost of acquiring land for new facilities would be higher in those districts. The MLS districts with higher fees correlate to the sub-areas that fall into Tier 1, because those sub-areas have the highest land costs. Therefore, the Parkland In-Lieu fee has the greatest impact on feasibility for Tier 1, specifically. Note that residential development projects can apply for credits towards this fee obligation which can effectively lower the cost. In addition, credits are also applied when a project incorporates the demolition of an existing housing unit, since the fee is based on needs associated with new households.

Figure 27 and 28 below show the per-unit fees by building type and sub-area, organized by tier. The average fee for the sub-areas in each tier was used to assess the feasibility impacts of the fee.

Note that the Tier 1 fee for rental prototypes is higher than for condo prototypes because Central San José, which is in Tier 1 for rental and Tier 2 for condo prototypes, has a higher fee compared to other

[17] The Department of Parks Recreation and Neighborhood Services has hired a consultant to review and recommend updates to the Parkland Dedication and Park Impact ordinances (SJMC: 19.38 and 14.25). The park fee schedule has not been modified since December 2017 (effective date March 2018) and the underlying assumptions that support the fee schedule have not been re-evaluated since the early 2000's, making this current study critically important. The selected consultant will assist staff in a comprehensive analysis of the ordinances which may include: 1) Recommending a methodology for the City to annually assess fair market land values for the purposes of assessing impact fees in-lieu of land dedication; 2) Assessing various methods of how fees are calculated in other jurisdictions and recommending a methodology for San José; 3) Evaluating the geographic boundaries where fees can be spent and evaluate mechanisms for equitable and fair distributions; 4) Modernizing how credits toward the PDO/PIO are qualified and applied; and 5) Demonstrating the legal nexus for any recommended changes.

[18] The per-unit fees are highest for single-family buildings, and lowest for buildings with five or more units. This is because the average household size in San José for households in single-family units is larger than the average household size for households in units that are part of multifamily buildings.

sub-areas. This also translates to a higher fee assumption for condo prototypes than rental prototypes in Tier 2.

The fee is highest for sub-areas where land costs are higher, which largely fall into Tier 1. The fees in Central San José, West Valley, and Willow Glen range between $24,400 and $28,600 per unit for 2-4 unit projects and between $19,300 and $22,600 per unit for buildings with five or more units. The fee is lower in sub-areas that generally fall into tiers 2 and 3, such as South San José and Alum Rock ($11,600 per unit for 2-4 unit projects and $9,200 per unit for buildings with five or more units).

FIGURE 27. RENTAL PROTOTYPES: PARKLAND IN-LIEU FEE ASSUMPTIONS BY TIER AND BUILDING TYPE

	2-4 Unit Building	5+ Unit Building
Tier 1 (a)		
Willow Glen	$26,300	$20,800
West Valley	$24,400	$19,300
Central	$28,600	$22,600
Tier 1 Average	**$26,433**	**$20,900**
Tier 2		
Alviso	$10,100	$8,000
Cambrian/Pioneer	$13,500	$10,700
Almaden	$15,500	$12,200
Berryessa	$17,400	$13,800
South	$11,600	$9,200
Edenvale	$13,200	$10,400
Tier 2 Average	**$13,550**	**$10,717**
Tier 3		
Evergreen	$16,600	$13,100
Alum Rock	$11,600	$9,200
Tier 3 Average	**$14,100**	**$11,150**

Notes:

(a) While North San José is in Tier 1, the North fee was excluded from the average because it is a very high outlier ($52,000 per unit for 2-4 unit projects and $41,600 for five or more units).

Source: City of San José, 2021; Strategic Economics, 2021.

FIGURE 28. CONDO PROTOTYPES: PARKLAND IN-LIEU FEE ASSUMPTIONS BY TIER AND BUILDING TYPE

	Single-Family (Detached and Attached)	2-4 Unit Building	5+ Unit Building
Tier 1 (a)			
Willow Glen	$29,400	$26,300	$20,800
West Valley	$27,300	$24,400	$19,300
Cambrian/Pioneer	$15,100	$13,500	$10,700
Tier 1 Average	**$23,933**	**$21,400**	**$16,933**
Tier 2			
Central	$32,000	$28,600	$22,600
Alviso	$11,200	$10,100	$8,000
Almaden	$17,300	$15,500	$12,200
Berryessa	$19,500	$17,400	$13,800
Tier 2 Average	**$20,000**	**$17,900**	**$14,150**
Tier 3			
South	$13,000	$11,600	$9,200
Edenvale	$14,700	$13,200	$10,400
Evergreen	$18,600	$16,600	$13,100
Alum Rock	$13,000	$11,600	$9,200
Tier 3 Average	**$14,825**	**$13,250**	**$10,475**

Notes:

(a) While North San José is in Tier 1, the North fee was excluded from the average because it is a very high outlier ($58,800 per unit for single-family project, $52,000 per unit for 2-4 unit projects and $41,600 for five or more units).

Source: City of San José, 2021; Strategic Economics, 2021.

The Parkland In-Lieu Fee has the greatest impact on development feasibility in Tier 1. Figure 29 shows the share of total development cost that the Parkland In-Lieu fee comprises, with the prototypes organized by density, (as shown in Figures 20-22). The fee constitutes between one and eight percent of total development cost in Tier 1, and approximately between one and three percent of total development cost in Tiers 2 and 3.

FIGURE 29. PARKLAND IN-LIEU FEE AS SHARE OF TOTAL DEVELOPMENT COST

	Tier 1	Tier 2	Tier 3
Small Lot Single Family	4.4%	3.7%	2.7%
Side-by-Side Large Duplex Condo	1.6%	1.3%	1.0%
Side-by-Side Duplex Rental in Rear Yard	5.0%	2.6%	2.7%
Side-by-Side Duplex Condo in Rear Yard	3.7%	3.1%	2.3%
Attached Townhomes	3.2%	2.7%	2.0%
Stacked Fourplex Rental	4.4%	2.2%	2.3%
Stacked Fourplex Condo	3.3%	2.7%	2.0%
Three-Story Sixplex Rental	3.8%	1.9%	2.0%
Three-Story Sixplex Condo	2.8%	2.4%	1.7%
Two-Story Eightplex Rental	7.8%	2.2%	2.3%
Three-Story Eightplex Rental	5.4%	2.8%	2.9%
Three-Story Eightplex Condo	4.1%	3.4%	2.5%

Notes:
The total development cost does not include the Parkland In-Lieu or Site Development Permit fees. The shares vary by tier because the parkland fee is higher in certain areas of the City.
Source: City of San José, 2021; Strategic Economics, 2021.

Site Development Permit Fees

A site development permit would be required for projects that are not permitted by right in the City's zoning code. This process would trigger various fees associated with processing the permit. Within the City, the Planning, Building, and Code Enforcement Department (PBCE) as well as the Public Works Department both charge site development permit fees.

PCBE currently charges a site development permit fee of $12,952 per residential project.[19], as well as $565 for every unit beyond two units.

Public Works charges a fee of $927 per project for projects with one or two units. For projects with three or more units, it charges a flat fee of $3,202 per project, plus $76 per unit.

These fees would be applicable for the prototypes if they were built under existing development regulations in the City of San José. Once SB 9 is implemented, these fees would likely not apply to some of the prototypes that have between two and four units. As part of the implementation process of the Opportunity Housing policy, the City will consider to what extent Opportunity Housing in general could be allowed by right, particularly for buildings that will not be allowed by right as a part of SB 9.

The site development permit fees account for between 0.7 percent and 1.3 percent of the total development cost for the prototypes. Since both the PBCE and Public Works fees are based on a

[19] This amount incorporates the Department of Transportation's flat site development permit fee of $447 per project.

project's number of units, prototypes with the same number of units have equivalent fees. These fees are applied universally across the City, so there is no variation across tiers. While these fees do not have a large impact on the overall feasibility of the prototypes, allowing projects to be permitted by right would still help developers save money both directly and by reducing the amount of time for project approvals.

FIGURE 30. SITE DEVELOPMENT PERMIT FEES AS SHARE OF TOTAL DEVELOPMENT COST

	Total Site Development Permit Fees	Site Development Permit Fees as Share of Total Development Cost
Small Lot Single Family	$17,588	1.1%
Side-by-Side Large Duplex Condo	$13,879	1.2%
Side-by-Side Duplex Rental in Rear Yard	$13,879	1.3%
Side-by-Side Duplex Condo in Rear Yard	$13,879	1.2%
Attached Townhomes	$17,588	0.8%
Stacked Fourplex Rental	$17,588	1.0%
Stacked Fourplex Condo	$17,588	0.9%
Three-Story Sixplex Rental	$18,870	0.7%
Three-Story Sixplex Condo	$18,870	0.7%
Two-Story Eightplex Rental	$20,152	1.1%
Three-Story Eightplex Rental	$20,152	0.8%
Three-Story Eightplex Condo	$20,152	0.7%

Notes:
The total development cost does not include the Parkland In-Lieu or Site Development Permit fees. The shares vary by tier because the parkland fee is higher in certain areas of the City.
Source: City of San José, 2021; Strategic Economics, 2021.

The Site Development Permit fees are base fees, and other permitting fees might also be applicable depending on the project and its location. This could include fees associated with tentative map requirements, lot line adjustments, tree removal, Riparian Corridor Policy Conformance requirements, historic analysis, environmental review, and others.

VII. APPENDIX A: DETAILED PRO FORMA RESULTS

The full pro formas for each prototype are included below. Scenarios that are considered feasible are highlighted in green.

Set 1 Results

FIGURE 31. PRO FORMA RESULTS: STACKED FOURPLEX RENTAL

	Tier 1	Tier 2	Tier 3
Revenues			
Annual Gross Scheduled Income	$172,800	$162,259	$146,880
Less Vacancy	-$8,640	-$8,113	-$7,344
Less Expenses	-$51,840	-$48,678	-$44,064
Net Operating Income	$112,320	$105,468	$95,472
Capitalized Value	$2,642,824	$2,481,611	$2,246,400
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,320,000	$1,320,000	$1,320,000
Contingency	$69,750	$69,750	$69,750
Soft Costs	$161,600	$161,600	$161,600
Municipal Fees (excl. Parkland, Site Development)	$63,327	$63,327	$63,327
Parkland In-Lieu Fee	$76,167	$38,425	$40,600
Site Development Permit Fees	$17,588	$17,588	$17,588
Financing Costs	$57,371	$57,371	$57,371
Total Development Cost	$1,840,803	$1,803,061	$1,805,236
Minimum Return	$156,468	$153,260	$153,445
Residual Land Value	$645,552	$525,290	$287,719
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	-$629,448	-$637,210	-$687,281

Source: Strategic Economics, 2021.

FIGURE 32. PRO FORMA RESULTS: STACKED FOURPLEX CONDO

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$3,324,000	$2,916,000	$2,644,000
Less Marketing Costs	-$132,960	-$116,640	-$105,760
Net Sales Revenue	$3,191,040	$2,799,360	$2,538,240
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,440,000	$1,440,000	$1,440,000
Contingency	$75,750	$75,750	$75,750
Soft Costs	$171,200	$171,200	$171,200
Municipal Fees (excl. Parkland and Site Development)	$63,327	$63,327	$63,327
Parkland In-Lieu Fee	$61,667	$51,600	$38,175
Site Development Permit Fees	$17,588	$17,588	$17,588
Financing Costs	$61,612	$61,612	$61,612
Total Development Costs	$1,966,143	$1,956,077	$1,942,652
Feasibility Summary			
Net Revenue Less Development Costs	$1,224,897	$843,283	$595,588
Minimum Return	$353,906	$352,094	$349,677
Residual Land Value	$870,991	$491,190	$245,911
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	-$404,009	-$671,310	-$729,089

Source: Strategic Economics, 2021.

FIGURE 33. PRO FORMA RESULTS: SIDE-BY-SIDE LARGE DUPLEX CONDO

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$3,200,000	$2,820,000	$2,040,000
Less Marketing Costs	-$128,000	-$112,800	-$81,600
Net Sales Revenue	$3,072,000	$2,707,200	$1,958,400
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$840,000	$840,000	$840,000
Contingency	$45,750	$45,750	$45,750
Soft Costs	$123,200	$123,200	$123,200
Municipal Fees (excl. Parkland and Site Development)	$58,048	$58,048	$58,048
Parkland In-Lieu Fee	$18,867	$15,800	$11,675
Site Development Permit Fees	$13,879	$13,879	$13,879
Financing Costs	$38,270	$38,270	$38,270
Total Development Costs	$1,213,014	$1,209,947	$1,205,822
Feasibility Summary			
Net Revenue Less Development Costs	$1,858,986	$1,497,253	$752,578
Minimum Return	$218,342	$217,790	$217,048
Residual Land Value	$1,640,644	$1,279,463	$535,530
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$365,644	$116,963	-$439,470

Source: Strategic Economics, 2021.

FIGURE 34. PRO FORMA RESULTS: SIDE-BY-SIDE DUPLEX RENTAL IN REAR YARD

	Tier 1	Tier 2	Tier 3
Revenues			
Annual Gross Scheduled Income	$151,080	$142,080	$128,280
Less Vacancy	$7,554	$7,104	$6,414
Less Expenses	$45,324	$42,624	$38,484
Net Operating Income	$98,202	$92,352	$83,382
Capitalized Value	$2,310,635	$2,172,988	$1,961,929
Development Costs			
Site Prep	$45,000	$45,000	$45,000
Vertical Hard Costs	$767,520	$767,520	$767,520
Contingency	$38,376	$38,376	$38,376
Soft Costs	$111,402	$111,402	$111,402
Municipal Fees (excl. Parkland, Site Development)	$53,068	$53,068	$53,068
Parkland In-Lieu Fee	$52,867	$27,100	$28,200
Site Development Permit Fees	$13,879	$13,879	$13,879
Financing Costs	$34,648	$34,648	$34,648
Total Development Cost	$1,116,759	$1,090,992	$1,092,092
Feasibility Summary			
Minimum Return	$94,924	$92,734	$92,828
Residual Land Value	$1,098,952	$989,262	$777,010
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	-$176,048	-$173,238	-$197,990

Source: Strategic Economics, 2021.

FIGURE 35. PRO FORMA RESULTS: SIDE-BY-SIDE DUPLEX CONDO IN REAR YARD

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$2,977,000	$2,611,000	$2,273,000
Less Marketing Costs	-$119,080	-$104,440	-$90,920
Net Sales Revenue	$2,857,920	$2,506,560	$2,182,080
Development Costs			
Site Prep	$45,000	$45,000	$45,000
Vertical Hard Costs	$830,100	$830,100	$830,100
Contingency	$43,755	$43,755	$43,755
Soft Costs	$120,008	$120,008	$120,008
Municipal Fees (excl. Parkland and Site Development)	$53,068	$53,068	$53,068
Parkland In-Lieu Fee	$42,800	$35,800	$26,500
Site Development Permit Fees	$13,879	$13,879	$13,879
Financing Costs	$53,632	$53,632	$53,632
Total Development Costs	$1,202,242	$1,195,242	$1,185,942
Feasibility Summary			
Net Revenue Less Development Costs	$1,655,678	$1,311,318	$996,138
Minimum Return	$216,404	$215,144	$213,470
Residual Land Value	$1,439,274	$1,096,174	$782,668
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$164,274	-$66,326	-$192,332

Source: Strategic Economics, 2021.

Set 2 Results

FIGURE 36. PRO FORMA RESULTS: SMALL LOT SINGLE -FAMILY

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$4,380,800	$3,842,000	$3,013,200
Less Marketing Costs	-$175,232	-$153,680	-$120,528
Net Sales Revenue	$4,205,568	$3,688,320	$2,892,672
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,197,000	$1,197,000	$1,197,000
Contingency	$63,600	$63,600	$63,600
Soft Costs	$151,760	$151,760	$151,760
Municipal Fees (excl. Parkland and Site Development)	$91,326	$91,326	$91,326
Parkland In-Lieu Fee	$71,800	$60,000	$44,475
Site Development Permit Fees	$17,588	$17,588	$17,588
Financing Costs	$53,632	$53,632	$53,632
Total Development Costs	$1,721,706	$1,709,906	$1,694,381
Feasibility Summary			
Net Revenue Less Development Costs	$2,483,862	$1,978,414	$1,198,291
Minimum Return	$309,907	$307,783	$304,989
Residual Land Value	$2,173,955	$1,670,631	$893,302
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$898,955	$508,131	-$81,698

Source: Strategic Economics, 2021.

FIGURE 37. PRO FORMA RESULTS: ATTACHED TOWNHOMES

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$4,380,800	$3,842,000	$3,013,200
Less Marketing Costs	-$175,232	-$153,680	-$120,528
Net Sales Revenue	$4,205,568	$3,688,320	$2,892,672
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,710,000	$1,710,000	$1,710,000
Contingency	$89,250	$89,250	$89,250
Soft Costs	$192,800	$192,800	$192,800
Municipal Fees (excl. Parkland and Site Development)	$78,403	$78,403	$78,403
Parkland In-Lieu Fee	$71,800	$60,000	$44,475
Site Development Permit Fees	$17,588	$17,588	$17,588
Financing Costs	$72,357	$72,357	$72,357
Total Development Costs	$2,307,198	$2,295,398	$2,279,873
Feasibility Summary			
Net Revenue Less Development Costs	$1,898,370	$1,392,922	$612,799
Minimum Return	$415,296	$413,172	$410,377
Residual Land Value	$1,483,075	$979,751	$202,422
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$208,075	-$182,749	-$772,578

Source: Strategic Economics, 2021.

Set 3 Results

FIGURE 38. PRO FORMA RESULTS: THREE-STORY SIXPLEX RENTAL

	Tier 1	Tier 2	Tier 3
Revenues			
Annual Gross Scheduled Income	$259,200	$243,389	$220,320
Less Vacancy	-$12,960	-$12,169	-$11,016
Less Expenses	-$77,760	-$73,017	-$66,096
Net Operating Income	$168,480	$158,203	$143,208
Capitalized Value	$3,964,235	$3,722,417	$3,369,600
Development Costs			
Site Prep	$72,000	$72,000	$72,000
Vertical Hard Costs	$1,980,000	$1,980,000	$1,980,000
Contingency	$102,600	$102,600	$102,600
Soft Costs	$214,160	$214,160	$214,160
Municipal Fees (excl. Parkland, Site Development)	$81,720	$81,720	$81,720
Parkland In-Lieu Fee	$95,833	$48,525	$51,100
Site Development Permit Fees	$18,870	$18,870	$18,870
Financing Costs	$82,852	$82,852	$82,852
Total Development Cost	$2,648,036	$2,600,727	$2,603,302
Feasibility Summary			
Minimum Return	$225,083	$221,062	$221,281
Residual Land Value	$1,091,117	$900,628	$545,017
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	-$183,883	-$261,872	-$429,983

Source: Strategic Economics, 2021.

FIGURE 39. PRO FORMA RESULTS: THREE-STORY SIXPLEX CONDO

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$4,986,000	$4,374,000	$3,966,000
Less Marketing Costs	-$199,440	-$174,960	-$158,640
Net Sales Revenue	$4,786,560	$4,199,040	$3,807,360
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$2,160,000	$2,160,000	$2,160,000
Contingency	$111,750	$111,750	$111,750
Soft Costs	$228,800	$228,800	$228,800
Municipal Fees (excl. Parkland and Site Development)	$81,720	$81,720	$81,720
Parkland In-Lieu Fee	$77,667	$64,900	$48,025
Site Development Permit Fees	$18,870	$18,870	$18,870
Financing Costs	$89,384	$89,384	$89,384
Total Development Costs	$2,843,191	$2,830,424	$2,813,549
Feasibility Summary			
Net Revenue Less Development Costs	$4,786,560	$4,199,040	$3,807,360
Minimum Return	$511,774	$509,476	$506,439
Residual Land Value	$1,431,595	$859,140	$487,372
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$156,595	-$303,360	-$487,628

Source: Strategic Economics, 2021.

FIGURE 40. PRO FORMA RESULTS: TWO-STORY EIGHTPLEX RENTAL

	Tier 1	Tier 2	Tier 3
Revenues			
Annual Gross Scheduled Income	$208,320	$177,600	$160,320
Less Vacancy	-$10,416	-$8,880	-$8,016
Less Expenses	-$62,496	-$53,280	-$48,096
Net Operating Income	$135,408	$115,440	$104,208
Capitalized Value	$3,186,071	$2,716,235	$2,451,953
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,320,000	$1,320,000	$1,320,000
Contingency	$69,750	$69,750	$69,750
Soft Costs	$161,600	$161,600	$161,600
Municipal Fees (excl. Parkland, Site Development)	$63,048	$63,048	$63,048
Parkland In-Lieu Fee	$137,633	$69,958	$73,400
Site Development Permit Fees	$20,152	$20,152	$20,152
Financing Costs	$82,852	$82,852	$82,852
Total Development Cost	$1,930,035	$1,862,360	$1,865,802
Feasibility Summary			
Minimum Return	$164,053	$158,301	$158,593
Residual Land Value	$1,091,982	$695,574	$427,558
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	-$183,018	-$466,926	-$547,442

Source: Strategic Economics, 2021.

FIGURE 41. PRO FORMA RESULTS: THREE-STORY EIGHTPLEX RENTAL

	Tier 1	Tier 2	Tier 3
Revenues			
Annual Gross Scheduled Income	$276,120	$242,640	$219,600
Less Vacancy	-$13,806	-$12,132	-$10,980
Less Expenses	-$82,836	-$72,792	-$65,880
Net Operating Income	$179,478	$157,716	$142,740
Capitalized Value	$4,223,012	$3,710,965	$3,358,588
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$1,980,000	$1,980,000	$1,980,000
Contingency	$102,750	$102,750	$102,750
Soft Costs	$214,400	$214,400	$214,400
Municipal Fees (excl. Parkland, Site Development)	$80,829	$80,829	$80,829
Parkland In-Lieu Fee	$137,633	$69,958	$73,400
Site Development Permit Fees	$20,152	$20,152	$20,152
Financing Costs	$82,852	$82,852	$82,852
Total Development Cost	$2,693,617	$2,625,942	$2,629,383
Feasibility Summary			
Minimum Return	$228,957	$223,205	$223,498
Residual Land Value	$1,300,438	$861,818	$505,707
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$25,438	-$300,682	-$469,293

Source: Strategic Economics, 2021.

FIGURE 42. PRO FORMA RESULTS: THREE-STORY EIGHTPLEX CONDO

	Tier 1	Tier 2	Tier 3
Revenues			
Gross Sales Revenue	$4,957,600	$4,351,200	$3,946,000
Less Marketing Costs	-$198,304	-$174,048	-$157,840
Net Sales Revenue	$4,759,296	$4,177,152	$3,788,160
Development Costs			
Site Prep	$75,000	$75,000	$75,000
Vertical Hard Costs	$2,160,000	$2,160,000	$2,160,000
Contingency	$111,750	$111,750	$111,750
Soft Costs	$228,800	$228,800	$228,800
Municipal Fees (excl. Parkland and Site Development)	$80,829	$80,829	$80,829
Parkland In-Lieu Fee	$111,533	$93,200	$68,975
Site Development Permit Fees	$20,152	$20,152	$20,152
Financing Costs	$53,632	$53,632	$53,632
Total Development Costs	$2,841,697	$2,823,363	$2,799,138
Feasibility Summary			
Net Revenue Less Development Costs	$4,759,296	$4,177,152	$3,788,160
Minimum Return	$511,505	$508,205	$503,845
Residual Land Value	$1,406,094	$845,583	$485,177
Typical Site Acquisition Cost	$1,275,000	$1,162,500	$975,000
Residual Land Value Less Typical Acquisition Cost	$131,094	-$316,917	-$489,823

Source: Strategic Economics, 2021.

VIII. APPENDIX B: CASH FLOW PRO FORMA RESULTS

The full cash-flow pro formas for property owners building the Side-by-Side Duplex Rental in Rear Yard are shown below for each market tier. The year during which the property owner breaks even is highlighted in green.

FIGURE 43. TIER 1: SIDE-BY-SIDE DUPLEX RENTAL IN REAR YARD CASH FLOW FOR PROPERTY OWNER

Mortgage Year	Net Operating Income	Annual Mortgage Payment	Annual Net Revenue	Overall Profit
Year 1 (a)	$0	-$81,821	-$81,821	-$81,821
Year 2	$62,868	-$46,333	$16,535	-$65,286
Year 3	$62,868	-$46,333	$16,535	-$48,751
Year 4	$62,868	-$46,333	$16,535	-$32,216
Year 5	$62,868	-$46,333	$16,535	-$15,681
Year 6	$62,868	-$46,333	$16,535	$854
Year 7	$62,868	-$46,333	$16,535	$17,389
Year 8	$62,868	-$46,333	$16,535	$33,924
Year 9	$62,868	-$46,333	$16,535	$50,459
Year 10	$62,868	-$46,333	$16,535	$66,994
Year 11	$62,868	-$46,333	$16,535	$83,528
Year 12	$62,868	-$46,333	$16,535	$100,063
Year 13	$62,868	-$46,333	$16,535	$116,598
Year 14	$62,868	-$46,333	$16,535	$133,133
Year 15	$62,868	-$46,333	$16,535	$149,668
Year 16	$62,868	-$46,333	$16,535	$166,203
Year 17	$62,868	-$46,333	$16,535	$182,738
Year 18	$62,868	-$46,333	$16,535	$199,273
Year 19	$62,868	-$46,333	$16,535	$215,808
Year 20	$62,868	-$46,333	$16,535	$232,343
Year 21	$62,868	-$46,333	$16,535	$248,878
Year 22	$62,868	-$46,333	$16,535	$265,412
Year 23	$62,868	-$46,333	$16,535	$281,947
Year 24	$62,868	-$46,333	$16,535	$298,482
Year 25	$62,868	-$46,333	$16,535	$315,017
Year 26	$62,868	-$46,333	$16,535	$331,552
Year 27	$62,868	-$46,333	$16,535	$348,087
Year 28	$62,868	-$46,333	$16,535	$364,622
Year 29	$62,868	-$46,333	$16,535	$381,157
Year 30	$62,868	-$46,333	$16,535	$397,692

Notes:

(a) In Year 1, there is no Net Operating Income because it is expected that the duplex construction would take one year to complete after financing is acquired. The annual mortgage payment for Year 1 also includes $35,487 in closing costs.

Source: Strategic Economics, 2021.

FIGURE 44. TIER 2: SIDE-BY-SIDE DUPLEX RENTAL IN REAR YARD CASH FLOW FOR PROPERTY OWNER

Mortgage Year	Net Operating Income	Annual Mortgage Payment	Annual Net Revenue	Overall Profit
Year 1 (a)	$0	-$79,646	-$79,646	-$79,646
Year 2	$59,124	-$45,102	$14,022	-$65,624
Year 3	$59,124	-$45,102	$14,022	-$51,602
Year 4	$59,124	-$45,102	$14,022	-$37,580
Year 5	$59,124	-$45,102	$14,022	-$23,557
Year 6	$59,124	-$45,102	$14,022	-$9,535
Year 7	$59,124	-$45,102	$14,022	$4,487
Year 8	$59,124	-$45,102	$14,022	$18,509
Year 9	$59,124	-$45,102	$14,022	$32,531
Year 10	$59,124	-$45,102	$14,022	$46,553
Year 11	$59,124	-$45,102	$14,022	$60,576
Year 12	$59,124	-$45,102	$14,022	$74,598
Year 13	$59,124	-$45,102	$14,022	$88,620
Year 14	$59,124	-$45,102	$14,022	$102,642
Year 15	$59,124	-$45,102	$14,022	$116,664
Year 16	$59,124	-$45,102	$14,022	$130,686
Year 17	$59,124	-$45,102	$14,022	$144,709
Year 18	$59,124	-$45,102	$14,022	$158,731
Year 19	$59,124	-$45,102	$14,022	$172,753
Year 20	$59,124	-$45,102	$14,022	$186,775
Year 21	$59,124	-$45,102	$14,022	$200,797
Year 22	$59,124	-$45,102	$14,022	$214,820
Year 23	$59,124	-$45,102	$14,022	$228,842
Year 24	$59,124	-$45,102	$14,022	$242,864
Year 25	$59,124	-$45,102	$14,022	$256,886
Year 26	$59,124	-$45,102	$14,022	$270,908
Year 27	$59,124	-$45,102	$14,022	$284,930
Year 28	$59,124	-$45,102	$14,022	$298,953
Year 29	$59,124	-$45,102	$14,022	$312,975
Year 30	$59,124	-$45,102	$14,022	$326,997

Notes:
(a) In Year 1, there is no Net Operating Income because it is expected that the duplex construction would take one year to complete after financing is acquired. The annual mortgage payment for Year 1 also includes $34,544 in closing costs.
Source: Strategic Economics, 2021.

FIGURE 45. TIER 3: SIDE-BY-SIDE DUPLEX RENTAL IN REAR YARD CASH FLOW FOR PROPERTY OWNER

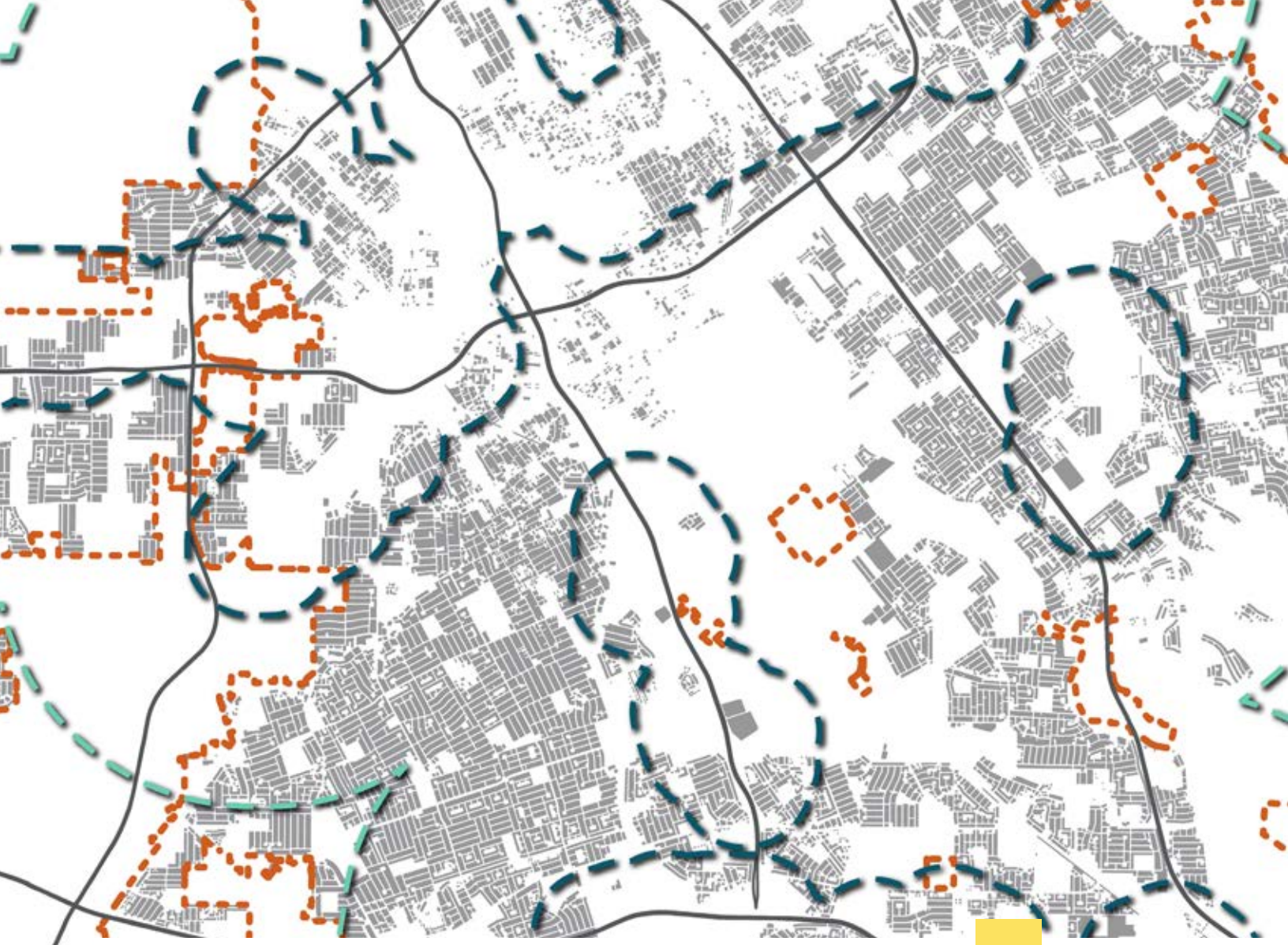
Mortgage Year	Net Operating Income	Annual Mortgage Payment	Annual Net Revenue	Overall Profit
Year 1 (a)	$0	-$141,301	-$141,301	-$141,301
Year 2	$53,352	-$41,613	$11,739	-$129,562
Year 3	$53,352	-$41,613	$11,739	-$117,822
Year 4	$53,352	-$41,613	$11,739	-$106,083
Year 5	$53,352	-$41,613	$11,739	-$94,344
Year 6	$53,352	-$41,613	$11,739	-$82,605
Year 7	$53,352	-$41,613	$11,739	-$70,865
Year 8	$53,352	-$41,613	$11,739	-$59,126
Year 9	$53,352	-$41,613	$11,739	-$47,387
Year 10	$53,352	-$41,613	$11,739	-$35,647
Year 11	$53,352	-$41,613	$11,739	-$23,908
Year 12	$53,352	-$41,613	$11,739	-$12,169
Year 13	$53,352	-$41,613	$11,739	-$429
Year 14	$53,352	-$41,613	$11,739	$11,310
Year 15	$53,352	-$41,613	$11,739	$23,049
Year 16	$53,352	-$41,613	$11,739	$34,789
Year 17	$53,352	-$41,613	$11,739	$46,528
Year 18	$53,352	-$41,613	$11,739	$58,267
Year 19	$53,352	-$41,613	$11,739	$70,007
Year 20	$53,352	-$41,613	$11,739	$81,746
Year 21	$53,352	-$41,613	$11,739	$93,485
Year 22	$53,352	-$41,613	$11,739	$105,224
Year 23	$53,352	-$41,613	$11,739	$116,964
Year 24	$53,352	-$41,613	$11,739	$128,703
Year 25	$53,352	-$41,613	$11,739	$140,442
Year 26	$53,352	-$41,613	$11,739	$152,182
Year 27	$53,352	-$41,613	$11,739	$163,921
Year 28	$53,352	-$41,613	$11,739	$175,660
Year 29	$53,352	-$41,613	$11,739	$187,400
Year 30	$53,352	-$41,613	$11,739	$199,139

Notes:

(a) In Year 1, there is no Net Operating Income because it is expected that the duplex construction would take one year to complete after financing is acquired. The annual mortgage payment for Year 1 also includes $31,872 in closing costs and $67,816 in development costs not covered by the loan.

Source: Strategic Economics, 2021.

IX. APPENDIX C: OPTICOS DESIGN: OPPORTUNITY HOUSING CITYWIDE ANALYSIS



Opportunity Housing Citywide Analysis

San Jose, CA

Summary Report
October 2021

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

STRATEGICECONOMICS

OPTICOS

The City of San Jose is studying Opportunity Housing as a response to the housing crisis.



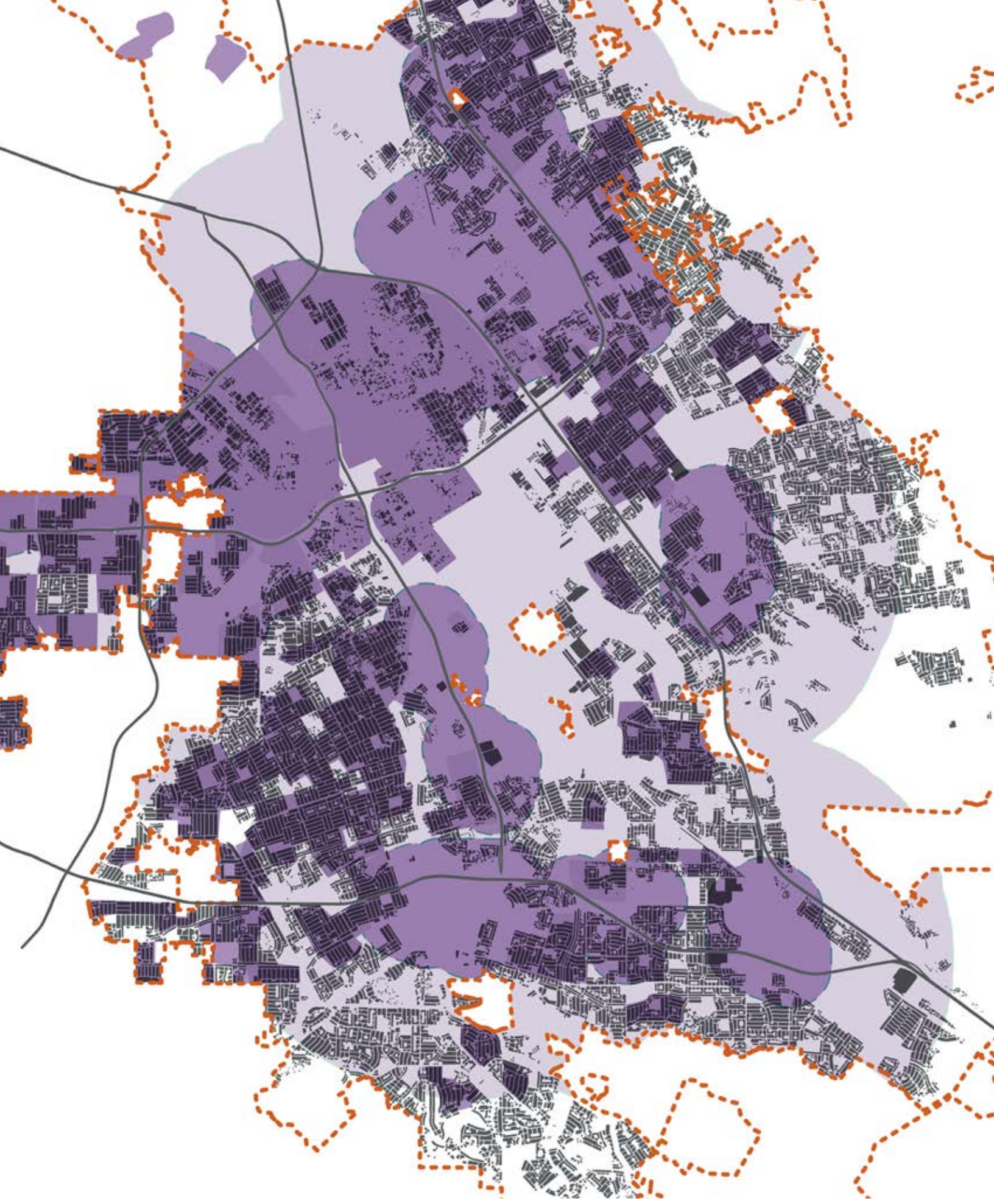


Purpose Of This Study

The City of San Jose, like the rest of the Bay Area, is experiencing a severe housing shortage. One potential strategy proposed by the City Council to address this housing shortage is to change regulatory standards that currently limit the number of dwelling units on a parcel, raising the standards from allowing only a single-family house to allowing four housing units per lot in select areas of the city. **This study analyzes existing conditions that contribute to the feasibility of allowing units such as stacked fourplexes both in the half-mile radius around transit-oriented Urban Villages and on parcels citywide as a potential policy solution to alleviate the housing crisis.**

Regulatory barriers have not been the only barriers to constructing adequate housing in San Jose. Regional real estate and economic trends are formidable hurdles. Astronomical land prices and high construction costs impact the feasibility of small-scale development projects and a developer will typically not receive the rent or sale price of a duplex that justifies the investment of land and construction costs. **This study includes "lot testing" of stacked fourplexes and similar housing types on a range of lot conditions as part of a financial feasibility analysis carried out by Strategic Economics to produce an accurate cost analysis for Opportunity Housing.** Understanding the conditions required for successful development of Opportunity Housing types can help guide housing policy and stimulate housing production in San Jose.

This study supports and references the feasibility report titled "San Jose Opportunity Housing: Feasibility Results" (October 2021) prepared by Strategic Economics for the City of San Jose.



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Methodology + Objectives

This study relies on both qualitative and quantitative analysis in order to inform policy recommendations that would enable Opportunity Housing.

Starting Point

This study builds upon the City's prior work identifying Urban Villages as part of the San Jose 2040 General Plan and designating blocks within one-half mile of transit-oriented Urban Villages as Opportunity Housing Areas.

Purview and Objectives

This study gives particular focus to the potential for Opportunity Housing (typically two to four housing units per lot) within the Opportunity Housing Areas discussed above. However, the city's Opportunity Housing Task Force has also directed staff to evaluate the potential for Opportunity Housing citywide due to equity concerns. As a result, this study is citywide in extent.

This study aims to analyze Opportunity Housing Areas using a variety of metrics to identify optimal locations where Opportunity Housing may be viable. In doing so, the analysis considers existing street patterns, built context, urban form, and regulatory standards.

Since the threshold established by the Opportunity Housing Task Force and City Council is of two to four housing units on a lot, this study uses a typical stacked fourplex as a building type for analysis. Additional Missing Middle building types that are eligible for Opportunity Housing (such as duplexes, townhomes, multiplexes, etc.) were also considered in assessing the development potential of Opportunity Housing Areas.

Qualitative Analysis

Qualitative analysis is an essential component of a complete approach to crafting housing policy, which is intertwined with placemaking, a complex phenomenon that is not comprehensively captured by quantitative methods alone. Qualitative analysis, such as the development and categorization of context types, involves trained observation and judgment to organize patterns into a meaningful framework, and yields greater insight than quantitative analysis alone.

Quantitative Analysis

Quantitative analysis is a second essential component of this study, used to generate critical information about the comparative performance of housing types in different real estate submarkets of the city; the percentage of parcels that could physically fit a typical fourplex if regulations were changed; and the potential net gain of units that could result from changes in housing policy, among other insights.

Multiple Scales of Analysis

This study included analysis at two scales: the citywide scale and the district scale. The citywide scale was a jumping-off point; it illustrated macroscopic patterns that invited further study. The district scale analysis zoomed into specific characteristics of blocks, lots, and building footprints to understand the microscale conditions responsible for citywide patterns, as well as meaningful distinctions between different areas of the city.

Study Methodology

The study employs the following steps for the citywide analysis.

Identify **Urban Villages and Opportunity Housing Areas** citywide



Analyze **urban form patterns,** including building footprints and open space



Study the **regulatory context,** including current zoning and land uses



Analyze **context types** including street connectivity and built form



Identify **the range of lots** that can physically accommodate stacked fourplexes



Carry out **lot testing** using typical stacked fourplexes and other housing types to support financial feasibility analysis

Missing Middle Housing Types

Missing Middle Housing types offer a palette of house-form multi-unit housing options that are compatible with the range of two to four units per lot being considered for Opportunity Housing in San Jose.

Why Definition Matters

Building form will be an important consideration when establishing policies to deliver multi-unit housing into San Jose's existing primarily single-family neighborhoods in a way that expands housing options and also has a positive impact on the surrounding neighborhood.

Building form is an essential component of the concept of **Missing Middle Housing**, which is why several Missing Middle housing types have been considered for this study. Defined as "*a range of multi-unit or clustered housing types (ranging from two to 19 units per lot) that are compatible in scale with single-family homes, Missing Middle Housing types help meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choices at different price points.*"[1]

Beginning with a specific building type in mind such as a stacked duplex or a stacked fourplex enables sharp economic analysis and a clear and communicable vision for the built results of any proposed policy change for Opportunity Housing.

Since the upper threshold established by the San Jose Opportunity Housing Task Force is of four housing units per lot, a stacked fourplex is an important prototype to consider for both its unit count and also its form characteristics.



What Is A Stacked Fourplex?

A Missing Middle Housing type with four units in one house-form building, a stacked fourplex is an optimal building type to study the implications of allowing four units per lot in Opportunity Housing Areas.

A Building Type, Not Just Unit Count

In this study, the term *fourplex* and *stacked fourplex* have been used interchangeably. Both refer to the Missing Middle housing type, and not (as the term is sometimes used) to just any configuration of four housing units on a lot. A stacked fourplex is defined as **"a small to medium-sized structure that consists of two units on the ground floor and two units stacked directly above them."**[2] Delivering four units as a stacked fourplex has many benefits: it can be built on smaller lots, it lives much like a single-family home, and its small-to-medium footprint and two-story height is compatible in scale with existing single-family neighborhoods.

What Is *Not* a Stacked Fourplex

Other ways to deliver four units on a lot may include four side-by-side townhouses, oriented to face the street, or perpendicular to the street with a driveway on one side (sometimes called a "slot home"); or even as four detached units. These alternatives do deliver housing but typically have larger unit sizes than the stacked fourplex, and are thus likely not available at attainable price points. Also, not all configurations of four units on a lot may contribute to good urban form and an active public realm.

[1,2] *Parolek, Dan. Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*



Typical Lot Dimensions	
Lot Width	50' - 100'
Lot Depth	100' - 150'
Resultant Density (du/acre)	
Without ADU	12 - 36
With ADU	18 - 55

Stacked Fourplex



- *Two units are located on the ground floor and two other units are stacked above them*
- *A common stoop and entrance is used to access all four units*
- *Has the form and scale of one house*

Not a Stacked Fourplex



- *Units are located side-by-side, not stacked*
- *Each unit has distinct massing and a separate entrance*
- *Much wider than one house*

Transit-Oriented Urban Villages + Opportunity Housing

These frameworks identify strategic locations for Opportunity Housing.

Summary

The City of San Jose has designated multiple "Urban Villages" to accommodate growth in both employment and housing. The locations of the Urban Villages were determined during the Envision San Jose 2040 General Plan process. Urban Villages are typically walkable, bikeable, mixed-use, and transit-rich. A subset of Urban Villages are planned around existing or planned regional and local transit stops such as BART, VTA light rail, BRT, and Caltrain, and are designated as *transit-oriented* Urban Villages.

The City has designated the parcels within one-half mile of these transit-oriented Urban Villages as Opportunity Housing Areas, which are priority areas for consideration in the construction of multifamily housing. In the City's words:

Opportunity Housing refers to enabling multi-unit housing on properties with a Residential Neighborhood General Plan land use designation. In San José, these are typically properties in single-family neighborhoods.

Staff and the General Plan Review Task Force explored allowing up to four units per parcel that could include a mix of a single-family home, duplex, triplex, or fourplex for a total of four dwelling units on the parcel while generally maintaining zoning setbacks and heights. This type of development was allowed in San José prior to World War II and still exists in many older neighborhoods.

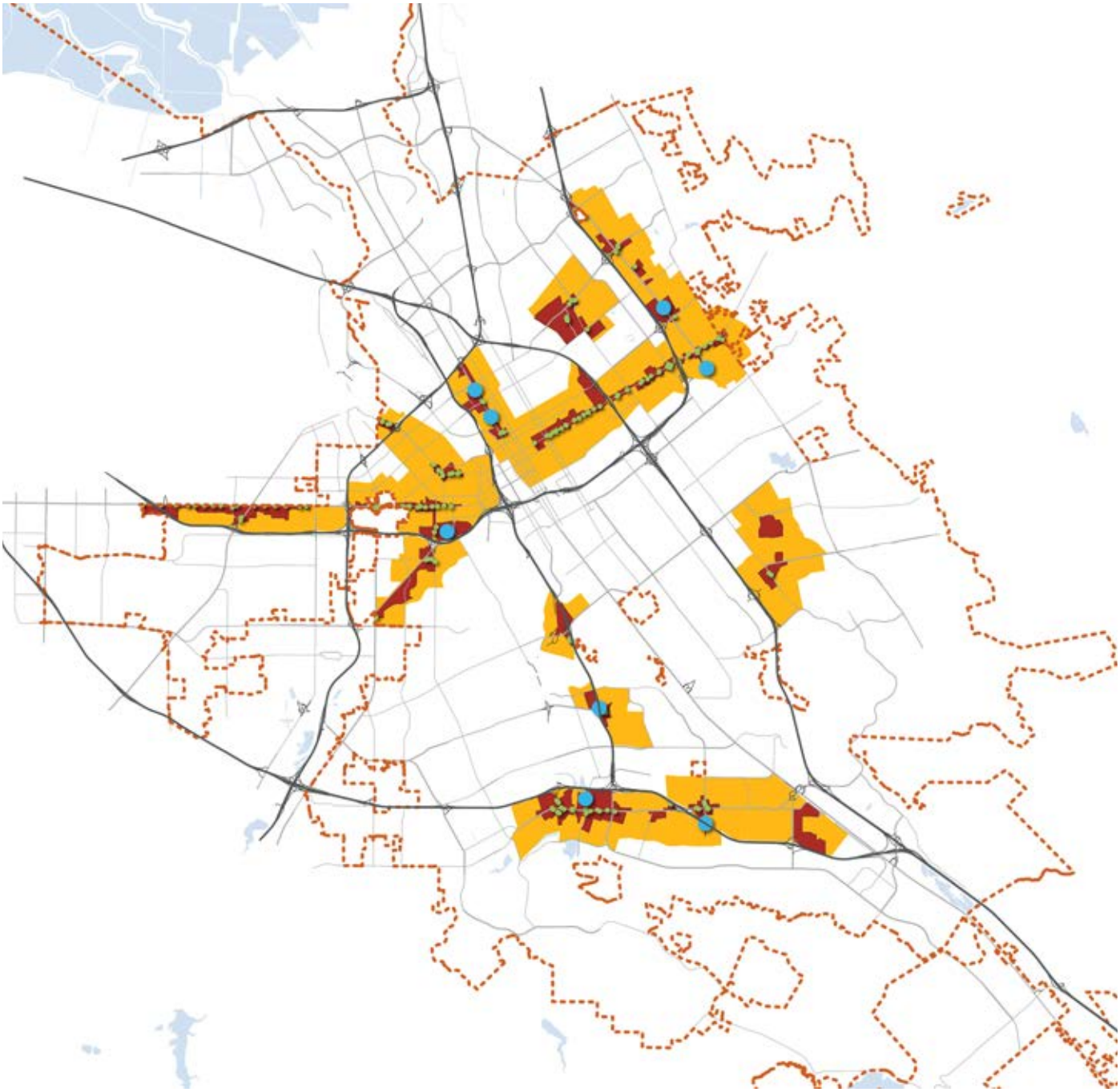
Although the present analysis is citywide, it pays special attention to the locations of transit-oriented Urban Villages and their surrounding Opportunity Housing Areas as strategic locations for new multifamily housing.

Key Components of Analysis



Transit Routes

Transit routes and stops are concentrated within the transit-oriented Urban Villages, making these areas prime candidates for walkable, transit-oriented development that can support Missing Middle Housing. San Jose has rich transit providing both local and regional service, including ACE, Caltrain, Amtrak Capital Corridor, and VTA light rail and buses.



Transit-Oriented Urban Villages and Opportunity Housing Areas

Transit-oriented Urban Villages and their surrounding Opportunity Housing Areas are distributed throughout the city, with many clustered around downtown. Located near transit stops, these designations were created and mapped by the City prior to the present study.

Key

- Transit-oriented Urban Village
- Potential Opportunity Housing Area
- Light rail stop
- Bus stop
- City limit

Urban Form

Analyzing the form of the built environment reveals different kinds of places within the city.

Summary

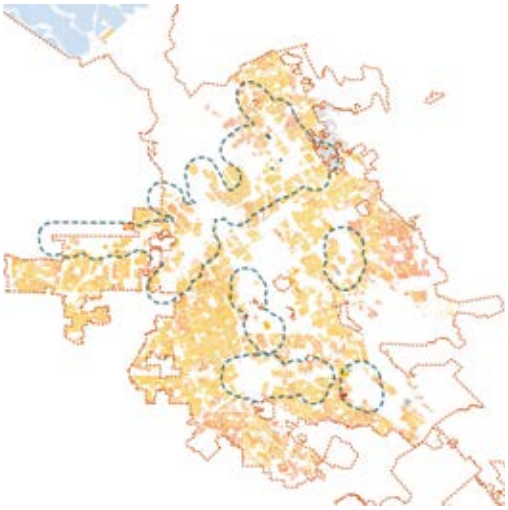
Buildings, streets, and blocks play a key role in shaping the public realm, which in turn impacts walkability. The sizes and shapes of buildings and the uses that occur within them can indicate an area's walkability or lack thereof.

San Jose contains diverse patterns of urban form including a finely gridded downtown with buildings at the edge of the sidewalk, neighborhoods with gridded streets and one- to two-story buildings with small or medium setbacks, neighborhoods with curvilinear streets and one- to two-story buildings with deep setbacks; as well as corridors with large-footprint one-story retail buildings set behind surface parking lots.

Key Components of Analysis

1-2 stories
typical building height

1 unit
predominant among residential buildings



Existing Building Heights
Buildings in San Jose are predominantly one to two stories in height.



Number of Units Per Lot
Most residential units in San Jose are in single-unit buildings (e.g. single-family homes).

Urban Form

San Jose and its transit-oriented Urban Villages (red fill) and Opportunity Housing Areas (yellow fill) include a diverse range of urban patterns.



Widely-spaced medium-footprint buildings in a curvilinear street pattern



Closely-spaced small-footprint buildings arranged in a modified street grid



Widely-spaced large-footprint buildings organized as a district

Regulatory Context

Current zoning standards regulate housing in different parts of the city. The General Plan allocates land uses and provides policy direction for how those neighborhoods should evolve in the future.

Summary

The zoning standards applying to a large portion of the city do not yet support the type of housing envisioned by the Opportunity Housing Areas study.

Key Components of Analysis

8 du/ac

is the maximum allowed density in Single-Family Residential zones

At this density, a lot would need to be

150'x150'

in order to accommodate a fourplex (much larger than physically needed)



General Plan Land Use
In the 2040 General Plan land use map, the predominant land use is Residential Neighborhood (shown here in purple). The General Plan describes this land use as encompassing "*most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land.*"



Zoning and Building Footprints
The building footprints show the pattern of building forms and built up area across the city. Overlaid on zoning districts, these footprints provide a snapshot of development resulting from zoning standards.



Zoning

The zone covering the largest land area in the city is Single-Family Residential (shown in green) allowing up to 8 dwelling units per acre. Fourplexes are not allowed in this zone under the current standards. Opportunity Housing Areas (represented with the blue dashed line designating a half-mile buffer from transit-oriented Urban Villages) contain many parcels that currently have this zoning designation.

Legend

- City limit
- Cluster (R-M)
- Cluster (R-1-5)
- Cluster (R-1-8)
- R-M
- PD
- R-M(PD)
- R-1-1(PD)
- R-2(PD)
- R-1-2(PD)
- R-1-8(PD)
- R-1-RR
- R-1-8
- R-1-5
- R-1-1
- R-1-2
- TEC
- R-2
- RM-H
- Non-Residential

Connectivity Context Types

A key ingredient for walkability is street connectivity. Analyzing existing connectivity revealed context types, one indicator of where Opportunity Housing and other Missing Middle Housing types are appropriate and/or likely to occur under existing conditions.

Background

Missing Middle building types, including stacked fourplexes, are generally viable only when they have no more than one parking space per unit. This parking ratio is suitable for a walkable or bikeable context. This analysis looks at connectivity to establish context types that are walkable and bikeable. Note that this is a snapshot of existing conditions, and context types within San Jose may change over time, particularly in the areas surrounding transit-oriented Urban Villages. Urban Village boundaries may also change.

Methodology

Analyze street and lot patterns to classify groups of blocks as walkable urban, transitional urban-suburban, or suburban context types. These designations account for street connectivity and building placement only. Additional factors such as the mix of uses, quality of the public realm, and multimodal infrastructure also impact walkability.

Key Findings

Extensive walkable urban context in Central; extensive transitional context in West Valley and in Berryessa; transitional or suburban context in and adjacent to most other transit-oriented Urban Villages.

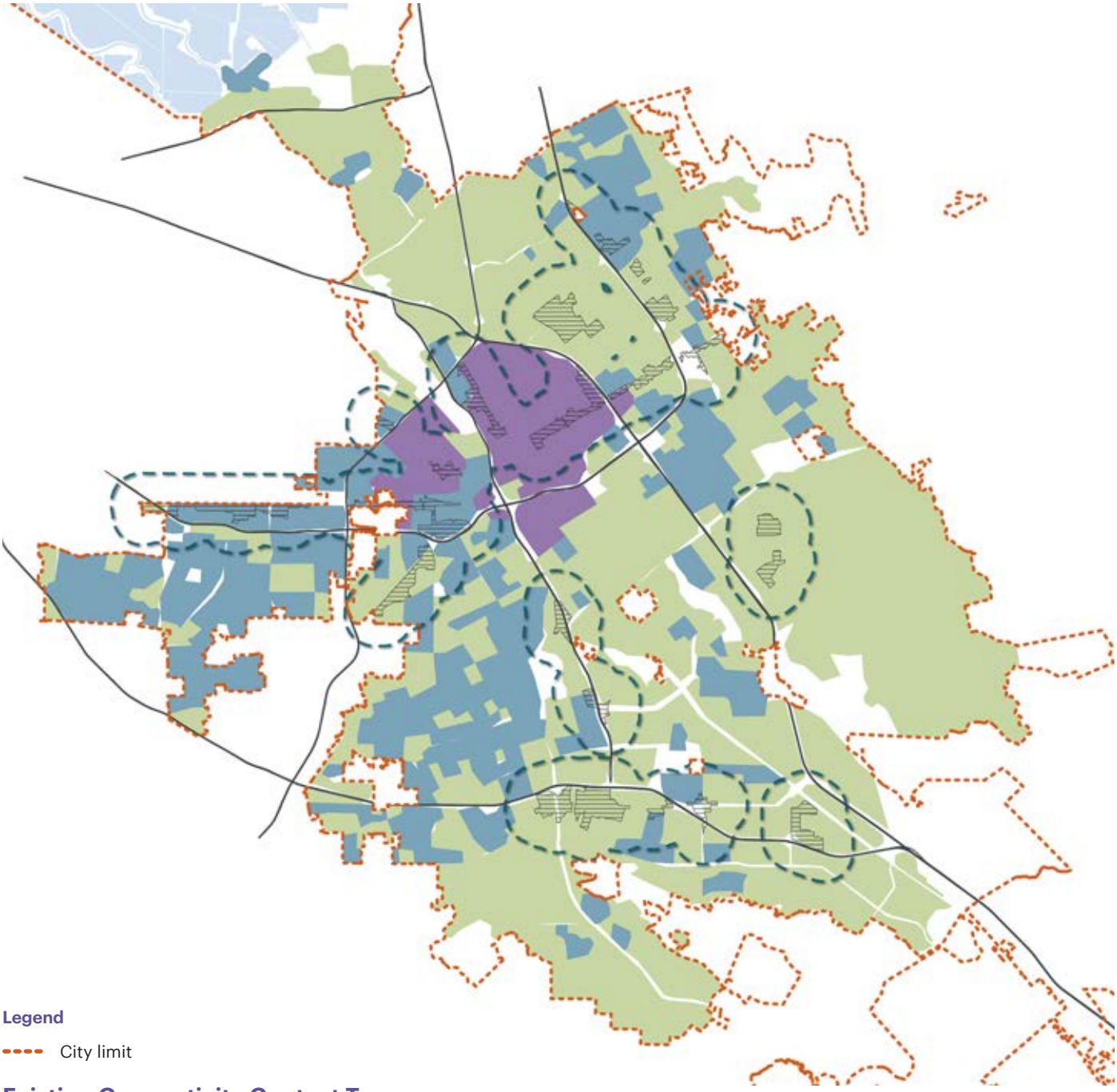
Key Components of Analysis



Connectivity and Street Types
The level of connectivity can be read from intersection frequency and number of connections within a neighborhood and to the surrounding street network.



Building Footprints
Building footprints provide information about how building form interfaces with the public realm. Walkable places tend to have buildings near the sidewalk where they are easily visible and accessible to pedestrians.



Legend

City limit

Existing Connectivity Context Types

Walkable Urban

Streets are well-connected with frequent intersections. Lots are long and narrow and some include alley access.



Transitional Urban-Suburban

Streets are well-connected within the neighborhood but may have limited connection to external streets. Lots are wide and deep.



Drivable Suburban

Streets have low intersection frequency and many dead-ends. Lots are large and irregular.



Fourplex-Supportive Lots

This analysis identifies lots that can physically accommodate fourplexes, specifically "stacked fourplexes". Lot size considerations can help to refine density and off-street parking requirements.

Methodology

Establish thresholds for lot dimensions that can fit a typical stacked fourplex: lot width may range from 50 ft to 100 feet, and lot depth may range from 100 ft to 150 feet.

Key Findings

The stacked fourplex building type can fit on a known range of lot depths and lot widths. San Jose has an abundance of lots that fit these dimensional requirements. 113,400 lots, which accounts for approximately **76 percent** of all Residential Neighborhood General Plan land use lots within San Jose, are fourplex-supportive based upon these typical dimensional requirements (lot width and lot depth).

If one considers only the more typical lot dimensions for fourplexes - 50 to 65 feet in width by 100 to 150 feet in depth, approximately **57 percent** of the over 149,700 Residential Neighborhood General Plan land use lots could physically fit a stacked fourplex. An additional 1 percent of the lots could physically fit a fourplex with minimum setbacks and no parking requirement.

Key Components of Analysis

113,400

lots dimensionally suitable for fourplex development

=76%

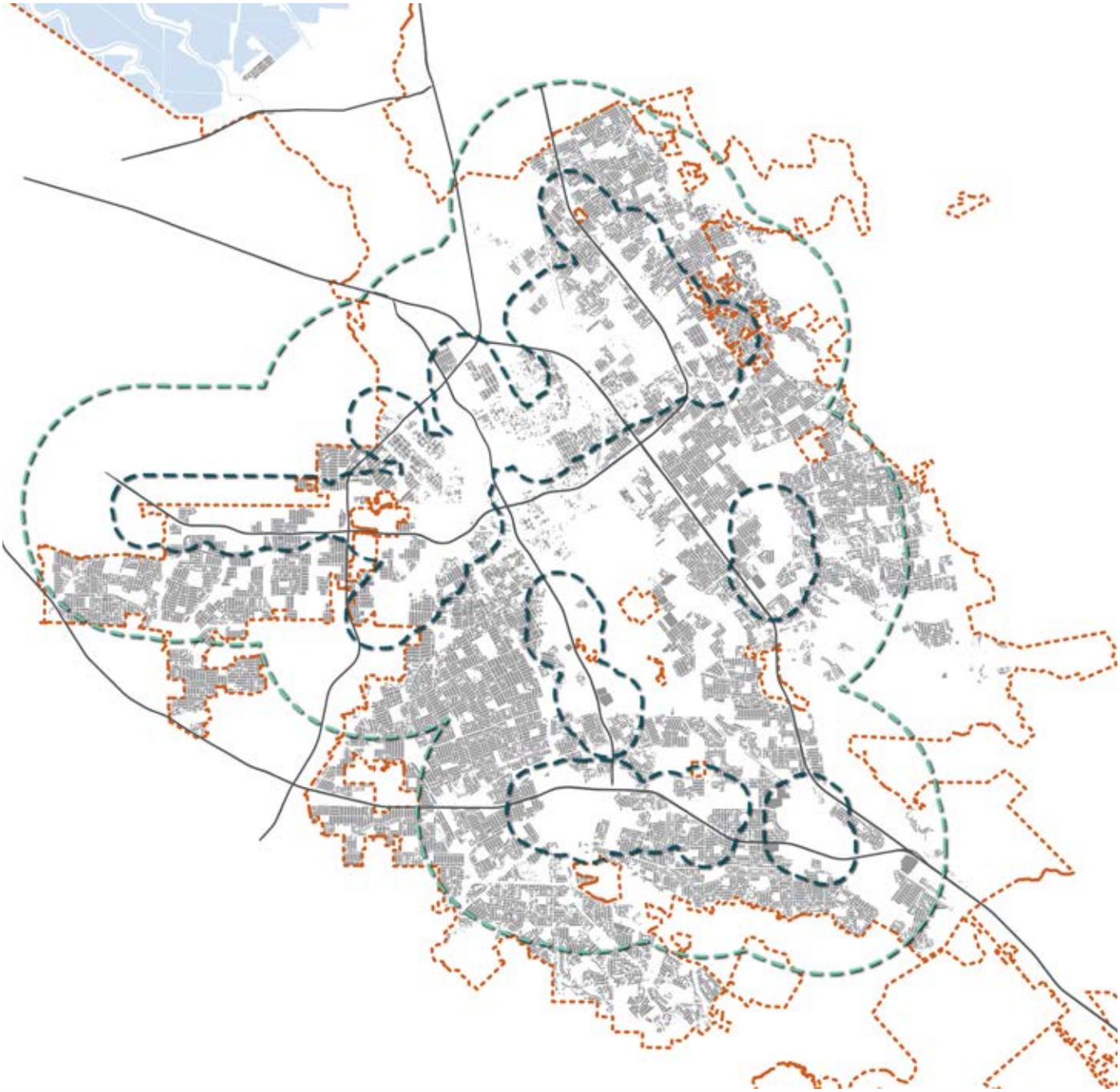
of all Residential Neighborhood General Plan land use lots



Lot Width
The most prevalent dimensional range is greater than 50 feet wide and less than or equal to 75 feet wide. 119,412 lots fall into this range.



Lot Depth
Similar to the lot width analysis, parcels were classified as belonging to one of several ranges of lot depths. The most prevalent dimensional range is greater than 100 feet and less than or equal to 150 feet. 123,009 lots fall into this range.



Fourplex-Supportive Lots

This map displays the lots that meet both the lot width and the lot depth dimensional requirements for fourplexes, along with the half-mile walk shed (dark blue dashed line) and two-mile bike shed (light blue dashed line) from transit-oriented Urban Villages. Parking requirements further refine the lot size required for a fourplex project. As the map shows, significant parts of the city that are outside Opportunity Housing Areas can support fourplexes. This analysis provided the starting point for the lot testing analysis, that also examined additional economic and regulatory factors.

Legend

- Fourplex-supportive lots
- 1/2 mile walk shed
- 2 mile bike shed
- City limit

Missing Middle-Supportive Lots

In analyzing the potential for Opportunity Housing, additional Missing Middle Housing types were also considered that can further the City's Opportunity Housing goals.

145,241 lots

dimensionally supportive of duplexes

30,171 lots

dimensionally supportive of courtyard apartments, cottage courts, townhouses, and multiplexes

Methodology

The parcel data of all parcels designated as Residential Neighborhood General Plan land use were charted in a matrix that shows the number of lots that fall within specific width and depth ranges. These were then classified to indicate what parcels a typical stacked fourplex would physically fit on, with setbacks and parking. The range of lots that can fit fourplexes varies from the smallest at 50 foot wide by 75 foot deep lot up to 65 foot wide by 175 foot wide lot. The matrix also provides a snapshot of other Missing Middle Housing types that can physically fit within the lot width and depth ranges.

Key Findings

79 percent of the over 149,700 Residential Neighborhood General Plan land use lots are larger than the minimum lot size needed to accommodate a stacked fourplex. These lots could develop as multiple fourplexes or might accommodate a different building type such as a courtyard building or a cottage court.

This analysis can be further refined based on parcels that:

- City staff has recommended as Opportunity Housing sites (16,855 lots), based upon a half-mile walkshed from transit stops within each transit-oriented Urban Village;
- Are within a half-mile mile of city designated transit-oriented Urban Villages but not part of the city staff identified Opportunity Housing sites (20,452 lots); or
- Are within the city of San Jose and outside the half-mile radius of the city designated transit-oriented Urban Villages (93,484 lots).

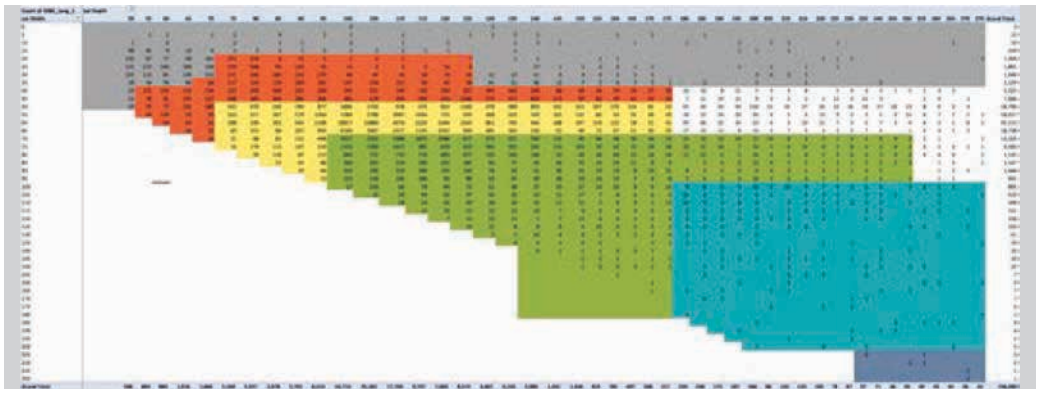
Next Steps

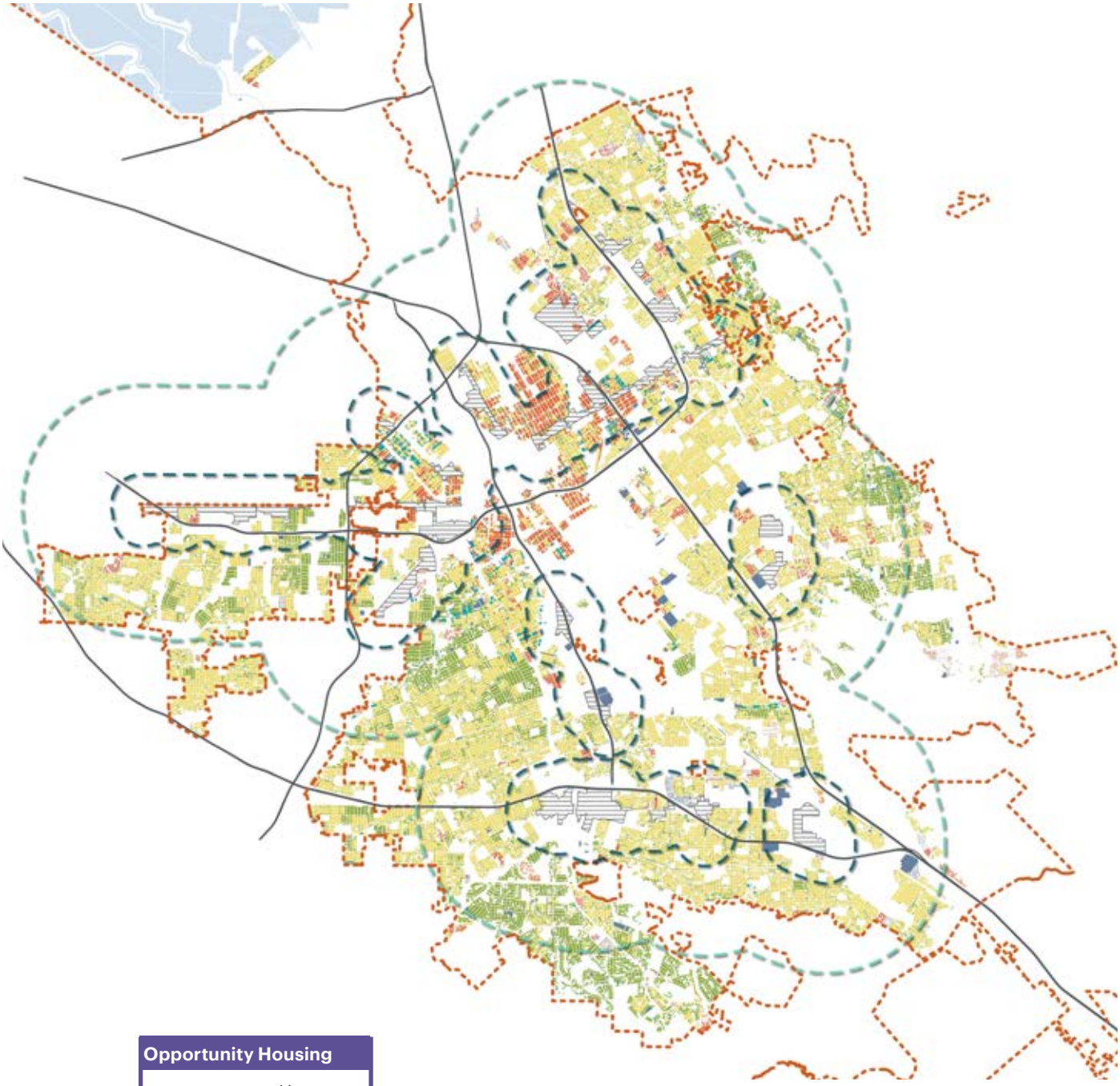
While this analysis explored the range of lots that could accommodate a stacked fourplex building type, additional consideration for financial feasibility will need to be taken into consideration to understand where true redevelopment potential exists.

Right: A matrix used to analyze the distribution of lot widths and depths across all General Plan Residential Neighborhood land use lots in San Jose

Lot Size Categories

- Extra Small
- Small
- Medium
- Large
- Outliers





Lot Size Categories	Single-Family	Opportunity Housing								
		Duplex	Triplex	Fourplex	Courtyard Apt	Cottage Court	Townhouse	Multiplex	Live/Work	Mid-Rise
Extra Small	■	■								
Small	■	■	■	■						
Medium	■	■	■	■	■	■	■	■	■	
Large	■	■	■	■	■	■	■	■	■	■
Outliers	■	■	■	■	■	■	■	■	■	■

Legend

City limit

Lots Supportive of Missing Middle Housing Types

This map displays a range of lot size categories based on lot width and depth. Displayed are lots that physically accommodate various Missing Middle housing types, corresponding to the matrix at left.

Considerations for Enabling Stacked Fourplexes

Particular site conditions and parking requirements further refine dimensional requirements for stacked fourplexes.

Refining Dimensions for Particular Conditions

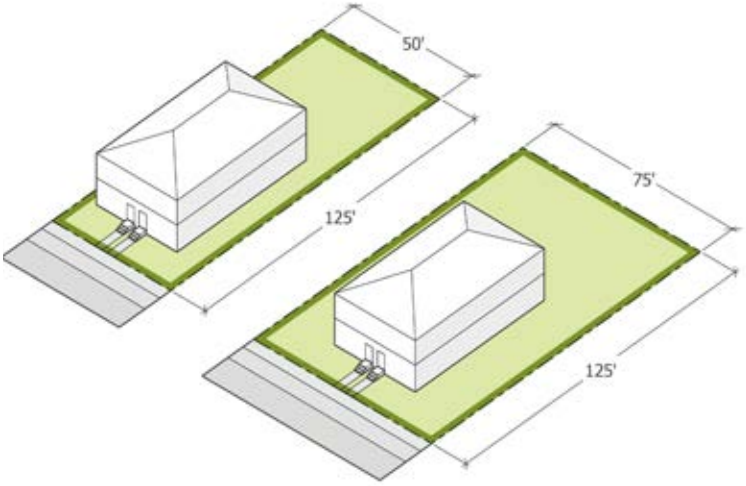


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The diagram at left illustrates how the dimensional requirements for a stacked fourplex are further refined beyond the two extremes of the lot width range. The 50 by 75 feet lot would accommodate a compact fourplex with 5 foot setbacks and one parking space per unit provided from a rear lane or alley, while a 65 x 175 feet lot would accommodate a larger fourplex with more substantial setbacks and up to two parking spaces per unit. Lots wider than 75 feet and/or deeper than 175 feet can accommodate fourplexes but would not likely develop as a single fourplex building. Larger lots might develop as multiple fourplexes or might accommodate a different building type such as a courtyard building.

Variations in Unit Size and Parking Configuration

The diagram below illustrates how unit size, parking requirements, and whether parking is accessed from the street or from the alley all impact the minimum lot size that can physically accommodate a fourplex.

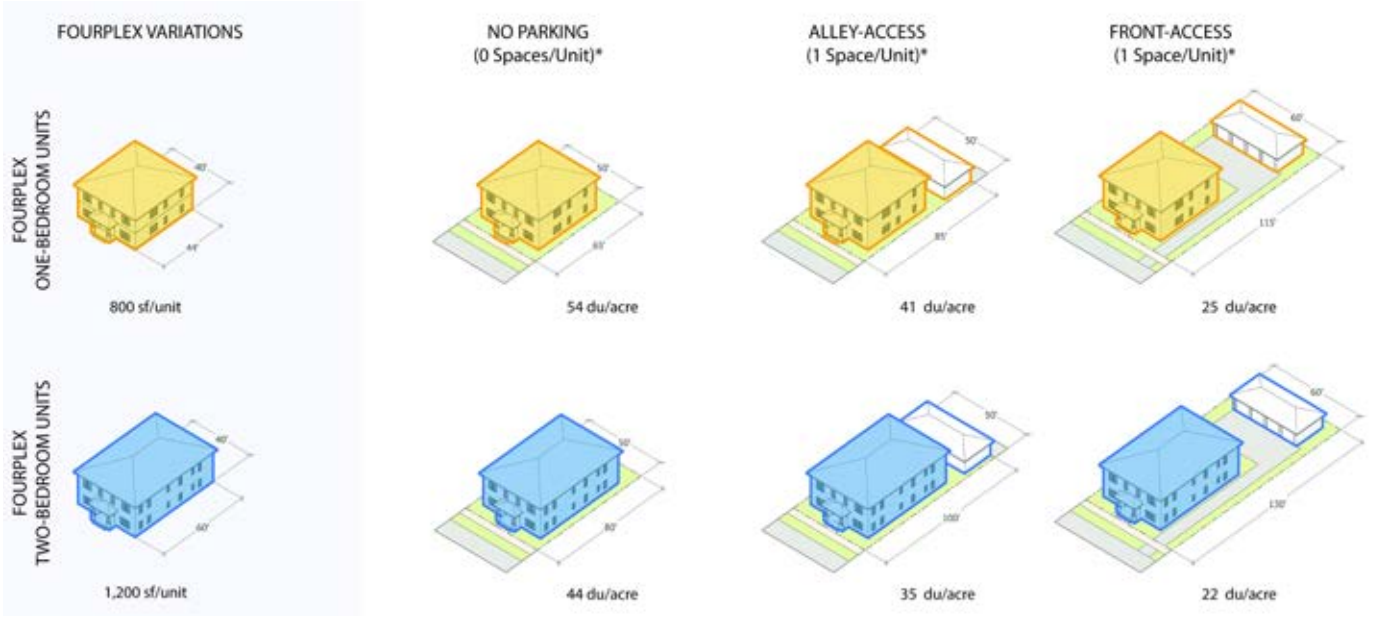
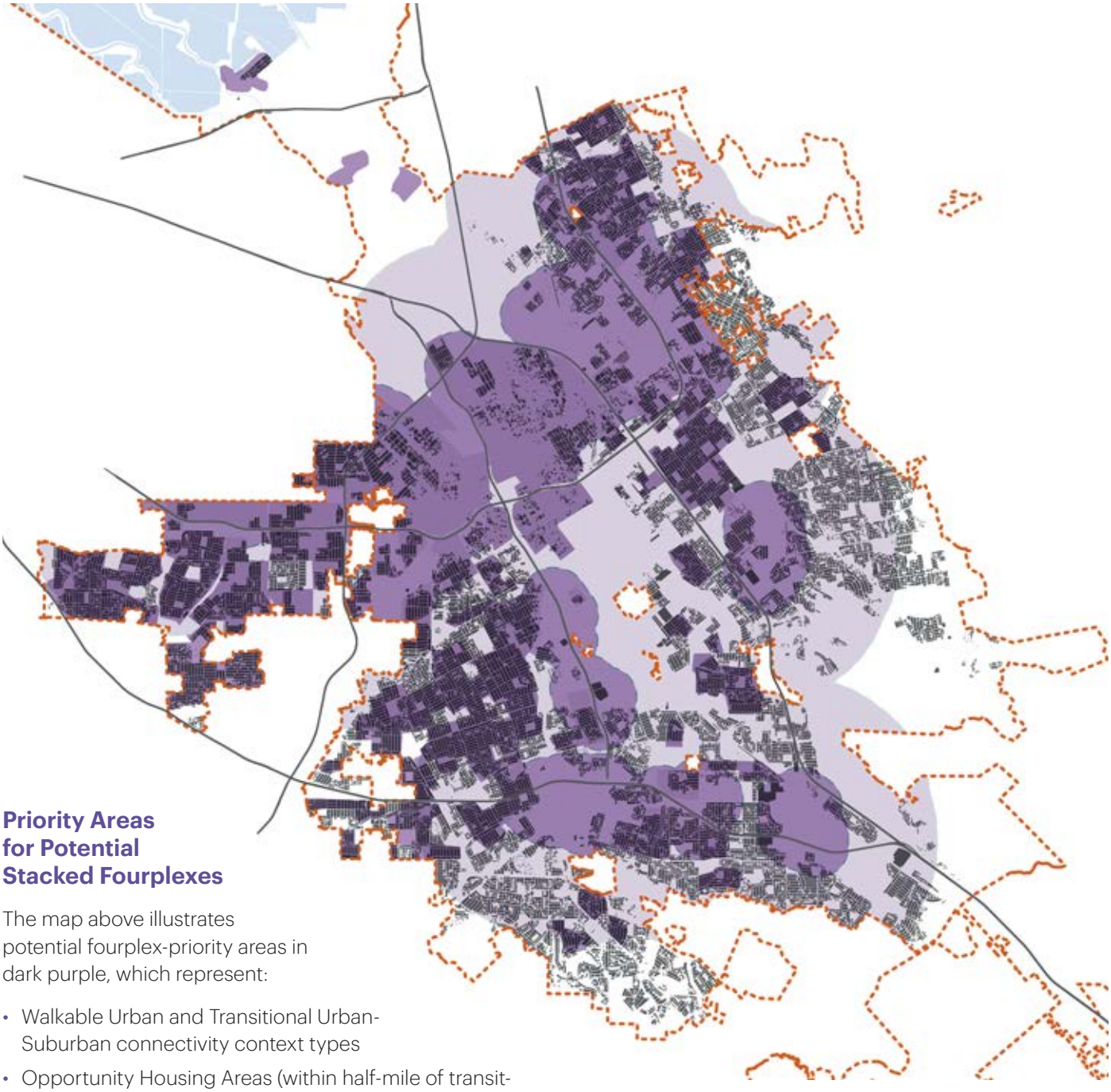


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Priority Areas for Potential Stacked Fourplexes

The map above illustrates potential fourplex-priority areas in dark purple, which represent:

- Walkable Urban and Transitional Urban-Suburban connectivity context types
- Opportunity Housing Areas (within half-mile of transit-oriented Urban Villages)

Additionally, the City should consider the bike shed (two-mile radius, shown in lavender) in addition to the walk shed (half-mile) from transit-oriented Urban Villages as stacked fourplex-priority areas.

The form of the housing provided also impacts which areas have the potential to prioritize fourplexes. Missing Middle housing types, such as stacked fourplexes, typically provide smaller units than are offered by, for example, four attached townhomes. Smaller units expand housing access, and typically can rent or sell with just one parking space per unit, even if not located within a walkable urban context type or within a walk shed of a transit-oriented Urban Village.

Legend

- Stacked fourplex-supportive lots
- Stacked fourplex priority areas
- 2 mile bike shed
- City limit

Lot Testing + Feasibility Analysis

To assess the viability of building types on specific lot configurations, lot testing is an essential step to inform the cost feasibility analysis of Opportunity Housing.

The Purpose of Lot Testing

Lot testing involves the design testing of typical building prototypes on select lot configurations. Since specific building types have inherent minimum dimensions, lot testing reveals the impacts and limitations of lot width and lot depth toward building size and off-street parking. The process seeks to optimize the unit count and parking count for a given lot size, with respect to desired building form within the allowed density and/or FAR. Since this involves using actual building types and site and parking layout, the results are more precise than numeric calculations based only on density or FAR.

Determining the Inputs

The first criteria for lot selection were allowed land use and lot size. Lots selected for this purpose were in the Residential Neighborhood General Plan land use with lot widths ranging from 50 to 60 feet. More information on the selection criteria is described on the facing page.

For the selected lot widths (50 feet and 60 feet), a stacked fourplex was a logical baseline building type for comparative feasibility analysis, since the upper threshold set by the Opportunity Housing Task Force and City Council for this analysis was four units per lot.

A stacked fourplex was selected because it provides four units, but within an overall footprint that is generally comparable to the footprints of single-family homes. The remaining lot area not dedicated to the building footprint could be utilized for a more intense parking approach when appropriate. The lot testing also considered variations in fourplex unit and building footprint sizes, and this in turn affected the parking approach as well.

Iterative Learning

The lot testing consisted of three rounds, and the process involved close collaboration with Strategic Economics. For each round, the development program achieved from the lot test was analyzed for financial feasibility for both rental and for-sale products in the three tiered submarkets identified for San Jose by Strategic Economics. For additional information on the submarkets, please refer to the report titled "San Jose Opportunity Housing: Feasibility Results", by Strategic Economics, October 2021.

A Note About ADUs

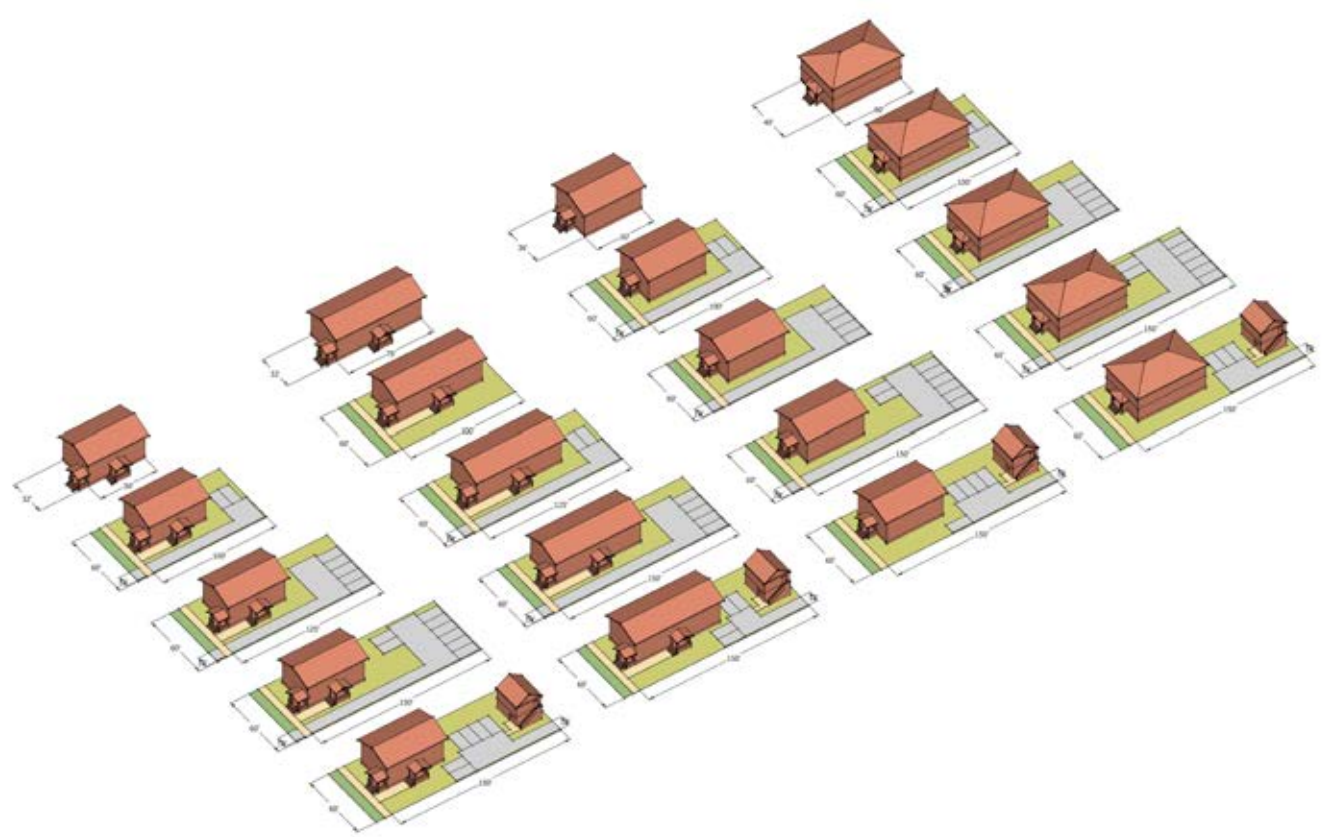
Accessory dwelling units were considered for 150-feet deep lots in the first round of testing and for select 125-feet deep lots in the second round. However, for consistency in comparing the different lot tests, ADUs are excluded from the FAR calculated and the feasibility results.

Attainability and Livability Considerations

In assessing financial feasibility, an important consideration to keep in mind is whether the "financially feasible" outcomes are also attainable at area median incomes. Unless the additional housing units delivered as part of Opportunity

CLOSER LOOK

Selecting Lot Sizes for Feasibility Testing



Four variations of the stacked fourplex building type were tested on lots 50 feet and 60 feet wide, and varying lot depths commonly found in San Jose. The graphic above shows the lot testing for 60 feet-wide lots.

Lot sizes were determined through citywide analysis of lot widths and depths of lots with the Residential Neighborhood General Plan land use designation. Lot widths and depths were arranged in a matrix to show the number of lots with each dimension, grouped in five-foot increments, revealing the most prevalent lot dimensions throughout the city. For example, the matrix showed that 60 feet is the most commonly occurring lot width with 90,364 lots having this dimension, more than double the number of lots with any other lot width. As a result, 60 feet was the lot width selected for study in most prototypes.

A lot depth of 125 feet allows most traditional fourplexes to have 4 off-street surface parking spaces, accessed by a front-loaded driveway that leads to the parking area in the middle and rear of the lot. The lot testing showed that 100-feet deep lots are not able to support off-street parking at a ratio of 1 space per unit, and 150-feet deep lots are able to support off-street parking at a ratio of 1:1 or slightly greater.

After an initial round of analysis, the lot size of 60 feet x 125 feet was determined to be most suitable for further testing. About five thousand (5,030) lots fall in the range of 60-65 feet width and 125-150 feet depth.

Housing are attainable to a majority of the San Jose population, the policy will be limited in its equity goals.

Another key consideration in drafting policy is that of livability. The manner in which the new housing will respond to privacy concerns from existing homeowners, and how the new housing types will engage with the street and sidewalk will be important. For instance, when building entrances face the street, it contributes to a safer, more walkable environment and helps build a sense of community. When building facades "back on" or "side on" to a street, this aspect is not addressed. Similarly, if a new building has all its units with windows overlooking a neighbor's yard, it may cause friction. These and other form criteria should form part of policy decisions regarding Opportunity Housing.

Summary of Lot Testing Results

The three rounds of lot testing included testing a variety of units on the same lot size (7,500 sq ft; 60 x 125 feet) for consistency. Strategic Economics tested the types described below for financial feasibility, in addition to other variations. The following steps were followed:

Round 1. Test an "idealized" housing type and additions

The first round tested a stacked fourplex, considered an ideal type to deliver attainability (due to its smaller unit sizes) and livability (due to its massing and orientation that work well in single-family neighborhoods). The stacked fourplex was found to be financially unfeasible (both rental and for-sale) across all three submarket tiers.

A stacked duplex prototype with larger, for-sale units had better feasibility in two of the three submarket tiers. This round also tested the scenario of maintaining the primary single family home while adding a duplex at the rear yard of the lot. This option was feasible in one submarket as a for-sale product but not as rental.

With these initial findings, the team sought to explore options that would be more feasible.

Round 2. Test housing types most likely to be market-feasible

In the second round, the team selected housing types more likely to achieve feasibility. These included a set of four side-by-side townhouse units oriented perpendicular to the street, a common lot configuration seen in San Jose and parts of the Bay Area. A set of four detached single-family homes were also studied. Modifications to improve financial feasibility included increasing unit sizes and building footprints, and adding a third story. These types were found to be financially viable in some submarkets under current market conditions.

The results from this round showed that increasing FAR improved the potential for market feasibility. As building size increased, so did the unit size, up to the market threshold beyond which it became more appropriate to increase unit count as opposed to unit size. Given that the lot size stayed the same, FAR could increase with additional height or larger footprints with reductions to the open space on the lot, but generally the parking count could not be increased without drastic reductions to existing setbacks.

While prototypes tested in this round are financially feasible, they typically may not provide housing that is attainable to most median-income residents. In terms of building form and orientation, these do not make much contribution to neighborhood character or an active public realm.

Round 3. Find the sweet spot for feasibility, attainability and livability

In the third round of testing, the team sought to make modifications to the housing types to achieve financial feasibility while also aiming for good urban form and addressing attainability concerns.

To do this, the team had to push the defined parameters for Opportunity Housing, and add units beyond the established threshold of four per lot. In this round, the prototypes tested include two- and three-story stacked eightplexes and three-story stacked sixplexes. For this exercise, unit sizes and building footprints were kept similar to those used in the first round, and parking was reduced. Overall FAR was increased to improve financial feasibility by adding on a third floor.

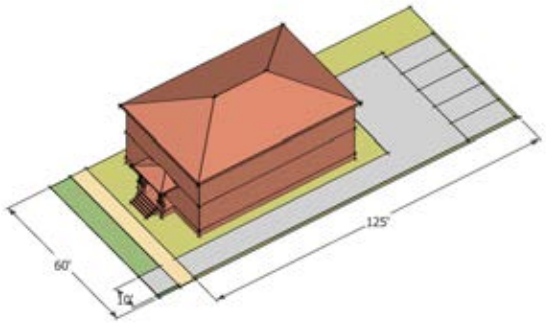
Some of these prototypes were found to be feasible in some submarkets under current market conditions. These also would likely be more attainable, since unit sizes are smaller. These typically have reduced on-site parking, which may limit their appeal to some.

In the following pages, the three rounds of testing are described, with supporting graphics and program summaries.

For additional information about the feasibility analysis across the tiered submarkets, refer to the report prepared by Strategic Economics titled "San Jose Opportunity Housing: Feasibility Results", October 2021. This report by Strategic Economics also includes discussion on related topics such as potential impacts of recent state-wide legislation on Opportunity Housing (SB9, SB10) and other relevant information.

Round 1 Test an "idealized" housing type and additions

Stacked Fourplex



This lot test used a typical stacked fourplex building type, known to promote livability and attainability. A typical fourplex has smaller individual units, with an overall building footprint that closely matches that of a medium-to-large single-family house. For achieving the equity goals of Opportunity Housing, it was important to test this type.

However, the financial model showed this prototype to be financially infeasible, for both rental and for-sale products. **As a result, this type is unlikely to contribute to additional housing in San Jose.** A variation tested was a larger side-by-side duplex. **This type was found to be feasible as a for-sale product in two of the three submarket tiers.** However, the larger unit sizes indicate that attainability may be an issue with this prototype.

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*4*
# of parking spaces	*5 (1.25 per unit)*
Unit types	*2 bd / 2 ba*
Unit sizes	*1,080 sf*
Density	*23 du/ac*
FAR	*0.64*

Feasibility by Submarket

Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Not feasible*	*Not feasible*
Tier 2	*Not feasible*	*Not feasible*
Tier 3	*Not feasible*	*Not feasible*

Attainability **Feasibility** **Livability**



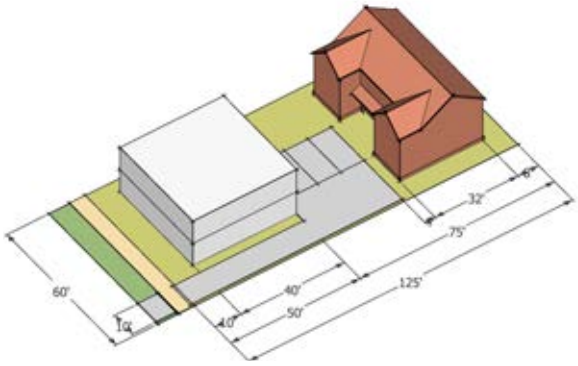


Variation Tested (not shown here)

Two-Story Side-by-Side Large Duplex. This was tested as a for-sale product and was feasible in Tiers 1 and 2.

Round 1 *(Continued)*

Side-by-Side Duplex Addition



This prototype adds a side-by-side duplex to the rear yard of an existing single-family home. Approaches to off-street parking for this scenario can vary. The single-family home may have a front-loaded garage with a driveway that can support one or two tandem parking spaces. In lieu of that, a separate drive aisle for mid-lot parking could provide up to two parking spaces, with the portential for additional tandem parking within the drive aisle.
This prototype was found to be feasible in one submarket tier, as a for-sale product.

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*2*
# of parking spaces	*2 (1 per unit)*
Unit types	*3 bd / 3 ba*
Unit sizes	*1,290 sf*
Density	*12 du/ac*
FAR	*0.36*

Feasibility by Submarket

Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Feasible*	*Not feasible*
Tier 2	*Not feasible*	*Not feasible*
Tier 3	*Not feasible*	*Not feasible*

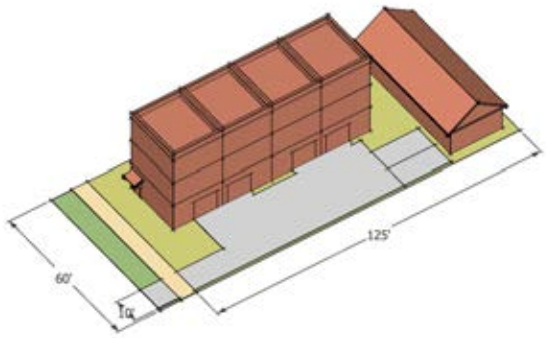
Attainability **Feasibility** **Livability**





Round 2 Test housing types most likely to be market-feasible

Side-by-Side Townhouses



This round evaluated building types proven to be market-feasible based upon their recent production in San Jose. Understanding the financial performance of these types provided a helpful benchmark against which to compare the performance of other tested types. The prototype tested consists of four attached three-story townhouse units with tuck-under parking; oriented perpendicular to the street, all fronting onto a common driveway (colloquially called "slot houses"). **This type is financially feasible, but with larger units, the typical sale price or rent of this type of housing will be too high to provide additional attainable housing at area median incomes.**

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*4*
# of parking spaces	*6 (1.5 per unit)*
Unit types	*3 bd / 2.5 ba*
Unit sizes	*1,480 sf*
Density	*23 du/ac*
FAR	*0.91*

Feasibility by Submarket

Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Feasible*	*Not tested*
Tier 2	*Not feasible*	*Not tested*
Tier 3	*Not feasible*	*Not tested*

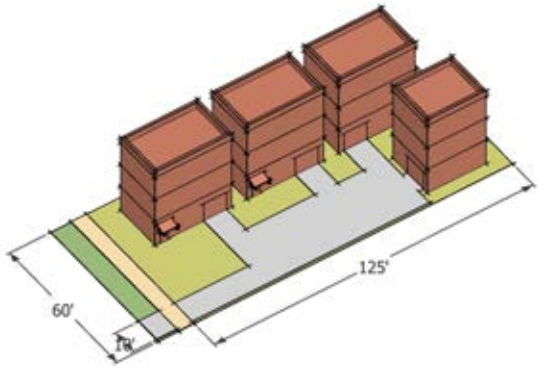
Attainability **Feasibility** **Livability**





Round 2 (*Continued*)

Multiple Single-Family Houses



Also as part of Round 2, a prototype tested included four detached three-story single-family units, oriented perpendicular to the street and fronting onto a common driveway. A variety of parking approaches can be used for this type, including garages, tuck-under and/or tandem parking in the driveway. **Similar to the attached side-by-side townhouse prototype, this type is financially feasible, but with larger units, the typical sale price or rent of this type of housing will be too high to provide additional attainable housing at area median incomes.**

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*4*
# of parking spaces	*4 (1 per unit)*
Unit types	*3 bd / 2.5 ba*
Unit sizes	*1,480 sf*
Density	*23 du/ac*
FAR	*0.91*

Feasibility by Submarket

Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Feasible*	*Not tested*
Tier 2	*Feasible*	*Not tested*
Tier 3	*Not feasible*	*Not tested*

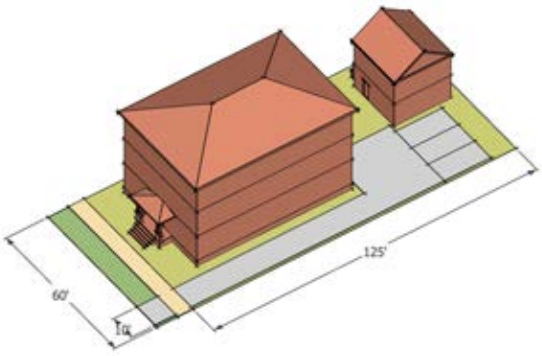
Attainability **Feasibility** **Livability**





Round 3 Find the sweet spot for feasibility, attainability, and livability

Three-Story Stacked Sixplex



In Round 3, the team expanded on the unit count thresholds established for Opportunity Housing in order to explore housing options that could deliver livability and attainability while also being financially feasible. In this round, sixplexes and eightplexes were tested. Unit sizes were kept the same as the fourplex tested in Round 1, but FAR was increased by adding on a third story. Since the building footprint remained the same, a reasonable amount of parking could be provided. Alternatively, the building envelope could be increased, providing slightly larger units, when used in areas where parking is not a high priority (such as Opportunty Housing Areas adjacent to transit stops). **This type is financially more feasible, and with additional smaller units, potentially more attainable. While reduced parking may limit its appeal, it is likely to yield additional housing, in at least some of San Jose's submarkets.**

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*6*
# of parking spaces	*3 (0.5 per unit)*
Unit types	*2 bd / 2 ba*
Unit sizes	*1,080 sf*
Density	*35 du/ac*
FAR	*0.96*

Feasibility by Submarket

Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Feasible*	*Not feasible*
Tier 2	*Not feasible*	*Not feasible*
Tier 3	*Not feasible*	*Not feasible*

Attainability **Feasibility** **Livability**

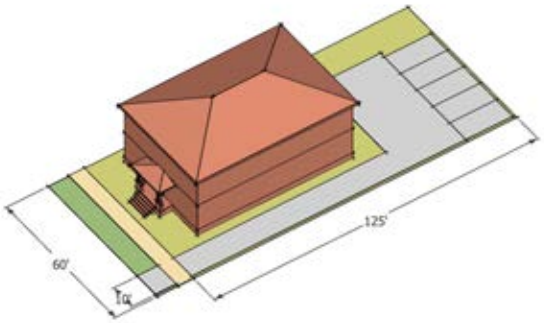


Variations Tested (not shown here)

Three-Story Stacked Eightplex. This prototype was derived by adding a 2-story, 2-unit wing to the rear of a 3-story fourplex. The increased FAR made this type feasible as both a for-sale and as a rental product but only in Tier 1, not Tiers 2 and 3.

Round 3 *(Continued)*

Two-Story Stacked Eightplex



Also as part of Round 3, a two-story stacked eightplex was tested as a rental product. This prototype had similar unit sizes to the fourplex tested in Round 1. While this configuration is likely to blend in well with adjacent single-family homes, and also has reasonably small unit sizes to address attainability, it does have higher construction costs per square foot. **This housing type was found to be infeasible, and is not is likely to contribute to additional housing in San Jose.**

Lot + Building Specifications	
Lot size	*7,500 sf*
Lot dimensions	*60 ft x 125 ft*
# of units	*8*
# of parking spaces	*5 (0.6 per unit)*
Unit types	*2 bd / 2 ba*
Unit sizes	*1,048 sf*
Density	*47 du/ac*
FAR	*1.24*

Feasibility by Submarket

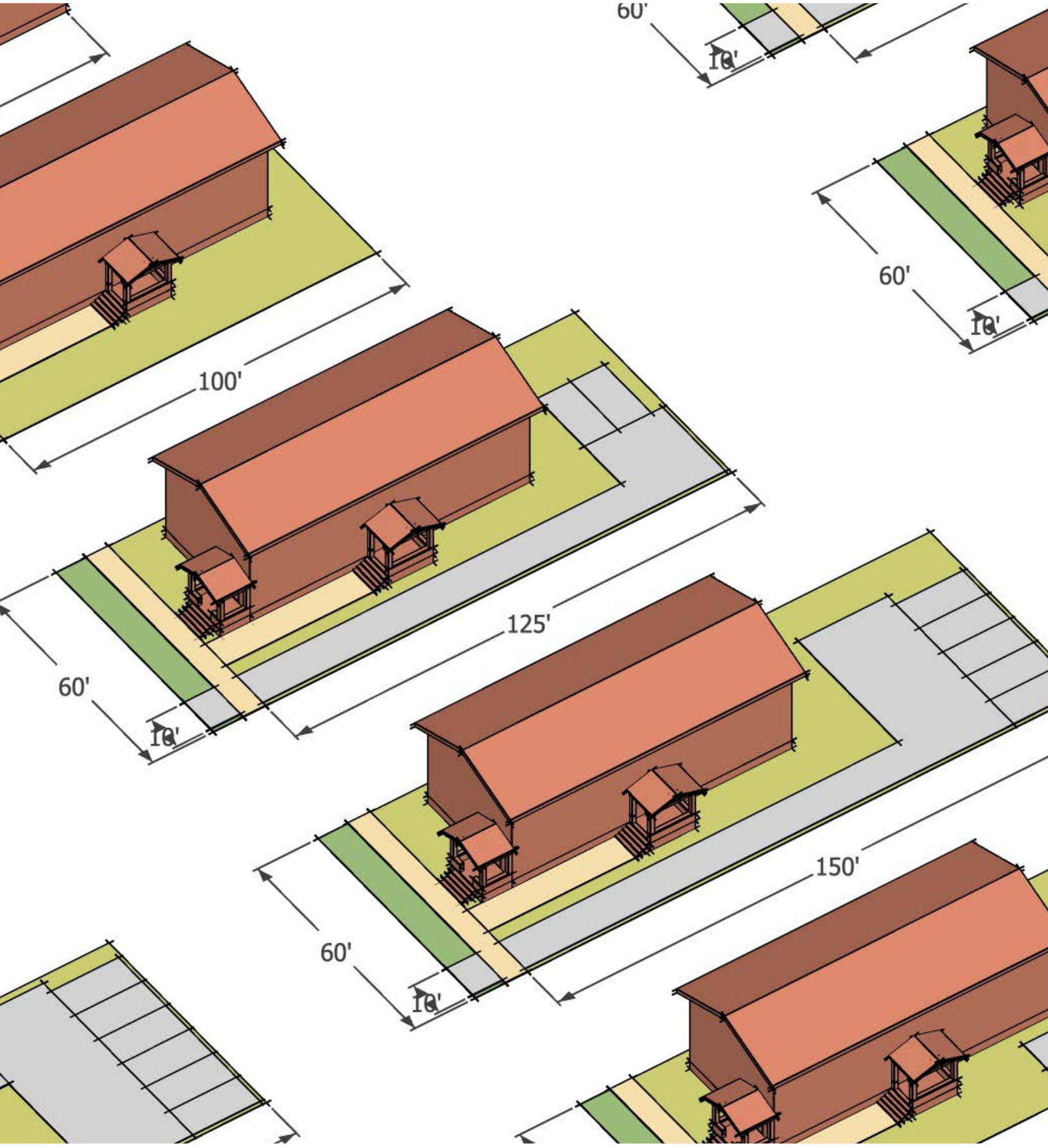
Note: Calculated based on residual value to acquisition cost ratio

	For-Sale	***Rental***
Tier 1	*Not tested*	*Not feasible*
Tier 2	*Not tested*	*Not feasible*
Tier 3	*Not tested*	*Not feasible*

Attainability **Feasibility** **Livability**






60'
100'
60'
125'
60'
150'
60'

Zoning Update Committee **STAFF REPORT**

Blake Huntsman - Chair
Michael Colbruno
Doug Boxer

July 14, 2010

Location:	**Citywide**
Proposal:	Zoning Text amendments and Zoning Map revisions to update the City's commercial and residential zoning districts. This project also includes establishing height maps along the City's corridors and revising the "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" to reflect the new zoning designations.
Applicant:	Planning Commission
Case File Numbers:	**ZT10-111, RZ10-112**
General Plan:	Hillside Residential, Mixed Housing Type Residential, Urban Residential, Mixed Housing Type Residential, Neighborhood Center Mixed Use, Community Commercial, Regional Commercial
Zoning:	Various
Service Delivery District:	All Districts
City Council District:	All Districts
Action to be Taken:	Public Hearing and Discussion
For Further Information:	Contact case planner Neil Gray at **(510) 238-3878** or by email: **ngray@oaklandnet.com**

SUMMARY/BACKGROUND

At the May 26, 2010 Zoning Update Committee (ZUC) meeting, staff presented an overview of the proposed commercial and residential zoning regulations. At that meeting, staff also recommended, and ZUC agreed to, a general timetable for the discussion and presentation of the proposed zoning maps. Review of the proposed zoning maps will first focus on North Oakland, West Oakland and North Hills (Area 1); followed by Central Oakland, including San Antonio, Fruitvale, Adams Point/Grand Lake and the Lower Hills (Area 2); and finally East Oakland, including areas such as Elmhurst, the South Hills and Central East Oakland (Area 3). This staff report describes the methodology used to produce the proposed zoning maps, it describes the highlights of the proposed zoning map for Area 1, and includes, as Attachment A, a response to comments received at the May 26, 2010 ZUC meeting.

The presentation of this staff report was originally scheduled for the June 26, 2010 ZUC meeting. That meeting was cancelled due to a lack of quorum. Changes to the zoning maps made after the publication of the June 26 staff report are summarized in the Proposed Mapping section, below.

APPROACH

The following is a review of staff's approach to mapping zoning districts and height areas in the City's residential and commercial neighborhoods.

Approach to Mapping the Zoning Districts

The mapping of the proposed zones is based on a consistent citywide methodology taking into consideration the criteria described in this section.

- General Plan Designation. The foremost criterion for how a property is zoned is its designation on the General Plan Land Use Diagram. The overarching goal of the zoning update is to achieve a zoning map that is fully consistent with the Land Use Diagram.
- Strategy Diagram Designation. As noted earlier, the LUTE Strategy Diagram designates some areas of Oakland as "Maintain and Enhance" and others as "Grow and Change." For areas with the former designation, an effort was made to assign a zoning district which reflected *existing* densities. This was particularly important in areas designated "Mixed Housing Type" on the Land Use Diagram since there are four possible zoning districts consistent with this designation.
- Existing Zoning. Within a given General Plan category, existing zoning was a major factor in determining future zoning, particularly in areas that were rezoned during the 1990s and 2000s, and in commercial areas (such as C-31).
- Existing Land Uses. Extensive field work and Geographic Information Systems (GIS) analysis of parcel data was conducted as part of the mapping process. In residential areas, existing densities were used to assign the correct zoning designations. In commercial areas, the mix of uses was used to determine the "best fit" zone for a given General Plan category. The result is a much finer-grained zoning map than the current map.
- Parcelization. Geographic Information Systems (GIS) analysis was conducted to study patterns, such as median lot sizes, in order to determine the appropriate zone in many areas, particularly in residential areas.
- General Plan policies. The maps reflect the interpretation of General Plan policies as well as the Land Use Diagram. For instance, height limits on any given commercial parcel reflect Historic Preservation policies to promote context-sensitive design; hillside densities reflect OSCAR Element policies to conserve steep slopes; and densities near the BART stations reflect LUTE policies to promote transit-oriented development; and so on.
- Community Input. More than 50 neighborhood meetings have been held to date. The maps have been edited to reflect input from these meetings, as well as written correspondence from residents, and will continue to be amended during the coming months as the public process continues.

Approach to Mapping the Height Areas

In the commercial and corridor zones (CN, CC, CR, RU-4 and RU-5 zones), height, bulk and intensity are proposed to be regulated separately from the base zoning district. Two areas may have the same base zoning district that encourages pedestrian-oriented commercial activities, but one location may be in a height area that allows greater intensity that the other, due to factors that will be described below.

Staff proposes seven height areas with corresponding maximum height limits, residential densities, nonresidential floor area ratios and number of floors. These regulations are summarized in Attachment C. The height maximums (35, 45, 60, 75, 90, 120, and 160 feet) were chosen to be just below where "life safety" requirements would necessitate a more

expensive building type. A minimum height of 25 feet is also proposed for new construction on major corridors that are at least 100 feet wide, such as Telegraph Avenue, San Pablo Avenue, International Boulevard and Broadway. This regulation is further discussed in the "Key Issues and Impacts" section of this report.

Height areas were mapped using the following basic principles:

- More intensity (and higher height limits) would be allowed on wider corridors, so new development could frame and enclose a wide expanse of street space;
- More intensity would be allowed near transit (BART stations and AC Transit hubs) to encourage new development to locate in areas with good transit accessibility;
- Less intensity would be allowed in intact historic districts, generally Areas of Secondary Importance (ASIs)[1], to reduce development pressure and preserve the integrity of those districts;
- More intensity would be allowed on portions of a corridor that are adjacent to high intensity residential neighborhoods or industrial areas that would have fewer solar and privacy impacts from new development.
- Less intensity (and lower height limits) would be allowed for areas adjacent to a bluff to reduce view impacts.

The following table summarizes the rules of thumb for mapping height areas:

Condition	Height Area	Examples
Wide Streets (right of way > 100 feet), such as San Pablo Ave, Telegraph Ave and International Blvd		
Near a BART Station	75 to 120 feet	Fruitvale, West Oakland BART station areas
At an AC Transit hub (trunk lines) or intersection of two major and wide streets	75 feet	40th and Broadway
Not adjacent to a lower density residential neighborhood	75 feet	Telegraph Ave adjacent to Pill Hill
Adjacent to a lower density residential neighborhood	60 feet	Most of San Pablo Ave
In a historic neighborhood	45 feet	Grand Ave at Adams Point
Directly adjacent to a bluff	45 feet	Broadway 41st to 45th
Hegenberger Corridor	120 to 160 feet	Hegenberger Road, 98th Ave
Narrow Streets (right of way < 100 feet), such as College Ave, Macarthur Blvd and Foothill Blvd		
At an AC transit hub (trunk lines) or intersection of two major streets	60 feet	35th Ave and Macarthur Blvd
Not adjacent to a lower density residential neighborhood	60 feet	International near 4th Ave
Adjacent to a lower density residential neighborhood	45 feet	Dimond District
In a historic district	35 feet	Rockridge

[1] ASIs are historically or visually cohesive areas or property groups identified by City surveys that contain a high proportion of historic buildings. ASIs do not appear eligible and not considered CEQA Historic Resources. There are several ASIs on the corridors and tend to be located at commercial districts where major streets intersect, such as the Fruitvale, Rockridge, and Fairview Commercial Districts. ASIs are distinguished from APIs because APIs appear eligible for the National Register of Historic Places and thus are considered CEQA Historic Resources. The 7th Street commercial district is the only API on a commercial corridor outside of Downtown.

The above table does not include all contexts and situations. For example, the height limits for Telegraph and Shattuck Avenues in Temescal, were formulated as part of a previous process. That process and the proposed height limits for Temescal are described in the Key Issues and Impacts section of this report.
Staff also proposes to strengthen the regulations that create a transition from new, higher-intensity construction on the corridors to the middle- and lower-density residential neighborhoods behind the corridors. These regulations are especially important in Oakland because of its pattern of long corridors adjacent to residential neighborhoods and the General Plan's policies that focus development on the corridors. Current regulations require a ten-foot setback adjacent to residential neighborhoods and a 30-foot height maximum at this setback line. This 30-foot height limit is consistent with the height limit for low density residential neighborhoods. This height limit increases one foot for every foot from the setback line. Staff proposes to modify this regulation by requiring a fifteen-foot setback for lots that are deeper than 100 feet.

On June 14, 2010, the Landmarks Preservation Advisory Board reviewed the proposed heights for the City and proposed no changes to the Area 1 proposal, described in more detail below.

PROPOSED MAPPING

The following is an overview of the proposed zoning maps for Area 1. The maps themselves are contained in Attachment B, the height/intensity regulations are contained in Attachment C, descriptions of the zones are contained in Attachment D, and the text of the zones is contained in Attachment E. Due to the number and extent of the changes, the narrative below is not intended to be comprehensive and only provides highlights. A more detailed narrative summarizing the changes is provided in Attachment F—but even that narrative does not annotate each individual change. Because the maps implement a new zoning framework for the entire city, virtually every residential and commercial property in the city will have a new zoning designation. This staff report focuses on large contiguous areas where substantive changes will occur.

For ease of presentation, Area 1 has been subdivided into three geographic subareas: North Hills, North Oakland, and West Oakland (which includes the area north of Downtown). These same subareas were used to present the maps to the community during the April 26, 2010 community workshop, and have been used in prior planning studies by the City (including the General Plan).

The maps themselves indicate the existing zoning and proposed zoning for all parcels. Shading has been used to distinguish those areas where substantive changes will occur. Light gray shading indicates an increase or decrease in the allowable intensity/ density. Dark gray shading indicates a change in the basic use category (i.e., from industrial to residential, from residential to commercial, etc.). Areas that are unshaded are proposed for no substantive change, and will essentially be rezoned with the zone that most closely matches the existing zone.

North Hills

The North Hills area is generally located above Highway 13 between Berkeley on the north and and Redwood Road on the south. It includes Claremont Hills, Hiller Highlands, parts of Upper Rockridge, Piedmont Pines, Montclair, and the Joaquin Miller/ Butters Canyon area. The prevailing General Plan designations are Hillside Residential and Resource Conservation Area, with a few "nodes" of Neighborhood Center Mixed Use. Existing residential zoning is generally R-30, with some areas of R-10 and R-20 and a few small areas of medium density (R-40 and R-50) zoning. Existing commercial zones include the C-27 district (Montclair) and pockets of C-10 and C-20 zoning corresponding to small shopping centers. The entire area is designated as "Maintain and Enhance" on the General Plan Strategy Diagram.

General Plan policies for the North Hills support low to very low density infill development, consistent with prevailing land use patterns. Policies generally do not support increases in the currently allowed density, and in some cases imply that decreases are desired. For instance, the Open Space, Conservation and Recreation (OSCAR) Element discourages subdivision of steeply sloping lots and the Safety Element calls for continued low densities in fire-prone and landslide prone hillside neighborhoods. The Land Use and Transportation Element (LUTE) itself calls for a minimum lot size of 8,000 square feet, which is substantially less dense than what is permitted by the existing R-30 zone.

The "default" designation for areas with a General Plan designation of "Hillside Residential" and an existing zoning designation of R-30 is RH-4. Most of the North Hills have been zoned this way. Consistent with the LUTE, an 8,000 square foot minimum lot size applies in these areas, with 6,500 square foot lots permitted under some circumstances (see attached materials). A number of R-30 areas have been further reduced to RH-1, RH-2, or RH-3, based on prevailing lot sizes that exceed 12,000 square feet. The reduction is justified by the General Plan directive to "maintain and enhance" these areas, as well as OSCAR and Safety Element policies to limit future subdivision. Examples include the Castle Canyon area in Piedmont Pines, the top of Fairlane Drive/ Gwin Canyon, and the Elverton Drive area. There are very few lots in these areas less than 12,000 square feet; an RH-3 designation would reduce subdivision potential relative to existing zoning, while maintaining the buildability of previously subdivided lots.

Commercial zoning in the North Hills is limited. Proposed zoning for Montclair Village is CN-1, which is not a substantive change relative to the existing C-27 zoning. The other "pockets" of commercial land use in the area (Village Market, Thornhill Shopping Center, Woodminster, etc.) are generally designated CN-3 or CN-4 depending on their General Plan designation. Areas shown on the General Plan as Neighborhood Center Mixed Use are generally CN-3, while the smaller "pockets" that correspond to gas stations or other single-parcel commercial districts are CN-4. The Claremont Hotel (designated Community Commercial on the General Plan) has been zoned RU-3 (equivalent to R-70, which is the current zoning of the site). Staff believes this zone is more consistent with General Plan policies than a Community Commercial zoning designation, given the location of the property and its current (and likely future) use.

Parts of the North Hills are currently included in special zoning overlay districts. Specifically, the S-10 (scenic route overlay) zone includes supplemental standards for driveway access, height on downslope lots, and design review. The S-11 zone is linked to the the North Oakland Hills Specific Plan Area (NOHASP) and includes special provisions for site planning and density along Skyline and in Shepherd Canyon. Both of these overlays have been retained and no changes to their boundaries have been proposed.

North Oakland

North Oakland includes the Golden Gate, Temescal, Rockridge, and Piedmont Avenue neighborhoods, as well as other areas roughly located "above" Highway 580, and "below" Highway 13 in the area between Piedmont, Emeryville, and Berkeley. The area includes a variety of General Plan designations, corresponding to a diverse land use pattern and mixed densities. Most of the area is designated "Maintain and Enhance" on the General Plan Strategy Diagram, but key areas such as the San Pablo corridor, the Telegraph Avenue corridor (in Temescal), the MacArthur corridor, the MLK Jr Corridor (below Children's Hospital), and the Broadway corridor (below 51st) are designated "Grow and Change." The Grow and Change designation suggests that greater development intensities than currently exist are appropriate in these areas.

West of Broadway, the prevailing residential zones in North Oakland are R-35 and R-40. There are a few pockets of medium to high density zoning corresponding to existing multi-family development, especially along corridor streets and near Mosswood Park. East of Broadway (e.g., in the Piedmont Avenue neighborhood), the current zoning allows for medium to high density residential uses, with large areas zoned R-50 or R-70. Some of these areas are developed with apartments but others have historically been "overzoned" and primarily contain single family homes or 2-4 unit buildings.

The new zoning maps propose downzoning in the Piedmont Avenue neighborhood to implement General Plan "maintain and enhance" policies as well as the "Mixed Housing Type" Residential designation. In areas designated "Mixed Housing Type" currently developed with mostly 1-3 unit buildings, RM-2 has typically been used. In areas with a mix of single family homes and 2-8 unit buildings, the designation is typically RM-3. "Mixed Housing Type" areas with existing concentrations of large apartment buildings have typically been designated RM-4. An effort was made to apply designations that would limit the number of structures that would become non-conforming, while still respecting General Plan directives. Areas in the Piedmont Avenue neighborhood designated "Urban Residential" are proposed to be zoned with a combination of RU-1, RU-2, and RU-3, with the locations of highest allowed densities corresponding to the locations of existing concentrations of higher density apartments.

Similar reductions in allowable density are proposed in the Mosswood area west of Broadway near 40th Street. Existing R-70 zoning will be replaced by a combination of RM-3 and RM-4 zoning, reflecting the General Plan designation of Mixed Housing Type Residential as well as existing land use patterns.

In the Rockridge and Temescal districts, proposed residential zoning generally mirrors existing designations. Most R-35 areas (currently the "default" zone for Rockridge) have been zoned RM-1. Most R-40 areas (currently the "default" zone for Temescal, the Santa Fe/ Longfellow, and Golden Gate neighborhoods) have been zoned RM-2. In the western part of North Oakland (near San Pablo Avenue), several blocks have been designated RM-3 to recognize existing concentrations of medium density housing.

Zoning changes along the commercial corridors in North Oakland are guided by General Plan designations. For instance, the Telegraph corridor includes sections designated on the Land Use Diagram as Urban Residential, Neighborhood Center Mixed Use, and Community Commercial. The existing C-28 zoning on this corridor will be replaced with a more fine-grained mix of RU-4 and RU-5 (in the Urban Residential areas), CN-2 (in the Neighborhood Center areas), and CC-2 (in the Community Commercial areas). Height limits on the corridor reflect prior community input during the Temescal planning process as well as the factors listed earlier in this staff report.

A few of the commercial corridors in North Oakland are proposed for rezoning as Urban Residential. For example, the Martin Luther King Junior corridor (below 51st Street) will be rezoned from C-30 to a combination of RU-4 and RU-5. The RU-4 designation has been proposed in areas where the existing land use is predominantly residential. The RU-5 designation has been proposed in areas where the existing land use is predominantly commercial.

Land around the MacArthur BART station is generally proposed for S-15 (Transit Oriented Development) zoning. This is the same district that applies in West Oakland and Fruitvale, and it is intended to accommodate high density mixed use development, consistent with the General Plan. Height limits in this area reflect prior planning studies for the BART station, as well as the factors listed earlier in this staff report. The adjacent stretch of MacArthur Boulevard between the BART Station and Emeryville will be rezoned from commercial (C-25 and C-30) to a mix of RU-4 and RU-5, responding both to the General Plan and existing land use patterns.

New zoning on the Market Street corridor in North Oakland reflects the General Plan designation of this area as Mixed Housing Type Residential. Historically this corridor has included a mix of housing and neighborhood-serving retail/ office uses, but the General Plan designation indicates it should trend residential. Thus, the existing commercial zoning on the corridor will be replaced with residential zoning. A proposed "RC" (Residential-Commercial) overlay district will be used in a few locations (such as 45th/Market) to reflect concentrations of existing businesses.

Proposed zoning on most of the other corridors in North Oakland is comparable to existing zoning and is already consistent with the General Plan. This includes Broadway (to be zoned CC-2, which is similar to the existing C-40 zone but with height limits and more emphasis on pedestrian-oriented design) and San Pablo Avenue (to be zoned CC-2, with CN-3 near the Powell Street intersection). The proposed zoning on both of these corridors would establish context-sensitive height limits where no height limits at all exist today. In addition, the Piedmont Avenue and College Avenue shopping districts are proposed for CN-1 zoning. This is similar to the existing C-31 zoning, including the 35-foot height limit.

West Oakland/ Pill Hill

For the purposes of this staff report, the West Oakland/ Pill Hill area includes those areas bounded by I-580 on the north, I-880 on the west and south, and Harrison Street or Downtown Oakland on the east. The most substantial zoning changes are on San Pablo Avenue, in the Oak Center area (roughly between 12th and Grand, between I-980 and Mandela Parkway), and along Market Street and Martin Luther King Junior Way.

San Pablo Avenue presently includes a mix of C-30 and C-40 zoning. Consistent with the General Plan, the corridor has been divided into segments of Community Commercial (CC-2 and CC-3) and Urban Residential (RU-4 and RU-5) zoning. Height limits ranging from 35 to 75 feet have been assigned to the corridor (there are no height limits today). The mapping has been structured to minimize the creation of new non-conforming uses, with RU-4 applied in those areas where the prevailing use is residential (including SROs) and CC-3 applied in areas with concentrations of quasi-industrial and automotive service uses.

Most of the Oak Center neighborhood has been downzoned from R-60 and R-70 to RM-2 and RM-4. This is consistent with the General Plan designation of this area as "Mixed Housing Type Residential" and its Strategy Diagram designation of "Maintain and Enhance." The proposed zones on any given block reflect existing land use patterns and housing types as well as the historic character of the area. The S-20 (Historic Preservation) overlay district that presently applies in this area will be retained. RM-4 zoning is applied on the higher-volume streets (14th 18th, Adeline Streets, etc.). The local streets in this area are generally proposed for RM-2, and the new single family subdivisions on the former Housing Authority sites are proposed as RM-1.

Significant changes are also proposed along Market Street (between 18th and 26th Streets). Although the predominant existing zoning is commercial (C-10, etc.), the General Plan designates the area as Mixed Housing Type Residential and does not acknowledge the existing business district. Accordingly, the extent of commercial zoning has been reduced, with a commercial (R/C) overlay used in areas where active small businesses in this area are presently clustered. The balance of the corridor in this area is proposed for RM-4, which will encourage residential infill development.

Similarly, the segment of Martin Luther King Junior Way from Grand Avenue to 29th Street will be rezoned from commercial (C-30) use to RU-4 and RU-5, implementing the General Plan designation of Urban Residential. Some of the existing "heavier" commercial uses on both the Market Street and MLK corridors would become non-conforming as a result of these changes.

Another change in West Oakland is on the south side of 7th Street between Union and Market, where the existing zoning is M-20. The General Plan designation in this area is Community Commercial. Accordingly, a zone change to CC-3 has been proposed. Most of the existing businesses in this area conform to the CC-3 regulations. At the other end of West Oakland, the East Baybridge Center (e.g., Home Depot, et. al) is proposed for rezoning from M-40 to RC-1, reflecting its designation on the General Plan as Regional Commercial.

Several remnant "pockets" of industrial zoning in residential areas will be eliminated in West Oakland. This is the case in the Clawson (Dogtown) neighborhood, where about a half-dozen scattered "islands" had retained M-30 (or C-10) zoning despite the previous rezoning of all properties around them as HBX-2. Such pockets would be rezoned HBX-2. Similarly, a number of M-20 parcels near McClymonds High School and along Adeline Street will be rezoned for residential uses (RM-2 or RM-4) to reflect their General Plan designations for housing. In some cases, these parcels have already been converted from industrial to residential use. In other cases, new non-conforming uses may result.

Elsewhere in West Oakland, the predominant existing residential zoning is R-36 and R-50. The "default" proposed zone for areas now zoned R-36 is RM-2, while the "default" proposed zone for areas now zoned R-50 is RM-3. In a few cases (for instance, the area around McClymonds High School and along Athens Avenue), a reduction from R-50 to RM-2 is proposed to reflect existing single family land uses. Other changes include the rezoning of the 14th/ Peralta commercial district from C-10 to RM-4/C, and a slight expansion of the S-15 (Transit-Oriented Development) zone around the West Oakland BART station.

East of I-980 and north of Grand Avenue, zoning in the Pill Hill, Northgate, and Harrison/ Oakland neighborhoods will be changed to match General Plan designations and better reflect General Plan policy directives. This will mean a reduction in allowable densities in areas between Telegraph and I-980 now zoned R-70 and R-80 (proposed for RU-1 and RU-2), and some conversion of C-45 zoning to RU-3 zoning (between Grand and 27th Street). The Broadway and Telegraph corridors in this area are proposed for CC-2 zoning, with height limits that reflect street widths, close proximity to Downtown, and transit access. CC-3 zoning has been applied to the existing cluster of automotive businesses along 24th and 25th Streets north of Downtown. Zoning designations in this area will be further refined and supplemented following the completion of the Upper Broadway Specific Plan.

Mapping Changes since the June 23, 2010 ZUC staff report

Since the publication of the June 23, 2010 ZUC staff report, staff has proposed additional minor changes to the new zoning maps. These changes respond to: (a) a detailed analysis of areas where the General Plan and proposed zoning were still inconsistent; and (b) staff-level discussions of the proposed maps and their consistency with evolving plans and economic development initiatives. The following designations appear on the maps that accompany this staff report, but were not on the previous maps:

- Single family parcels along Chadbourne Way and Stantonville Drive (near Skyline/Redwood) are proposed as RD-1 and not RH-4, as previously indicated (General Plan designation is Detached Residential, not Hillside Residential)
- Single family parcels along Dublin, Kearney, Pierpoint, Woodside Cir, Woodcrest Glen (Woodminster area) are proposed as RD-1 and not RH-4 as previously indicated (General Plan designation is Detached Residential, not Hillside Residential)
- Parcels on San Pablo Avenue between 32nd and 36th and between Grand Avenue and 27th are now proposed as RU-5 instead of a mix of RU-4 and RU-5

- A ½ block area on Martin Luther King Jr Way between 37th Street and MacArthur Blvd is proposed as CN-3 rather than RU-5.
- A single commercially used parcel on Pleasant Valley Road just west of Piedmont Av is now proposed as CN-3 rather than RM-2.
- Parcels on the north side of 27th Street between Northgate and Telegraph re now proposed as RU-4 rather than RU-2. A 45' height limit would apply.
- The boundary between the S-1 zone and the CC-2 zone on the east side of Pill Hill has been moved to the centerline of Webster Street to better match the Specific Plan boundary.
- The heights at the Macarthur BART Station have been adjusted to reflect those already approved for the master plan of the site.

KEY ISSUES AND IMPACTS

Height Limits on Telegraph Avenue in Temescal

In the mid-2000s, the Temescal neighborhood experienced a substantial amount of new development. That new development was to be built at an intensity greater than allowed by the existing zoning, but within the maximum density allowed by the General Plan. While that new development was seen positively by some, it was seen as inappropriate by others. A public dialogue ensued and a process began to formulate new zoning regulations (including rules about intensity of development) that would appropriately implement the policies of the General Plan in this particular neighborhood. In 2006 and 2007, a series of five, well-attended, community workshops were held regarding the rezoning of the Temescal corridor. Although the meetings produced consensus on several items, significant differences remained regarding the height limits along Telegraph Avenue from 41st Street (just north of the Macarthur BART station) to the Berkeley border. Some people were concerned about new development's impact on access to sunlight, views, privacy, and the appearance of Telegraph Avenue. Others stated that greater density and height is required to create a transit-oriented corridor, promote active retail nodes, mitigate regional sprawl, create an attractive streetscape, and contribute to the Bay Area's housing needs. Community opinions regarding height in the Temescal corridor ranged from instituting a height limit of three stories to an unrestricted height limit. There was a sizable number of people expressing a preference for a 40-45 foot height limit and a sizable number expressing a preference for a 65-75 foot height limit.

After this public process, staff developed recommendations that were presented to the Zoning Update Committee on May 16, 2007. Staff recommended a 45-foot height limit with a conditionally permitted maximum of 55 feet in all areas outside Shattuck Avenue and the core historic commercial ASI on Telegraph Avenue between 48th and 51st Streets. Staff recommended a 35-foot height limit for Shattuck Avenue and the Telegraph historic commercial district, with a conditionally permitted height of 45 feet (see Attachment G for maps). Staff recommended lower heights on Shattuck Avenue because it is narrower than Telegraph Avenue; the lower height at the core historic commercial area was proposed to respect the historic

context. Construction to the conditionally permitted heights in either of these areas required a top story step back and a package of community benefits.

The current proposal (see Attachment H for a close-up view of the proposed height limits for this particular area) is largely a continuation of the previous proposal. Staff proposes a height limit of 35 feet on Shattuck Avenue and at the core historical district of Telegraph Avenue and 45 feet for the rest of the Telegraph Corridor from 41st Street to the Berkeley border. Staff proposes that a trading of development rights (TDR) program be studied in the next phase of the zoning update process to allow greater heights along this corridor.

The rules of thumb for determining height areas, summarized in a table in the Approach section, above, indicate that Telegraph Avenue from 41st Street to the Berkeley Border should be assigned a 60-foot height limit except in the following areas:

- A 45-foot height maximum at the historic commercial ASI to respect the historic context;
- A height limit of 45 feet on Shattuck Avenue due to its relatively narrow 65 foot right of way; and
- A 75-foot height limit at the corner of 51st Street and Telegraph Avenue due to the intersection of these major streets.

Staff requests input from the ZUC regarding whether current proposal (continuation of the past recommendation and process) is appropriate or whether the height limits proposed for similar areas of the rest of the City should be applied to the Temescal corridors.

Height Limits on Broadway near 51st Street

Residents of Desmond Street behind Broadway near 51st Street (see Attachment I for close-up view of this particular area) have commented to staff that the proposed height limits of 60 feet on Broadway between 49th Street and Coronado Avenue are too high. These residents prefer a 60-foot height limit on the parcels at the intersection of 51st Street and Broadway and a 45-foot height limit on all other parcels between 49th and Coronado Avenue. These residents have made the following points:

- New development built to the proposed height limit would create solar impacts on the properties on Desmond Street;
- The elevations of the lots facing Broadway are higher than the lots on Desmond Street, which increases their height relative to the Desmond Street neighborhood. *Staff analysis of the topography of Broadway and Desmond Street indicates that the parcels on Desmond Street between 49th and 51st Streets have approximately the same elevation as those on Broadway. Broadway and Desmond Street slope approximately five percent upward from 49th to 51st Streets. Two interior lots between 51st Street and Coronado Avenue are approximately 10 feet below the elevation of adjacent parcels on Broadway;*

Staff believes that the proposed height limits are appropriate for the following reasons:

- Staff has lowered the originally proposed height maximum of 75 feet to 60 feet for the lots at the intersection of 51st Street and Broadway due to neighborhood concerns; and
- The proposal is consistent with the principal stating that parcels on major corridors that are adjacent to low- and middle-density residential neighborhoods are assigned a 60-foot height maximum (see Approach section, above);
- The proposed height limits fulfill the General Plan Land Use and Transportation Element's objectives to focus development toward major corridors to revitalize retail, increase access to transit, and maintain lower-density residential neighborhoods;
- Line 51, an AC Transit trunk line, stops at the intersection of 51st and Broadway;
- The proposal does not represent an increase in allowed intensity, because there is currently no height limit on Broadway;
- Broadway runs approximately north-south, which minimizes the solar impacts of new development on adjacent residential neighborhoods;
- As described earlier, staff is proposing increased setback requirements to ease the transition from construction on the corridors to lower density zones behind the corridors.

Staff requests input from the ZUC regarding the maximum height proposal for Broadway between 49th Street and Coronado Avenue. Staff has identified two alternatives for the ZUC to consider:

1. **A 60-foot height limit from 49th Street to Coronado Avenue (staff recommendation);**
2. **A 45-foot height limit from 49th Street to Coronado Avenue except for a height limit of 60 feet at the intersection of 51st Street and Broadway (recommendation from residents of Desmond Street).**

Height Minimum on Wide Corridors

Staff currently recommends a height *minimum* of 25 feet for the new construction of buildings on corridors 100 feet or wider. Structures used to accommodate certain activities, such as gas stations and electrical substations, would be exempt from the minimum. Staff originally proposed a 35-foot minimum, but lowered the recommendation to 25 feet after the Technical Advisory Group expressed concern that a 35-foot height minimum could discourage construction on underutilized or blighted properties. Staff has also received input that the previously recommended 35-foot minimum should be restored because it assures substantial construction on the major, wide corridors such as International Boulevard, San Pablo Avenue, Telegraph Avenue, and Broadway. Substantial development on these transit corridors is consistent with the policies of the General Plan.

Staff requests guidance from the ZUC regarding whether a 35- or 25-foot height minimum is appropriate for the major, wide corridors.

RECOMMENDATIONS

Staff recommends that the Committee review and discuss the staff report and provide guidance to staff regarding the proposed zoning and height map for Area 1. Staff requests that in particular, the Committee provide guidance on the appropriate height proposals for the areas discussed in the Key Issues and Impacts section of this report.

Prepared by:

_____

Neil Gray, Planner III

Approved for forwarding to the Zoning Update Committee:

_____

ERIC ANGSTADT
Deputy Director of CEDA

Attachments:
A. Response to Comments from the May 26, 2010 ZUC Meeting
B. Proposed Zoning and Height Maps
C. Summary of Height and Intensity regulations
D. Description of Proposed Zones
E. Text of Proposed Zones
F. Annotation of Proposed Changes to the Zoning Map
G. Temescal Corridor Height Maximums Proposed in 2007
H. Temescal Corridor Height Maximums Current Proposal
I. Broadway and 51st Street Current Proposal

Appendix L – Response to Public Comments

The public comment period for the first Draft 2023-2031 Housing Element began on May 12, 2022. As required by AB 215, the first Draft Housing Element was available for a 30-day public review period, before incorporating public comments and sending the revised first draft to HCD. Based on community feedback and to ensure that the Oakland community had enough time to review and comment, the City kept the first public review draft of the Housing Element available for public comment through the 90-day State HCD review period (June 30 - September 30, 2022). Thank you to all those who submitted public comments and attended public meetings.

Based on community feedback and direction from Councilmembers, staff have prepared a response to comments to illustrate how the revised draft reflects public input received during the 142-day comment period.

A total of 54 comments, comment letters, and emails were received during the comment period. Comments and responses to comments are organized by the date they were received. Each letter or summary is identified by a designator (e.g., "1"). Specific comments within each letter or summary are identified by a designator in the page margin that reflects the sequence of the specific comment within the correspondence (e.g. "1-A" for the first comment in Letter 1).
Click the TOC below to jump to a response.

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1	**Sid Kapur, YIMBY Law, Greenbelt Alliance**	4/21/2022	To meet the 6th cycle RHNA target, the rate of new housing permits in Oakland would need to increase from 2,386 units per year in 2018-2021 to 3,281 units per year in the next 8 years. This is a 38% increase from recent years. If the current pace were to continue, Oakland would meet only 73% of its new housing target. Based on these trends, it is unlikely that Oakland's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track re-cords", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore un-likely to be compliant with state law. We urge Oakland to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Oakland to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.	Goals 3 and 5 in Chapter 4 - Housing Action Plan in the 2023-2031 Housing Element seek to close the gap between affordable and market- rate housing production by expanding affordable housing opportunities and promote neighborhood stability and health. Actions under Goals 3 and 5 will increase housing production capacity, unlock additional opportunities for affordable and missing middle housing, and affirmatively further fair housing by opening up high-resource and exclusionary neighborhoods, reducing exposure to air pollution, toxic and other environmental hazards in environmental justice communities, and prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities. These actions will allow zoning for diverse housing types, elimination of Conditional Use Permits (CUPS), implementation of Objective Design Standards, increased heights and densities along corridors such as MacArthur, International, Foothill, College, Claremont, Dimond, increased heights and densities in transit proximate areas such as Rockridge BART, and resource-rich areas such as Rockridge, Trestle Glen, and Crocker Highlands. See Appendix J for the City's proposed rezoning changes. In addition, the Housing Action Plan also includes actions to address constraints such as discretionary approval processes and impact fees. **Specific actions include:**- Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. - Action 3.3.5: Implement an Affordable Housing Overlay - Action 3.3.9: Adjusting or waiving city fees and payment timing for affordable housing developments - Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setbacks requirements. - Action 3.4.3: Revise Conditional Use Permit (CUP) requirements - Action 3.4.4: Revise citywide parking standards - Action 3.4.5: Revise open space requirements - Action 3.4.8: Implement objective design standards - Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop affordable housing by right

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				- Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods - Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration
2	**Dimond Improvement Association**	5/17/2022	**High Level Goals** 1. Develop without displacement a. Focus upzonings on commercial properties and single-family homes. Do not upzone multifamily buildings that are subject to rent control (i.e. multifamily buildings built before 1983). b. Continue to enforce the Housing Crisis Act of 2019 (SB 330) to ensure that any loss of rent controlled units is met with the addition of a corresponding number of new affordable units. 2. Encourage redevelopment in locations on and near transit lines in and around the Dimond to reduce vehicle miles traveled (VMT). a. In general, increase the number of people in the Dimond, but decrease the number of cars 3. Focus on mixed use developments in the Dimond Business District (DBD) and other commercial properties in and around the Dimond	The City actively enforces SB 330. Please see Action 1.1.11: Enforce the Tenant Right to Return and Action 2.2.5: Extend Local Replacement Unit Provisions. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
			Focused Goals - Parking 1. Eliminate parking minimums for new housing construction in the DBD and all areas in the Dimond within 1 mile of transit stops. 2. Establish parking maximums for new housing developments in the DBD of less than 0.1 parking space per dwelling unit. 3. Establish bicycle parking minimums of 3 spaces per dwelling unit.	As part of Action 3.4.4: Revise citywide parking standards, the City will eliminate parking minimums within ½ mile of a major transit stop and reduce parking minimums in downtown. The City also establish new parking minimums near BART stations. See Appendix J for the City's proposed rezoning changes. Comment noted. Staff will coordinate a study of parking maximums in areas beyond downtown and areas near BART as well as increases to bicycle parking minimums citywide as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process
			Focused Goals - Zoning 4. Establish a base height limit of 55 ft in the DBD a. Upzone Opportunity Sites to a max height of	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.

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			65 ft. b. Make exceptions for rent controlled (built prior to 1983) multifamily housing. c. Structure zoning changes such that newly constructed housing does not interfere with current and future business license permitting requirements (eg., liquor,cannabis dispensary, restaurant licenses, etc). d. Developments seeking additional height and density may do so through the State Density Bonus Law. 5. Upzone all transit corridors in and around the Dimond to 55 ft (MacArthur Blvd, ParkBlvd, Fruitvale Ave, Lincoln Ave, etc). a. Make exceptions for rent controlled (built prior to 1983) multifamily housing. b. Modify zoning changes to within allowable density limits in high severity fire zones. **Small Lots** 1. Draft clear rules for increasing density on smaller lots with different housing types (eg,apartments, bungalow courts, townhouses, etc), that allow for ministerial approvals. **Small Lots** 2. Allow for six (6) units by-right for any lot that allows ADUs. Allow for ten (10) if two (2) are deed-restricted for affordable housing (subject to fire and building codes). a. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.	
			Small Lots 3. Legalize Accessory Commercial Units (ACUs) wherever ADUs are permitted to lower the barrier to entry for small-scale commercial businesses and encourage walkability within neighborhoods. a. Draft rules guiding the permitting process of ACUs that allow for ministerial approvals.	Comment noted. Staff will study this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process

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			b. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.	
			Potential Opportunity Sites for Redevelopment with a focus on Mixed Use 1. Empty lot at MacArthur Blvd and Dimond Ave, 2114 MacArthur Blvd 2. Bank of America,2154 MacArthur Blvd 3. Wells Fargo and Chase Bank, 3450-3438 MacArthur Blvd 4. Giant Burger, 2055 MacArthur Blvd 5. Safeway, 3500 Fruitvale Ave 6. 7-11, 2411 MacArthur Blvd 7. CVS, 3320 Fruitvale Ave 8. Old "Hopkinstown" intersection and strip mall, at MacArthur Blvd and Coolidge Ave(2809-2833 MacArthur Blvd, including 2828 MacArthur, 2846 Georgia St.) 9. Diamond Market building, 2979-2973 MacArthur Blvd 10. Solar Car Wash, 3092 MacArthur Blvd 11. Oakland Imported Cars, 3200 MacArthur Blvd **Suggested Project Homekey Sites** 1.Highlander Motel, 3255 MacArthur Blvd 2.The Oaks Motel, 3250 MacArthur Blvd	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) Oakland Housing and Community Development (Oakland HCD) department will encourage owners to work with sponsors to apply to the City's Homekey RFP due 11/18/22
3	**Jesse Boudart**	5/19/2022	My general comment for the plan is the following: Remove restrictions / increase incentives for developers and people to construct housing such as large buildings and/or ADUs	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. In addition, the Housing Action Plan also includes actions to address constraints to ADU development through actions in Chapter 4: Housing Action Plan. Specific actions include: Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated

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				neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units. Action 3.4.8. Implement objective design standards. Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.
4	**Derek Sagehorn**	5/21/2022	The draft housing element lists 288 9th Avenue (APN 018 046500204) as a low-income site zoned for 254 units. This is park space that contains Township Park and Rocky's Market. Both were built in the past 5 years. Please remove this site from the site inventory. I would encourage you to re-allocate the 254 low-income units to high-resource sites such as the Claremont/College flatiron or new sites like 5354 Claremont Ave.	This site has been removed from the Revised 2023-2031 Housing Element.
5	Bret Peterson	5/22/2022	The draft HE fails to list 3 sites that are mapped on the pg 7 "Housing Sites Inventory" map. These sites are 2441 MacArthur Blvd, 2055 MacArthur Blvd, and 2120 Montana St. 2441 and 2055 MacArthur should be listed as official sites, as they are underutilized lots. Since 2120 is a current gas station, it is unclear if it could be developed in the next 8 years. It is also strange that 2833 MacArthur has been left off the DHE. It is a dying strip mall with vacant storefronts and should be redeveloped for housing to reinvigorate the neighborhood. It is also on the MacArthur transit corridor and across the street from a public school.	Comment noted, see revised Housing Sites Inventory. 2055 MacArthur Blvd and 2120 Montanta sites are included in Table C-17. 2441 MacArthur Blvd is an existing single-family residence and is not included in the sites inventory. The revised 2023-2031 Housing Element Housing Inventory includes the 2833 MacArthur site.

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6	**Roy Chan, Cultural Affairs Commission**	5/23/2022	**Theme 1:** Live/Work and Work/Live **Recommendation 1A:** Incentivize the development of affordable live/work and work/live units **Benchmark:** Increase number of affordable units available **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1B:** Provide guiding language in the general plan and policies in the Zoning regulations for live/work and work/live units to reduce absorption into residential-only uses **Benchmark 1:** Guiding language added to general plan **Benchmark 2:** Policies added to Zoning regulations **Guiding Principles:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1C:** Track live/work and work/live units as a category within the planning department **Benchmark:** Planning department begins tracking live/work and work/live as a category **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1D:** Codify policies in the general plan that ease the process and reduce expenses to get non-conforming spaces into code **Benchmark:** Adoption of approaches that increase code compliance and reduce harm **Guiding Principle:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1E:** Adopt policies in the general plan to protect cultural workers and	**Recommendations 1A, 1B, 1C** - Staff will address this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process. **Recommendations 1D and 1E:** See updated language included in **Action 3.2.2**: Promote and protect live/work and housing for artists to reflect these comments. **Recommendations 2A, 2B, 3A, 4A:** Comments noted. These comments are outside the scope of the 2023-2031 Housing Element Update

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			workspaces at risk of displacement or affected by cannabis manufacturing, cultivation and other cannabis businesses **Benchmark:** Policies that protect cultural workers and spaces in industrial areas **Guiding Principles:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation, Maintain and create thriving, culturally-rooted local businesses and organizations (particular of historically marginalized communities) **Theme 2:** Cultural Infrastructure **Recommendation 2A:** Expand the use of zoning regulations being piloted in the Downtown Oakland Specific Plan to increase first-floor cultural spaces to Districts 6 & 7 **Benchmark:** Zoning regulations added to more districts **Guiding Principle:** Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Return from being displaced from Oakland, Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy **Recommendation 2B:** Establish a working group to make recommendations to the City Council for the timely development and implementation of a Cultural Facilities Policy **Benchmark 1:** Working group established **Benchmark 2:** Cultural Facilities Policy added to general plan **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation, Create and activiate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy	

Letter #	Name Organization/Agency/ Meeting	Date	Comment	Staff Response to Comment
			Theme 3: Cultural Equity Impact Assessment **Recommendation 3A:** Establish the use of a Cultural Equity Impact Assessment as a condition of California Environmental Quality Act (CEQA) review **Benchmark:** Addition of Cultural Equity Impact Assessment to CEQA review process **Guiding Principle:** Stay in their homes, Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Create and activiate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy **Theme 4:** Right of Return **Recommendation 4A:** Codify guiding preference policy in the general plan to allow displaced Oaklanders the right of return **Benchmark:** Preference policy added to General Plan **Guiding Principle:** Return from residential and business displacement	
7	**Kristin Spanos, First 5 Alameda County**	6/1/2022	A. Increase the supply of affordable housing options for families with young children to support child health and well-being and prevent displacement of Black families and families disproportionately impacted by inequitable policies with racist and classist underpinnings. Housing costs result in little or no disposable income for many families—putting pressure on families to decide between other basic needs like child care, food, and diapers. •50% of renters in Alameda County pay more than one-third of their income for rent. For families of young children, the cost of child care creates an additional financial burden and contribute to financial	A. Comment noted. B. Comment noted. The City can also help to advance First 5's interest in affordable housing for young families by continuing to bring to market the City's surplus properties for affordable housing development consistent with the State Surplus Lands Act. It's up to market actors (e.g., affordable housing developers) to propose projects that might specifically address the needs of this cohort. C. and D. See **Action 5.2.8:** Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with **NEW Action 5.2.9:** Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

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			instability. See more in our Data for Action guide. B. Adopt housing policies that support and advance the workforce of professionals who support our families including the ECE workforce, navigators, case workers, and family resource providers. The high-cost of living in Alameda County also impacts our local community workforce. For example, the ECE workforce has historically earned lower wages than other educators in the public system. Affordable housing is a particularly pressing need for the population of mostly women small business owners who operate local family child cares homes; without affordable and stable housing, family child care providers who provide home-based care face this risk of losing their business, and our community faces the risk of losing the critical service they provide. In Alameda County: •Fifty-nine (59%) of family child care providers reported earning less than $15 per hour and struggle to meet their basic needs including covering the cost of rent or mortgage. In Oakland, approximately 40% of center directors and family child care providers rent their facility/home (192 of 481 child care programs). •Eighty-seven (87%) of ECE professionals, 79% of whom identify as Black, Indigenous, or other women of color, are considered very low-income for the county •In our recent ECE facilities needs assessment survey we found:o87% of Oakland center directors and family child care providers expressed interest in expanding their program to serve more children but have not been able to due to	

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			lack of resources and support. o69% of Oakland center directors and family child care providers reported at least one component of their center or home as "inadequate or substandard" A. Expand and prioritize supports for unhoused pregnant people and families with young children. The high costs of housing and population growth have made Alameda County a hot spot for housing instability and homelessness in the state of California. According to the Department of Housing and Urban Development, the first year of life is when people are most likely to enter shelter and transitional housing programs, followed by ages one to five. Pregnant women and families with young children are particularly at risk when they face housing instability. Currently in our county, families with newborns cannot leave the hospital without a car seat, but they can leave without a home. •One in five pregnant women who are homeless give birth prematurely, according to research findings cited in the California Health Report. •In 2018, the homeless management information system showed 969 families with 2,917 members as homeless in Alameda County, including 433 children ages 0-5. We know these numbers do not reflect the true extent of the issue as many families do not come forward to ask for assistance out of fear and live in their vehicles or with friends instead.	

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			B. Support place-based investments to promote family friendly neighborhoods. As part of the Neighborhoods Ready for School (NRFS) strategy, First 5 Alameda funds trusted community organizations and family resource centers to build an ecosystem of support for families in the community. Three of our four NRFS grantees are in Oakland - Lincoln, San Antonio Family Resource Center, and Roots Community Health Center are working with partners to promote neighborhood conditions where families can thrive. These grantees quickly pivoted at the start of the pandemic to provide basic needs, health and safety supplies, and other family resources via trusted messengers in community. The city could build upon such place-based investments in a coordinated effort to support family friendly neighborhoods - including access to basic needs, affordable housing, child care, transportation, neighborhood libraries, and safe, green and accessible schools, parks, playgrounds. In our latest KRA we found that: •Connection to resources (i.e. family navigation to economic supports and basic needs, including housing) was significantly correlated to higher kindergarten readiness •Families who resided in a higher-income neighborhoods reported higher readiness, and neighborhood assets (i.e. safety, parks/playgrounds, libraries) were correlated with	

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			readiness, regardless of family income •Families want policies that invest in the local economic development to support job creation and advance living wages particularly for Black and Brown communities	
8	**Comments Received on City Staff Presentation to EBHO Oakland Committee**	6/1/2022	A. Constraints – noted that staff mentioned high impact fees as a constraint, but from what Liana hears, fees aren't high enough B. Please include an executive summary of the HE – organization and content C. Site inventory – need map of sites across the city with council districts, distinguish sites for lower income housing/market rate. Map sites against areas of concentration race/income - higher income and largely white neighborhoods; to what extent is the City putting multifamily and affordable housing into those areas. What share of lower income housing sites are going into high opportunity/high segregation areas? D. Housing Action Plan - is the list of new programs in the HE anywhere? E. Plan/study/consider - show that proposed HAP policies will be presented to the Council for consideration by a specific date so that we are not endlessly studying. Show that policies will in fact reduce the racial disparities in housing opportunity/outcomes/conditions identified in the fair housing assessment	A. Comment received. Impact fee constraints are discussed in Appendix F: Housing Constraints B. The revised 2023-2031 Housing Element includes an Executive Summary. C. The interactive Sites Inventory Map includes sites, Council Districts, and affordability level and is available at: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d D. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text**.** E. Actions in Chapter 4: Housing Action Plan includes discrete implementation timelines and milestones within the eight-year Housing Element planning period.
9	**Jeff Levin, Planning Commission Hearing**	6/1/2022	A. What actions is the city taking to encourage affordable housing development as a result of SB9 B. Five year impact fee study – when will this occur? C. AFFH - sites need to show how we are breaking down patterns of segregation. Are we	A. The City has published a Planning Application For Ministerial Approval of Two-Unit Residential Development or Parcel Subdivision Resulting in Two Lots With Residential Units On Each Lot (SB-9) and provided clear step-by-step instructions for potential applications. More information can be found at: https://www.oaklandca.gov/services/apply-for-two-unit-residential-development-and-parcel-subdivision-resulting-in-two-lots-under-senate-bill-9-sb-9

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			also providing opportunities in racially segregated areas, specifically white affluent parts of town? Policies need to show that we will reduce racial disparities in housing and metrics D. Place-based strategies in investing in non-housing like infrastructure and facilities must be coupled with investing in lower income neighborhoods	B. The Five-Year impact fee study is currently underway. More information can be found at: https://www.oaklandca.gov/projects/5-year-impact-fee-review-and-update-reports C. The Housing Element presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. Sites for upzoning are included in Table B of Table C-26, and an analysis of how sites affirmatively further fair housing is available in Appendix D. D. See Response to Letter #6 C. and D.
10	**Daniel Gregg, Planning Commission Hearing**	6/1/2022	Encourage development of local construction labor, apprenticeship programs, workable local hire, workforce necessary to build housing we desperately need	Comment noted.
11	**Michael Gabriel, Planning Commission Hearing**	6/1/2022	Lean toward objectivity. Action 2.2.8 "Investigate" TOPA/COPA, Action 1.1.3 - Strengthen Ellis Act – "strengthen" is an advocacy word. Implement, evaluate, monitor might be better words. Lacking information and education about how to follow rules on the landlord's side. Action 1.1.8 - rental registry – "evaluate the value of" instead of advocacy. Limit condo conversions – "evaluate" or "impact" instead	Comments Noted.
12	**Tuan Ngo, Planning Commission Hearing**	6/1/2022	TOPA/COPA - Change on p. 57 to reference this as an approach - Moving private properties into social housing will negatively impact small mom and pop owners	Comments noted. Enactment of a Tenant/Community Opportunity to Purchase Act (TOPA/COPA) policy would require City Council review and approval. See updates to **Action 2.2.8:** Investigate a Tenant/Community Opportunity to Purchase Act.

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			- Richmond City Council unanimously voted to halt this program - Instead, put affordable housing directly into the hands of low income tenants, provide downpayment assistance to homebuyers	
13	**Lucky Thomas, Planning Commission Hearing**	6/1/2022	TOPA/COPA - Housing can be provided in many different ways/forms than just TOPA/COPA - Housing plan needs to be objective, shouldn't be advocacy for a political view or position - We should look at how do we best preserve our city, support mom and pop businesses, small property owners - Remove TOPA/COPA. Explore condo conversions, cooperatives, etc	
14	**Daniel Gonzalez, Planning Commission Hearing**	6/1/2022	TOPA/COPA - in the current version, it allows for a 50% rent increase on tenants in a 5-year period. Policy isn't well thought out yet, shouldn't be a part of the housing element	
15	**Planning Commissioner Fearn, Planning Commission Hearing**	6/1/2022	A. Why didn't we build on opportunity sites from the previous cycle(s)? B, Is there a cliff notes version of what the State wants to see related to AFFH thresholds in the HE? Are we leaning on our policies to ensure we meet RHNA because w're not locating housing in opportunity sites?	A. Majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, and West Oakland, in addition to along major transit corridors. B. The Housing Element presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures.

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16	**Planning Commissioner Sugrue, Planning Commission Hearing**	6/1/2022	Are Staff having conversations with market rate and affordable housing developers about the types of housing they want to build within a 5-10 year range? Townhomes are the most lucrative products now. How can we be as predictable as possible?	Between March - May 2022, Staff held a series of Housing Element focused discussion groups with affordable and market rate developers, housing justice and tenant rights advocates and received feedback on housing types. Staff will hold a series of discussion groups starting in December 2022 to discuss and gather feedback on the zoning reforms proposed in conjunction with the Housing Element Update
17	**Planning Commissioner Renk, Planning Commission Hearing**	6/1/2022	We already know we need to expand City resources, so how do we think about taking all of these goals, policies, and actions and turn them into reality? How do we do this when staff are already low capacity? Is there a step where some of this is winnowed down?	Comment noted.
18	**Planning Commissioner Jones, Planning Commission Hearing**	6/1/2022	How does City see growing trend of integrating ADUs in townhomes? How does this contribute to the housing element as a whole?	On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development. The revised 2023-2031 Housing Element includes 2 NEW actions related to ADU development and affordability projections: - **Action 3.2.5:** Reduce constraints to the development of ADUs - **Action 3.2.6:** Monitor affordability of permitted ADUs
19	**Planning Commissioner Shirazi, Planning Commission Hearing**	6/1/2022	A. Are Staff working with EWD and HCD to ensure that displacement pressures are mitigated / working with other existing plans and policies to align? B. Overarchingly, all of these policies are either proven to be positive or good to study in Oakland since we are not quite sure yet about some policies. Implementation is the next step (iterative) - we should think about an assessment at the midway point in the housing element cycle, which would ultimately save us time and resources.	A. Oakland Planning Staff are working in collaboration with Economic and Workforce Development Department, Oakland Housing and Community Development Department, and all City departments, as appropriate, to ensure that displacement pressures are mitigated and are in alignment with other existing plans and policies. B. Progress toward addressing each Housing Element program and policy is evaluated in the Annual Progress Reports submitted to State HCD. In addition, the revised 2023-2031 Housing Element includes a **NEW Action 3.3.19:** Sites Inventory and Fair Housing Accomplishments Tracking Program, which will require mid-cycle assessment of the effectiveness of AFFH programs. C. Comment received. D. Comment received.

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			C. Action 2.2.3 residential demolition - current ordinance may not be living up to what the goals were. We should look broader D. Limit condo conversions - has good intentions, but may unintentionally limit housing purchase opportunities	
20	**East Bay for Everyone**	6/7/2022	**Site inventory** 1. 288 9th Avenue (APN 018 046500204) - This site is on top of Township Park and Rocky's Market. It is unlikely this site will discontinue use within the eight year planning period. Please re-allocate these 274 units of low-income to another site or sites	This site has been removed from the Revised 2023-2031 Housing Element
			Site inventory 2. 514 Shattuck Avenue (APN 013 115400905) - This site is a low vacancy strip mall in Temescal and tagged as an supplementary AFFH site. The prescribed 182 units are unlikely to outbid the existing profitable uses. a. Does the City of Oakland have documentation from the landowner demonstrating interest in developing this site within the next eight years? b. There are nearly a dozen businesses renting on this site. Will those leases run beyond the planning period? c. The City of Oakland should consider increasing the allowable density above 182 units and increasing allowable heights to ensure this site is actually developed within the planning period	This site has been added to the Sites Inventory, Table C-26.
			Site inventory 3. 6039 and 6029 College Avenue (APNs 014 126800100; 014 126800100) - These are two adjacent vacant parcels in a high-resource tract very close to Rockridge BART. Collectively these sites of .4 acres will yield 26 units under existing zoning and development standards. Despite being ¼ mile from Rockridge BART, the City of	These sites have been added to the Sites Inventory, Table C-26.

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			Oakland imposes a 35' height limit on this site. a. In the notes for these parcels, the City of Oakland says it will not designate these parcels as Low-Income RHNA sites and re-zone them because they are below a .5 acre adequacy threshold for Low-Income sites per HCD Guidance. b. These sites received some of the highest Maptionairre Site Selections within the city's survey tool designed to solicit community feedback for siting housing as part of the Housing Element. Collectively these parcels received 23 recommendations for additional housing. c. The NIMBY group Rockridge Community Planning Council has tried to get the City of Oakland to buy these parcels and create a park for years in order to prevent mixed-income or affordable housing development at the site. d. The City of Oakland's reasoning for not designating this site as Low-Income and re-zoning is inconsistent with its other actions within the Draft Housing Element. For example, 4225 Broadway is a .15 acre site that is designated as a Low-Income site. 4225 Broadway is far below the .5 acre adequacy threshold for Low-Income sites provided by HCD guidance. By contrast, 6039 and 6029 College Avenue are only a 1/10th of an acre below this same threshold. In addition, 4225 Broadaway has existing uses that would need to be demolished whereas 6039 and 6029 College Avenue are currently vacant. 6039 and 6029 College Avenue are also closer to Rockridge BART and are in higher-resource tracts compared to 4225 Broadway and are more likely to be feasible for construction provided additional height and density.	

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			e. The City of Oakland should designate 6039 and 6029 College Avenue Low-Income sites. In addition, the City of Oakland should rezone and relax development standards to allow for at least 75 DUAs and 55' of height. This density and height is typical for sites in close proximity to BART stations. Given the wide range of small lot infill in Oakland over the past ten years as well as the prime location for TCAC scoring, the City of Oakland should be able to provide additional analysis to meet HCD's scrutiny of Low-Income sites below the .5 acre threshold. f. In the alternative, the City of Oakland should retain 6039 and 6029 College Avenue as Moderate-Income sites and rezone and relax development standards to allow for at least 75 DUAs and 55'. This density and height is typical for sites in close proximity to BART stations. g. As discussed below, every BART station in Oakland apart from Rockridge has been host to specific plans to facilitate transit-oriented development. The City of Oakland's failure to identify 6039 and 6029 College Avenue as sites for Low-Income or otherwise increase the allowable height and density perpetuates a pattern or practice ofthe City of Oakland excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood.	
			Site Inventory 4. 4400 Telegraph (APN 013 109902600) - This site is proposed for 24 units of Low - Income RHNA housing at a site owned by Critical Resistance, an abolitionist non-profit. a. An August 12, 2019 article from KQED describes how the prior owner of this parcel sold it to Critical Resistance after rejecting offers from "condo developers." b. Does the City of Oakland have	This site is included in the Sites Inventory. It is part of a larger group of sites; most of these sites are within an above 30 du/ac zone. While redevelopment would be at the discretion of the property owner, the HAP provides access to low-cost financing for developers, density bonus incentives, and support of grassroots developers. This parcel may also change the land use designation of this parcel as part of the LUTE phase 2.

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			documentation of interest from the property owner in developing this parcel within the eight year planning period?	
			Site Inventory 5. 525 21st Street (APN 008 064503301) - This site is owned by the Department of Veterans Affairs and is proposed for 137 Low-Income units per RHNA. This site is coded as an AFFH supplementary site in a "moderate-resource" census tract. a. Does the City of Oakland have documentation of interest from the property owner in developing this parcel within the eight year planning period? b. The Draft Housing Element claims this site is in a moderate-resource tract. The 2022 TCAC Opportunity Map, however, shows this site as a low-resource tract. Given the concentration of low-income housing, supportive services, particulate matter from 980 and 580, lack of access to grocery stores and other resources, few Oaklanders would consider siting low-income housing at 525 21st Street as affirmatively furthering fair housing. c. Provided the Department of Veterans Affairs has expressed written interest in developing the site within the eight year planning period, this site should remain in the site inventory but should not be counted as a supplemental AFFH site. We have provided several sites in moderate and high-resource tracts below where these Low-Income RHNA units could be accommodated.	A-c: This site is included in the Sites Inventory. It is part of a larger group of sites; most of these sites are within an above 30 du/ac zone, and located in a moderate resource tract based on TCAC 2021 maps. The site is within walking distance to 19th Street BART and within a 0.6 and 0.7 miles of two full service grocery stores. The site is also close to Downtown, a major jobs center. See response above regarding HAP actions that incentivize housing development on sites identified in the Inventory.
			Site Inventory 6. 4225 Broadway (APN 012 100200900) - This .15 acre site projected at 8 units of Low-Income RHNA housing is coded as a supplementary AFFH site. a. This site falls below the .5 acre adequacy	A-c: As indicated in the Sites Inventory, this is an underutilized commercial site (low AV ratio and low FAR) with previous development interest and adjacent to a potential residential project. See response above regarding HAP actions that incentivize housing development on sites identified in the Inventory and provide support to affordable housing developers.

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			threshold per HCD guidance. The City of Oakland provides zero analysis or justification as to why this small site would be developed or the city's track record of developing low-income housing on these sites. b. TCAC will not finance 8 unit low-income projects with tax credits. How does the City of Oakland expect a low-income housing developer to finance new construction at this site? c. There are several vacant and underutilized parcels surrounding 4225 Broadway that could be consolidated to create a more feasible low-income development opportunity site. Why weren't these sites included?	
			Site Inventory 7. 4200-4224 Broadway (various APNs) - This supplementary AFFH site is in a good location and would replace underutilized commercial uses and parking lots. The 60 DUAs, however, are unlikely to outbid existing commercial uses. Consider increasing allowable density to 75 DUAs.	This site is part of group III. Realistic capacity does not reflect allowable density; this site's current permitted density is 96.8 du/ac. The site may be considered for upzoning or land use designation change as part of Phase 2.
			Site Inventory 8. 6028 Claremont Avenue (APN 014 126803501) - This site is proposed for 23 Low-Income RHNA units in Rockridge on top of an existing office building. It is less than a ¼ mile from Rockridge BART. The site does not include adjacent parking lots that appear to serve the subject office building. The site is subject to a 35' height limit. a. The decision to include the office building, but not the parking lots that serve it is bizarre. The former Dreyer's headquarters, of which the subject site is part of, are owned by a single owner. Why would the owner demolish an existing office building to be rebuilt into 23 units of low-income housing but retain the	These sites have been revised to indicate grouping (ZZZ) which includes adjacent parking lots.

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			surrounding parking lots that serve that office? b. 23 units of low-income housing will not outbid an office use so close to BART, especially with a 35' height limit	
			Site Inventory 9. 3875 Telegraph Avenue (APN 012 096800301) - This supplementary AFFH site is proposed for 35 Low-Income RHNA units. The existing use is a surgery center that is close to MacArthur BART, on a commercial corridor and is underutilized relative to its land value. a. The owners of this site previously refused rezoning between 2006 and 2008 as part of the MacArthur BART Transit Village PUD. b. The owners previously expressed interest in expanding the surgery use as recently as 2017. c. Given the owners' prior resistance to rezoning the site for housing, the City of Oakland must provide written proof of interest from the landowner in development of the site within the eight year planning period. d. This site, ⅛ of a mile from MacArthur BART, can accommodate much more density than 75 DUAs. If the owner provides written proof of interest in development, please consider increasing allowable density to 125 DUAs.	a-d: This site is upzoned in Table B of C-26; it is given a height increase to 95 ft, increasing allowable density to 158.4 du/ac. HAP Action 3.4.10 states that any site included in the inventory, should the property owner choose to redevelop, develop as a majority residential use.
			In order to effectively meet the demand for additional sites, especially in moderate to high-resource areas with low-VMT, we have provided a list of additional sites we ask you to consider. <u>Suggested Site Inventory</u> 1. 501 MacArthur - underutilized commercial use at the corner of two commercial corridors. 2. 5352 Claremont Avenue - 1.5 acre underutilized commercial use surrounded by a large parking lot. 3. 3901 Broadway - underutilized fraternal	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			lodge and parking lot. 4. 5216 Broadway - one of two Shell Gas stations within ½ mile of each in a high-resource neighborhood. 5. 6046 Claremont - .6 acre surface parking lot near Rockridge BART. 6. APN 14-1268-9-1 - .5 acre surface parking lot near Rockridge BART	
			Programs and Policies Program A. Action 3.2.1 - Plex upzoning in single-family neighborhoods o Consider using five units as the base permitted density to allow for projects opt-in to the State Density Bonus Law and provide deed-restricted units on-site. o Consider allowing up to six units for larger lots and corner lots. o Provide a ministerial approval process so that small developers and property owners with lower risk tolerances can participate in the program. B. Action 3.3.5 - Affordable Housing Overlay o Please do not exempt historic districts from this policy. Historic districts and potential designated historic properties (PDHPs) tend to exist in high-resource areas that have historically excluded low-income housing. For reference, Oakland PDHPs are most highly concentrated in Rockridge, Trestle Glen and other high-resource neighborhoods that historically excluded low-income housing. By contrast there are relatively few PDHPs in low-resource places like East and Deep East Oakland where many low-income housing units have been developed historically. [- See image on page 6 of EB4E's comments - use link to the right of this column] - In case the City of Oakland decides to allow	A. See updated language included in Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Also see Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. See updated language included in **Action 3.3.5:** Implement an Affordable Housing Overlay. C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health D. Comment noted. E. Comment noted. The City has been approached about and has thus far declined to join bond-financed JPAs for exactly the reasons described in this public comment. The City welcomes additional information about successful examples of arms-length corporations that engaged in the development of limited equity cooperatives. F. See **NEW Action 3.5.5:** Study feasibility of single-stair residential buildings is included in the Housing Element to address this comment. G. The City Administrator's contract authority limit is a matter of Council policy and would require amendment by the City Council. H. As part of implementing **Action 1.1.9:** Implement a rental housing registry, the City will seek to use the rental registry to support SB 330 demolition protections. I. See updated language included in **Action 2.2.5:** Extend local replacement unit provisions to require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice.

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			historic districts to be exempted from an Affordable Housing Overlay that exemption should only apply to historic districts that existed as of January 1, 2022. This will prevent the sort of defensive, dubious landmarking that we have seen from high-resource areas such as St. Francis Wood and Pasadena in direct response to the passage of SB9 C. Action 3.4.1 - Revise development standards, including allowable building heights, densities, open space and setbacks requirements ○ Transit-proximite zoning areas ■ The following BART station areas within Oakland have been subject to a specific plan to allow for transit-oriented development on public and/or private land nearby: Coliseum, Fruitvale, Lake Merritt, West Oakland, 12th Street, 19th Street, MacArthur. Tens of thousands of units have been constructed or in the process of being developed within these specific plan areas. The only BART station area in Oakland that has not had a specific plan developed and implemented is Rockridge. This station area contains some of the highest-resource tracts in Oakland and is one of the most “whites-only” census tracts in Alameda County, according to the Haas Institute for a Fair and Inclusive Society. The last low-income housing development constructed in Rockridge was the Otterbein Manor (SAHA Homes) in 1973. This development was completed one year prior to the 1974 Rockridge Downzoning. The 1974 Downzoning was an explicitly racist downzoning movement reacting to state and federal fair housing laws, the perceived encroachment of	

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			Black families into the neighborhood and plans for transit-oriented development near the newly constructed BART station. Any transit-proximate rezoning and revision of development standards must include the Rockridge station area. If the City Oakland fails to include the Rockridge station area with transit-proximate revision of zoning and development standards, it would perpetuate an existing pattern or practice ofthe City of Oakland of excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood. ■ Additional height and density should be allowed at least a ½ mile of heavy rail stations and within ¼ mile of high frequency bus stops. This represents the walkshed for most transit users. Where areas have access to both rail and high-frequency bus transit access overlap, such as in North Oakland, greater additional height and density should be allowed. ■ For these rezonings priority should be given to vacant or underutilized commercial land and owner-occupied residential land. Consider limiting rezonings on top of filtered or rent-controlled rental housing. Action 3.4.1 - Revise development standards, including allowable building heights, densities, open space and setbacks requirements ○ Resource-rich areas ■ Consider providing setback and other development standard relief in addition to permitting 30 DUAs by-right in resource rich areas. Action 3.4.1 - Revise development standards, including allowable building heights, densities,	

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			open space and setbacks requirements ○ Corridors ■ Foothill Boulevard, MacArthur Boulevard and International Boulevard are all commercial corridors in East Oakland that are specifically called out by name as requiring additional height and density for development to work. While we support additional height and density along these corridors, it is frustrating that similar corridors with low height limits remain unmentioned despite having similar issues with height and density. For example, Shattuck Avenue in North Oakland was downzoned to a 40' height from 50' in 2011. In 2021 a development application at 6300 Shattuck for housing at 50' (grandfathered in from a deemed complete application from 2010) was appealed by nearby property owners. This stretch of Shattuck Avenue is within easy walking/cycling distance to Ashby BART and near several bus routes and is in a high-resource tract. The appeal was dismissed by the Planning Commission, but it exemplifies how badly-needed multi-family housing near transit and low-VMT in higher-resource neighborhoods is often opposed and delayed by homeowners and property owners. The homeowners and property owners in higher-resource tracts have also historically been able to downzone heights and densities on their corridors while allowable heights and densities on corridors in lower-resource areas of Oakland are increased. The City of Oakland should commit to increasing heights and densities on commercial corridors in moderate and high-resource neighborhoods by name. Exemplar commercial	

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			corridors: Shattuck Avenue, Piedmont Avenue, upper Broadway, upper Telegraph Avenue, 51st Street, College Avenue, Grand Avenue, Lakeshore Avenue and Claremont Avenue C. Action 3.4.2 - Revise Conditional Use Permit (CUP) requirements ○ While we support the removal of CUPs for multifamily housing development in RD-2 and RM zones, we request the City of Oakland please extend this action to include RD-1 zones as well. C. Action 3.4.3 - Revise citywide parking standards ○ Consider removing all parking minimums for housing development. At the very least, expand the ability to zero out parking minimums to all low-VMT areas. ○ Consider instituting parking maximums for residential development to reduce VMT and prevent overparking in downtown high-rise development. D. Action 3.5.3 - Advocate for statewide legislation on social housing ○ We are happy to see support for our sponsored legislation AB2053. Please consider sending a letter of support on behalf of the City of Oakland ahead of AB2053's June 21, 2022 Senate Housing Committee hearing E. Action - 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households ○ While we support efforts to acquire and develop moderate-income housing we must caution against the use of bond-financed JPAs such as CalCHA for this task. These entities command high fees and underwrite risky debt. ○ The City of Oakland should consider creating and capitalizing an arms-length corporation to develop limited-equity cooperatives for	

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			moderate-income households, including public sector and essential workers. F. Action 3.7.5 - Encourage different sizes of housing for larger families – including affordable housing with courtyards, multigenerational housing ○ The City of Oakland should commit to studying the impact of second egress requirements for the feasibility of small and medium lot development of multifamily housing with 3 and 4 bedroom units. ■ The requirement of a second stairwell for purposes of egress reduces the usable floor plate for living space. The additional circulation forces many designers to arrange units along double-loaded corridors with internal hallways. This layout reduces the ability to provide natural light for more than 1 or 2 bedrooms (access to light or a light well is required for a habitable bedroom). The requirement for a second stair is a key driver in the relative overproduction of studios and 1 bedroom units compared to family-sized units. ■ The US is one of two developed countries in the world that doesn't allow single stair multifamily construction for at least four to five story buildings. Other developed countries provide a second means of egress via a fire ladder or other means. ■ Single stair multifamily buildings can also provide better access to light as well cross-ventilation. This makes it easier for new housing to meet passivehouse standards and reduce operational energy demands. In addition, because less circulation space allows for more floor space to be dedicated to group open space like courtyards or private open space like balconies or decks. ○ The City of Seattle passed and implemented	

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			local building code amendments in 1975 to allow a single stair as means of egress for buildings up to six stories. The current code caps such single stair structures to four units per floor, requiresautomatic fire sprinklers and imposes other fire-rated and corridor requirements. The City of New York also allows single stair buildings with similar mitigations. https://secondegress.ca/ ○ The City of Oakland should study local building code amendments to allow up to six stories with single stairs with mitigations for fire, life and safety. ○ The City of Oakland should commit to supporting state legislation to direct the California Building Standards Commission to study allowing single stair multifamily housing up to six stories with proper fire, life and safety mitigations. G. Action 3.3.14 - Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing ○ Under Section 2.41.020 of the OMC, the City Administrator must seek City Council approval for purchases of any land valued at over $100,000. There is no parcel in Oakland with development or anti-displacement utility valued at $100,000 in 2022. This authority should be increased to, at least, $1,000,000 (pegged at CPI) to allow Oakland HCD staff to move quickly when the opportunity and funding present themselves for land acquisition H. Action 1.1.8 - Create and maintain a rental housing registry ○ This policy is critical for the enforcement of SB330/SB8 tenant demolition and right to return policies. Oakland HCD needs this tool to be able to coordinate with Oakland Planning on	

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			evaluating development applications that propose to demolish protected housing and ensuring compliance with relocation and right of first refusal policies post-entitlement I. Action 2.2.5 - Extend local replacement unit provisions ○ We appreciate Oakland's commitment to codifying these provisions locally beyond the current 2031 sunset. That codification must be paired with more proactive enforcement of SB330/SB8 demolition protections. In November 2021, EB4E notified Oakland Planning that an application for development at 469 40th Street did not include sufficient replacement units under SB330. The application was eventually re-submitted and approved with the necessary replacement units. Projects should not be put out to public notice unless they have clearly demonstrated they have complied with SB330/SB8 demolition protections and provision of replacement units. ○ We request that Oakland Planning work proactively with Oakland HCD to create internal processes to help ensure displaced tenants are not lost in the post-entitlement and demolition process.	
21	**Stuart Flashman**	6/8/2022	Has the city considered the alternative of an affordable housing overlay district for high resource areas, rather than a blanket up-zoning? A blanket up-zoning will act as an invitation for market-rate housing projects, while an affordable housing overlay will encourage projects that meet the overlay district's affordability requirement (which should be higher than what is required for the state's density bonus).	See **Action 3.3.5:** Implement an Affordable Housing Overlay (AHO). Proposed features of this overlay include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will broadly apply this overlay, except for contaminated sites, protected historical sites/districts, and areas in the Very High Fire Hazard Severity Zone.

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			The affordability overlay could also allow for multiple levels of affordability to meet its threshold - i.e., 3% extremely low income, 5% very low income, 10% low income, 20% moderate income, with multipliers based on level of affordability - i.e., 4x for extremely low, 3x for very low, and 2x for low. Thus the suggested project would get 3x4 = 12 points + 5x3 = 15 points + 10x2 = 20 points + 20x1 = 20 points, for a total of 67 points. The threshold for triggering the overlay district's density and height levels might be 55 points. a standard 15% very low income density bonus project would only get 45 points - not enough. The overlay could allow more height and density than the state density bonus, encouraging developers to "go the extra mile" to qualify. A mixed-income project would also provide a healthier mix of different income levels than the standard 15% very low income, 85% market rate project. Please think about this idea.	
22	**Kevin Morsony**	6/8/2022	I am writing to express concern that 4035 Park Blvd in Glenview was not included in the site inventory in the Oakland Housing Element. This .2 acre site is an empty lot (remediated former gas station) in a high resource area served by both local and transbay bus lines that both stop in front of this location. It is adjacent to a 7 unit apartment building (on a lot half the size). At minimum, this lot should support at least 14 units even if only zoned for current capacity. This lot has been vacant for 30 years as owners have failed to develop it due to personal issues. It is exactly the type of location that the city should use their power of eminent domain to acquire and turn over to low income housing developers to ensure that high resource	The revised 2023-2031 Housing Element includes this site as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			neighborhoods have low income housing. This is a ready to build location that should be included in the site inventory and the housing element.	
23	**Annette Floystrup**	6/8/2022	The "othering" of the Rockridge neighborhood of north Oakland is on full display in this document. The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. Housing Element Draft, Page 63: "POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS "Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Oakland has a huge need for affordable housing, but nothing in this policy element addresses the building of affordable housing as defined by HUD, but rather will exclusively encourage the building of market-rate, luxury-class housing dominated by studio and 1-bedroom apartments/condos. According to the National Low Income Housing Coalition, housing is affordable if it costs no more than 30 percent of one's income. Renters who pay more than this are considered "cost-burdened;" those who pay more than 50 percent are "severely cost-burdened." In Oakland, 59 percent of residents are renters,	Comments noted. Oakland Planning Staff presented the first Public Review Draft Housing Element to the Rockridge Community Planning Council on August 18, 2022. This presentation took place during the extended public review period (June 30 - September 30, 2022).

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			with the median income of these households around $40,000, more than half of them qualify as very low income. However, due to the high cost of Bay Area housing, even households that bring in as much as six figures can be designated as “low income,” as set by the Department of Housing and Urban Development (HUD). Its threshold is set for those earning incomes at or below 80 percent of area median income (AMI). In Oakland, 80 percent of AMI is very high — $73,100 for a single person; and for a 4-person household, $104,400. Housing Cost Burdens Have Stark Racial Impacts In Oakland, African American households face the highest housing cost burden, with 63 percent devoting more than 30 percent of their income to housing (according to the PolicyLink National Equity Atlas). Overall, 59 percent of households of color are housing-cost-burdened, compared to 42 percent of white households. Between 2000-2010, the City of Oakland lost 34,000 African American residents (a 24 percent decline). This included 10,000 OUSD students. Lack of affordable housing fuels the fire of Oakland’s ongoing and dramatic exodus of African American and other POC households. Is it really Affordable? The need for genuinely affordable housing in Oakland is very high, but are proposed developments in Rockridge going to meet these affordability standards? The cost of land in Rockridge means that the answer is generally, no. For example, the multistory tower proposed for the CCA property would consist of ~467 residential units, 10 percent of which would be	

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			"affordable". That sounds good until you realize that here affordable is defined to mean "moderate-income" households, with eligibility defined as 120 percent of area median income (AMI). For 2020, that was $109,600 (1-person household) and $156,600 (4-person household). In other words, there would not be one single unit of affordable housing, as defined by HUD, created by the project and available to low-income renters. Affordable housing is desperately needed in Oakland if we are to retain housing stock for low-income workers, seniors, and the disabled. About 93 percent of new construction in Oakland is market-rate developments geared to luxury class apartments like the 40 story Atlas Tower downtown. While rents dropped significantly during the initial COVID lock down, rents have rebounded and none fall into the affordable range. The number of available and genuinely affordable units is almost non-existent. The demand far outstrips the supply. Current building costs have risen steeply in the past years in response to Trump Administration tariffs on Canadian lumber and COVID slowed production of building materials Much of the newly proposed and /or built housing is also singularly family unfriendly. Few apartments are 2-bedrooms or more, and the vast majority are studio and 1-bedroom. It is assumed that people will not have private cars, but if you have two or three children who each require a different size car seat, Uber and Lyft cannot accommodate you. If you have a mobility impaired family member, someone in a wheelchair or one who uses adaptive tools to	

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			enter and exit a car from a walker, you also cannot be accommodated by ride-share or gig-vehicles within minutes of a phone call. These are wider issues of societal sustainability that are going utterly unaddressed by this housing element. But they eventually impact the lives of most of us. For low to moderate income residents, housing is difficult at best, but as currently conceived, the new housing is also inadequately meeting the needs of child families, multigenerational families, and the disabled of higher income levels as well. In summary, land and building costs are very high and rising, making public-private partnerships and government-subsidized construction perhaps the surest ways to add more truly affordable housing in Oakland — and particularly here in Rockridge. Lack of inclusion in the process The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. There is an organization that represents Rockridge, a registered 501(c)3, the Rockridge Community Planning Council (RCPC). It is usual for RCPC to schedule local town hall meetings on topics of importance, which the Housing Element Draft certainly is. The City could have easily arranged with RCPC for a meeting and notified residents through RCPC's monthly newsletter, The Rockridge News. Instead, a small number of poorly publicized Zoom	

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			meetings were held. The exclusion of the RCPC, the most significant citizen institution in Rockridge, which has been reshaping the neighborhood since the early 1970s, when a resurrected RCPC led the way to obtaining funding from the Department of Housing and Urban Development (HUD) for planning studies which resulted in the City of Oakland adopting a new zoning designation C-31, currently CN-1, for College Avenue in 1973, consisting of pedestrian oriented retail with mixed use upper stories is remarkable and inexcusable. It argues for a total lack of knowledge about the neighborhood by City staff. It cannot have gone unnoticed that in the past 30 years, RCPC has directly brought in excess of $7 million into the City and the neighborhood, can it? A new branch library funded by a citizen originated Mello-Roos taxation district, FROG Park, Hardy Dog Park, hundreds of thousands in traffic mitigation funds negotiated from CalTrans (4th Bore), Dreyer's and Safeway projects, and $3 million in environmental mitigation funds obtained by through litigation by the 4th Bore Coalition, a coalition of Oakland and Berkeley neighborhood groups organized and led by RCPC. Those $3 million dollars were used to add enhanced HVAC and filtration systems, sound dampening windows and environmental plantings to the two schools in the RCPC catchment, Chabot Elementary and Claremont Middle School severely impacted by the particulate, fume and noise pollution resulting from their locations within less than 100 feet of Hwy 24. A registered non-profit creating that much benefit to the City of Oakland should have been contacted, in particular when planning and zoning have been	

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			the primary focus of the organization for more than 50 years. The "Introduction of the Housing Element Draft" on Page 5 has a heading: "CHARTING AN EQUITABLE, INCLUSIVE FUTURE" It is not equitable to exclude some neighborhoods from the process of producing the Housing Element Draft. It is not equitable to promote the building of market-rate housing which does not produce truly affordable housing but does produce profits for private real-estate developers. And it is not equitable to unduly burden a neighborhood that already brought itself back from an earlier round of governmental policy originated destruction.	
24	**Housing Element Discussion Session #3**	6/8/2022	A. General Comments - Despite the increase [in Oakland's 6th cycle RHNA] how do we assure that the disenfranchised needs are met. - Who do we target, and how do we penalize them when lower income needs are not met? - Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used? - Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements? - Does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does - One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help	A: Comments noted. See notes from Housing Element Discussion Session #3 - https://cao-94612.s3.amazonaws.com/documents/Housing-Element-Discussion-Session-3_06.08.2022.pdf B. See Response to Letter #1 for upzoning actions included in the Housing Action Plan. C. The revised 2023-2031 Housing Element includes an Executive Summary. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text. D. The City through **Action 3.3.6:** Access to low-cost financing for development will continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

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			building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu - Yes, a summary analysis of what C-21 actually tells us would be useful - We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures. - One more comment: please consider ALL of AC Transit's Rapid corridors, not just the BRT line, when considering upzoning opportunities. - So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary B. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it. C. Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies D. What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?	
25	**Equity Work Group** Meeting #2	6/8/2022	A. General Comments - The city has a vacancy tax right? they should be tracking vacancy somehow	A. Comment noted. B. Appendix L in the revised 2023-2031 Housing Element includes Responses to Public Comments C. The State Housing & Community Development Department (HCD) requires that all California jurisdictions prepare an annual progress report

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			- it's hard to rank, but would like to include low-income non english speakers as having a barrier to accessing housing B. where are the input not included going to be noted, if at all, in the housing element? which chapter or appendix? C. APR - so the number of permits does NOT reflect on actual built units? the 1k under very low income might in actuality be less? - is there a way to find actual units built? - so basically some developments are stalled and that isn't captured... is there another table that reflects actually built #s? - my concern is folks looking at the "approved permits" data might misunderstand that as the actual # of available housing. if a lot of projects get stalled it would not be an accurate indication	(APR) on the jurisdiction's status and progress in implementing its housing element. For the 5th cycle Housing Element period (2015-2023), State HCD required that jurisdictions report completed units in the APR form beginning in 2019. Oakland Planning Staff have data on permitted units for the 2015-2023 period and completed units for 2019 and onward. See Table A2 of Oakland's APR form to view completed units beginning in 2019: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports.
26	**EBMUD**	6/9/2022	**General** EBMUD appreciates the City's efforts to achieve its Regional Housing Needs Allocation (RHNA) through identifying opportunity sites where additional development could occur. As noted in the Housing Element Update, these opportunity sites include both vacant and non-vacant sites. It is important that the City consider existing surrounding uses so that those uses may continue after new housing is developed. In particular, EBMUD has its main offices in Downtown Oakland and additional administrative offices and service yards in West Oakland near GRand Avenue and Adeline Street. In addition, EBMUD is developing a service yard at Willow Street and 24th Street, and its wastewater treatment plant is located at West Grand Avenue and Wake Avenue. Finally, EBMUD has a facility along Oakport Street in	Comments noted.

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			East Oakland as well as numerous water and wastewater facilities that support the community and provide essential services to residents and business owners throughout the City. **Wastewater Service** The projected number of housing units within the City of Oakland as described in the Housing Element Update are higher than the quantities used by EBMUD in recent long-term planning efforts, and result in population growth rates higher than EBMUD assumed. The differences in EBMUD's assumptions and the Housing Element Update will not necessarily result in a capacity deficiency, however, EBMUD will monitor the increase in flows over time and requests that the City continue to closely coordinate with EBMUD to ensure that implementation of the Housing Element Update proceeds as projected. **Wastewater Service** In addition, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EMBUD's WWFs. Additionally, the seven wastewater collection system agencies that	

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			discharge the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows. **Wastewater Service** A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents **Wastewater Service**	

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			To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed projects: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnect from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.	
27	**Deeply Rooted**	6/10/2022	A. Provided track changes to the Engagement section that includes removing the DR Partners map and adding more detail to the Partners table. Oakland HE_compiled with TOC_DR_2022_0610: Section: 7.1 B. Acknowledgement of Community Policy ideas: As we have discussed, the City needs to explain why some of the community policy ideas in the Public Participation section didn't make it to the HAP. We recommend the following columns in the appendix for each community policy idea: policy idea, decisionmaker, issue/ disagreement, consensus, and next steps. **C.** Create and staff Neighborhood Planning Councils for residents to weigh in on what gets built in their neighborhoods during planning and implementation (i.e. RCPC or Mission	A. Oakland Planning Staff included this information in the updated Draft Housing Element submitted to State HCD on June 30, 2022. B. Appendix L in the revised 2023-2031 Housing Element includes Responses to Public Comments C. Oakland already has a Neighborhood Council structure that City staff engage with on a variety of issues of interest, including public safety, improvements, and more. Staff will look at options of improving this structure and broadening its scope for purposes of engagement as well as look at options of creating neighborhood groups for the specific purpose of gathering feedback on planning initiative and projects. Action 5.2.9 addresses the need to reduce barriers with inclusive engagement with actions in the Environmental Justice (EJ) Element. A policy in the EJ Element will be written to address this. D. Creation of new commissions requires action by City Council. The City should utilize existing boards and commissions instead of establishing a new body. However, Planning Staff will bring an item to the Planning Commission to set up a new subcommittee that monitors City performance with Housing Element and other housing policy implementation, see Action 5.2.11:

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			group), particularly in areas where rapid displacement is happening. (Policy 5.2) **D.** Citywide Housing Commission to review City's progress on Housing Element actions. (Policy 5.2) **E.** Integrate Healthy Development Guidelines into GP (note under actions where it's come from HDG) (Policy 5.2) Examples include disclosure and reporting on rental unit loss, eviction, and relocation compensation; and displacement impact mitigation. **F.**Human Health/Socioeconomic Impacts Analysis: require public analysis of displacement/homelessness impacts of market rate projects prior to City providing permits or any zoning changes (Policy 1.1) **G.** Acknowledge that proactive rental inspections can only be implemented with a new law. (Policy 2.1) **H.** A law requiring anti-displacement strategies for the proactive rental inspection program. (Policy 2.1) **I.** Moratorium on market rate development for neighborhoods experiencing rapid gentrification. (Policy 1.1) **J.** Community outreach & enforcement of City's Fair Chance Housing Ordinance (banning housing discrimination of people with criminal records). (Policy 1.1, 5.3) **K.** Cultural Districts will protect existing residents from displacement. (Policy 3.2) **L.** Address needs of undocumented residents, i.e. new local ordinance for removing Social Security Number from housing applications. (Policy 5.3) **M.**Measure KK assessment (low-income homeowners applied and used funds). Update so low-income homeowners will not have to pay the new taxes. (Policy 3.3)	Provide accountabililty measures for housing programs, including annual monitoring. **E. It** is not within the City's authority to implement all of the Healthy Development Guidelines as they are written. Staff conducted an assessment of the HDGs and will incorporate those goals and policies that are within the City's purview as part of the General Plan Update for the various related Elements. For the Housing Element the following Actions are included to address the Healthy Development Guidelines (HDG). See Action 5.2.1: Protect against smoke and wildfire to address HDG EH 1.7 Project Wide no smoking policy. See Action 5.2.9 and zoning in Appendix J to remove CUP for grocery stores in food deserts for HDG goal F1 Increase Access to Healthy Foods. For HDG H1.3 see Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement and Action 3.5.1: Support community land trusts and other shared equity models. For HDG H1.4: Prioritization of housing units for vulnerable populations see Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land. **For H**DG **goal H2: Preserve existing affordable housing and protect residents from involuntary displacement see Action** 1.1.14: Protect Oakland residents from displacement and becoming homeless and Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units. For HDG CC2.2 and OS1.1 see Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities. F. Due to a series of new State laws that streamline and regulate the timeline for project approvals, the required review structure and timing would not allow Staff to conduct a study of this nature on a project-by-project basis. Instead, this analysis could be performed prior to adoption of new zoning regulations (ex. General Plan zoning amendments). G. Building Bureau staff updated the language of the Housing Element **Action 2.1.3:** Conduct proactive rental inspections to reflect this comment. The City is also staffing up to respond more rapidly to code complaints. H. The City will look at ways to consider anti-displacement strategies as part of this program. With regard to displacement as a result of code enforcement, in coordination with the Planning & Building Department, Oakland HCD administers the Code Compliance Relocation Program. In addition, the upcoming Rent Registry will allow for a form of proactive protection for Oakland residents. I. The State will not approve a Housing Element that places a moratorium on market rate housing or any type of housing at any affordability level.

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			KN. City kept as is because it aligns with HCD Site Guidelines. We are concerned that size assumptions are in violation of fair housing laws. (Appendix C pages 50, 80-81; and Oakland HE page 39) **O. Use of City-owned land as 100% affordable housing (includes 10+ acre sites as well):** Action 3.3.1 discusses prioritizing ELI households on public land, but Table C-16 (Appendix C) in Housing Sites Inventory shows that housing at all income levels is being planning for on public land. All public land for 100% affordable housing (includes 10+ acres). (Policy 3.3). **P.** Utilize neighborhood Area Median Income for housing projects. (Policy 3.2) **Q.** Increase Housing Impact Fees.(Policy 3.3) **R.** Create a real Inclusionary Zoning law. (Policy 3.3) **S.** Link zoning changes for market rate projects to affordability requirements so more affordable housing is built. (Policy 3.4) A developer who wants to build more units (say, 200 units instead of 100 units) should also increase the number of affordable housing units on site. **T.** Prioritize re-entry housing in City funding applications. (Policy 3.7) **U.** Ensure that TOD projects provide housing that neighborhood residents can afford (Policy 5.2) **V.** A tax on speculators AFTER they purchase the property does not reduce housing speculation and the City already has a registration fee & inspection requirement for speculators. The City should instead evaluate how the current program is working. (Policy 2.2)	J. Staff need more information about what Deeply Rooted is proposing in order to prepare a response. **K. See response to Letter #53** L. Comment noted. This comment speaks to issues outside the scope of the 2023-2031 Housing Element Update. M. When Measure KK was approved by voters, the measure did not include an exemption for low-income property owners. N. See Action 3.4.10 and Appendix J for revisions for the new 6th cycle RHNA sites to look at ways to incentivize affordable housing. This will be further discussed and various options analyzed during the Zoning implementation. O. The City disposes of public land according to State and local law, specifically the State Surplus Land Act (SLA) and the Oakland Municipal Code (OMC), specifically Chapter 2.42 that governs the disposition of real property. Decisions about the disposition of a particular parcel are made by City Council action, consistent with the requirements of the OMC P. This would greatly impact and complicate funding, closing, and asset monitoring processes for the City with impacts on the pace of AH creation/admin capacity. Neighborhood AMIs don't align with State or Federal funding mechanisms. The City will however continue to seek opportunities to target deeper AMI groups. The City welcomes examples of this being successfuly implemented in other communities Q. An economic feasibility study is underway as part of the five-year impact fee update to determine the potential for increasing impact fees. In addition, the affordable housing impact fees automatically increase at the beginning of each fiscal year with the rate of construction inflation. Most recently, in July 2022, the affordable housing impact fees went up by 15% because of the high construction inflation rate. Action 3.3.8: Right size development fees on market rate housing addresses the City to look at its Impact Fees on a regular basis. R. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. This comment is addressed in Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

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			W. Goals, policies, and actions should treat unhoused people with dignity and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy. The current policies focused on unhoused people describes just enhancing operations of the EMP. **X.** Stopping Encampment Management Policy. (Policy 4.2) **Y.** Changing zoning so tiny homes or RV's can be allowed across the City. (Policy 4.3) **Z.** No mention of permanent housing and how that aligns with AFFH. (Goal 4. How this Goal AFFH section) **Z1. Missing Special Needs Groups (prioritize housing for them):** Formerly incarcerated individuals (Policy 1.1, 3.7), Single parents (not just mother's) (Policy 1.1, 3.7) young adults (Policy 1.1, 3.7) low-income non-english speakers (Policy 1.1, 3.7) youth aging out of foster care (Policy 1.1, 3.7) Black Americans (this population particularly in relation to landlord housing discrimination). (Policy 1.1, 3.7) Teachers (Policy 1.1, 3.7) **Z2. Need to integrate the following community input into Intro, Housing Needs (Appendix B) and AFFH sections (Appendix D and relevant Oakland HE sections):** Historic and Current Racism are intentional public policy choices Including intentional decrease of public housing in neighborhoods like Lower Bottoms. It was another policy choice that exacerbated racialized displacement.	S. As part of the impact fee study from Action 3.3.8, the City is studying the potential increase of onsite affordable housing instead of paying the affordable housing impact fees. Onsite requirements are already based on a percentage of the overall units, so the more units that are built the higher the number of affordable units that are required in order not to pay Affordable Housing Impact Fees. In addition, Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement will be looking at how much affordable units would be required with market rate development. **T. See response to 27-Z1** U. This comment is addressed in **Action 5.2.2:** Promote infill, transit-oriented development (TOD), and mixed use development. V. The City does not regulate homeownership sales or transfers. Policies would need to go through City Council and/or the County Assessor's Office for consideration. An anti-speculation tax is already a study item in the Housing Element (**Action 2.2.6**: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.). A direct ban on investors buying and flipping homes would likely require a change to state law. W. Each year, it is estimated that 15,786 people in 13,135 households experience homelessness in Alameda County, and approximately 60% of them reside in Oakland. The conditions at many encampments are inhumane, dangerous, often fatal. The Encampment Management policy is rooted to a shelter offer policy that places a requirement on the City to provide shelter options when closing an encampment. While improvements are still being developed in the homelessness system, when a encampment is closed, individuals at the camp are offered a shelter bed and an alternative to sleeping in a place not fit for human habitation as defined by US Department of Housing and Urban Development. X. Comment noted. This comment speaks to issues outside the scope of the 2023-2031 Housing Element Update. Y. The Oakland Construction Innovation and Expanded Housing Options Ordinance was approved by City Council on November 16, 2021, and went into effect on January 15, 2022. This Ordinance updated the City's zoning regulations to allow RVs, mobile homes, manufactured homes and tiny houses on private properties in any zone that allows residential. See more

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			Facts about ethnic enclaves created in part by racial housing covenants (Chinatown, West and East Oakland). The negative impacts of California legislature's Costa Hawkins law The negative impacts in the 1990s of the tech boom and Mayor Brown's 10k market rate housing plan to make Oakland attractive for SF tech workers. Generational economic and housing discrimination impacts Oakland residents. Market force displacement from lack of sufficient tenant protections Blighted Housing Conditions: Lower income residents in West and East Oakland are facing unhealthy housing conditions ie. no heat, electrical issues, and faulty plumbing). **Mention Housing Equity Roadmap in Appendix A.** Lots of community orgs were involved in the development of that document and may not have been involved with HCD's Strategic Plan so may not see themselves reflected in the Strategic Plan. **More information/data on assessment of previous housing cycle production.** A summary of the previous HE assessment should be included in the Oakland HE (main chapters of document) for transparency and framing for the new RHNA goals. Draft HE (Appendix A) has only one sentence on total housing built in the previous cycle. Also include 1) the number of built units by affordability level in the 2015-2023 RHNA table alongside permitted, 2) Table by planning area and income level for built units, and a map of where those sites are by income level. Just Cities ended up doing this analysis with sample data.	information here: https://www.oaklandca.gov/news/2022/new-policies-expand-housing-options-on-single-family-parcels-allow-rv-residences. Z. See response to Letter #53 Z1. Existing language aligns with federal and State funding sources, allowing projects to qualify for unique "special needs" funding that would not otherwise be available. Some of the suggested prioritizations conflict with CA Prop 209 (e.g. explicitly targeting Black residents). We have focused on deepening affordability and addressing homelessness (following US Department of Housing and Urban Development target populations under homelessness) as top priorities with the limited resources we have. Within that, we have sought to encourage projects that serve a range of household needs, and with a focus on deepening affordability. We do have several layers of local preference for our affordable projects: displaced residents (code enforcement), residents within one mile of development/same council district, and then Citywide. Z2. The revised 2023-2031 Housing Element incorporates this feedback. Additional information on historic context of discriminatory housing actions and the legacy of exclusionary zoning as a significant housing constraints and barrier to affirmatively furthering fair housing. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.5D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11). Z3. The text describing the intent of Housing Action Plan Goal 5 was updated to make it more explicit that policies and actions are focused on homeownership strategies.

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			Z3. HAP: Goal 5 should make it more explicit that policies and actions are focused on homeownership strategies	
28	**Harvey McKeon, Carpenters Local 713**	6/10/2022	The City of Oakland Housing Element notes in its housing constraints analysis that a shortage of construction labor can significantly increase "the time necessary to complete the development of a project." Indeed, the Housing Element Update also outlines that construction workers make up a lower proportion of overall employment in Alameda County than even that of the wider Bay Area, where an acute shortage of housing production and labor is also a pressing, widespread issue. To be clear, neither Alameda county nor the City of Oakland have enough skilled, highly productive residential construction workers to build the 26,000+ units that the city of Oakland is supposed to produce over an 8 year time period. This is itself an almost 80 percent increase from the prior Housing Element cycle's RHNA goals. However, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in residential building construction in Alameda County has actually decreased by 18% since 2004. A continuously shrinking residential construction workforce cannot build 26,000 units of housing in 8 years. **The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements** The Carpenters propose the following additions to the Municipal Code of the City of Oakland. for any residential project larger than 10 units	Comments noted.

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			Permitting requirements in the Municipal Code of the City of Oakland A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Oakland, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article. Apprenticeship: For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding subsmission of the pre qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5. Local Hire Policy: Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence,	

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			which is not a post office box, is, and has been, within Alameda county within 180 days of the expected date of issuance of the Notice to Proceed for the project.	
29	**Jon Gabel**	6/10/2022	1. Some of the stated goals in the Housing Element Draft are at odds with City policy, particularly with respect to Rockridge As noted in the Housing Element Draft, Chapter 1: Introduction, Page 4: "In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. "The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities." As long as 100 years ago, Rockridge was a vibrant residential and business district. Construction of the Grove-Shafter freeway (Highway 24) and BART in the 1960's devastated the existing businesses. Half of them closed and crime was rampant. In 1973, the Rockridge Community Planning Council (RCPC) worked with the City of Oakland to rezone College Avenue and Rockridge, which led to its recovery and current prosperity. (For details, see www.PreserveRockridge.com/UpDownAndUp) The people of Rockridge responded and brought our neighborhood back. With no funding and little help from the City of Oakland,	Comments noted. Oakland Planning Staff presented the first Public Review Draft Housing Element to the Rockridge Community Planning Council on August 18, 2022. This presentation took place during the extended public review period (June 30 - September 30, 2022).

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			Rockridge was resurrected after the BART and Highway 24 construction was completed. Old homes, including many Craftsman houses, were preserved and restored. Rockridge funded and built its own branch library. Parental support has helped make local public schools desirable. Strong local activism has resulted in many public benefit projects. We should be lauded for this (For details, see www.PreserveRockridge.com/Accomplishments). But instead, the City of Oakland has adopted and supported policies – like SB9 - which threaten the viability of the community which rebuilt Rockridge. Quoting from the home page of www.PreserveRockridge.com: "The creation of financial incentives to tear down existing single family houses and replace them with larger market rate buildings would: "- Eventually destroy the beautiful and architecturally historic Craftsman houses that we presently have; - Push out the community that individually and collectively rebuilt itself after the construction of BART and Highway 24 right through the heart of it; - Actually be a vehicle for real estate interests to make big profits." **1. Some of the stated goals in the Housing Element Draft are at odds with City policy, particularly with respect to Rockridge** Again, from the Housing Element Draft, Pages 11-12:	

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			"This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders… The goals include: "1. Protect Oakland Residents from Displacement and Prevent Homelessness: Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities. "2. Preserve and Improve Existing Housing Stock: Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions. "5. Promote Neighborhood Stability and Health: Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities." These stated goals are at odds with the actual performance of the City of Oakland. The passage of SB9 by the State of California has enabled this threat to Rockridge and to other neighborhoods throughout the State. Oakland's support of SB9 has put it in a tiny minority of California cities. The following cities supported the passage of SB9: Alameda, Oakland, and San Diego. The following cities opposed the passage of SB9: Arcata, Azusa, Bellflower, Belmont, Beverly	

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			Hills, Brea, Brentwood, Burbank, Calabasas, Camarilla, Carpinteria, Carson, Cerritos, Chino, China Hills, Clayton, Clearlake, Clovis, Colton, Corona, Costa Mesa, Cupertino, Cypress, Del Mar, Diamond Bar, Dorris, Downey, Dublin, Eastvale, El Segundo, Escalon, Fillmore, Fortuna, Foster City, Fountain Valley, Garden Grove, Glendora, Grand Terrace, Half Moon Bay, Hesperia, Hidden Hills, Huntington Beach, Indian Wells, Inglewood, Irvine, Irwindale, Kerman, King, La Canada Flintridge, La Habra, La Habra Heights, La Mirada, La Palma, La Quinta, La Verne, Lafayette, Laguna Beach, Laguna Niguel, Lakeport, Lakewood, Lancaster, Lawndale, Lomita, Los Alamitos, Los Altos, Malibu, Martinez, Maywood, Menifee, Merced, Mission Viejo, Montclair, Monterey, Moorpark, Murrieta, Newman, Newport Beach, Norwalk, Novato, Oakdale, Ontario, Orinda, Pacifica, Palm Desert, Palo Alto, Palos Verdes Estates, Paramount, Pasadena, Pinole, Pismo Beach, Placentia, Pleasanton, Poway, Rancho Cucamonga, Rancho Palos Verdes, Rancho Santa Margarita, Redding, Redondo Beach, Ripon, Rocklin, Rohnert Park, Rolling Hills, Rolling Hills Estates, Rosemead, San Buenaventura, San Carlos, San Clemente, San Dimas, San Fernanda, San Gabriel, San Jacinto, San Marcos, San Marino, Santa Clara, Santa Clarita, Santa Monica, Santa Paula, Saratoga, Signal Hill, Simi Valley, South Gate, South Pasadena, Stanton, Sunnyvale, Temecula, Thousand Oaks, Torrance, Tracy, Upland, Vacaville, Ventura, Visalia, Vista, West Covina, Westlake Village, Whittier, Yorba Linda, Yuba City	

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			(For a more detailed discussion of SB9's impact on Rockridge, see www.PreserveRockridge.com/ZoningBusting) **2. The Housing Element Draft appears to subscribe to "Trickle-down" housing theory, which is false and similar to "Trickle-down" economics** Again from the Housing Element Draft, Page 63: "POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS "Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. "The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures. "The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing	

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			Type Residential generally to 3,000 square feet to remove constraints on lot splitting." I believe that there is support locally for allowing single family homes to be converted into duplexes; and ADU conversions are popular under existing statutes. But SB9-style changes which would incentivize tear-downs of existing homes in favor of market rate multiple unit dwellings – with no affordable housing required – is opposed locally by a margin of around 2 to 1. Adoption of Policy 3.2 would be counter to public sentiment here, and would be in contradiction of three of the Chapter 4: Housing Action Plan goals. The concept that building more market rate housing will result in more affordable housing is called "Trickle-down" housing theory. It is false and is equivalent to "Trickle-down" economics. "Trickle-down" economics theory, also referred to as "supply side" economics, "Reaganomics", and (by President George H.W. Bush) "voodoo" economics, is believed by most Americans to be false. However, it is still being promoted by some Republicans. "Trickle-down" housing theory, also referred to as "filtering" or "housing as opportunity", is based on the same concept as "trickle-down" economics: that increases in the supply of market rate housing will "trickle-down" to provide more affordable housing. Unlike "trickle-down" economics, "trickle-down" housing theory is being promoted by supposedly progressive Democrats. The basic fallacy of "trickle-down" housing theory is that there is not a single unified	

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			housing market. To the contrary, supply and demand are different in different price ranges of housing. The "housing market" actually consists of multiple, non-intersecting sub-markets delineated by price. “Trickle-down” housing theory is not supported by econometric modeling, as shown in “The Maze of Urban Housing Markets: Theory, Evidence, and Policy” by Jerome Rothenberg et al. Unless upzoning is tied to a requirement for truly affordable housing, it serves developers at the expense of the current residents. (For a detailed discussion of this topic, see www.PreserveRockridge.com/trickledown) **3. Lack of inclusion in the process** 2.1 Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. There is an organization that represents Rockridge: the Rockridge Community Planning Council (RCPC). It is usual for RCPC to schedule local town hall meetings on topics of importance, which the Housing Element Draft certainly is. The City could have easily arranged with RCPC for a meeting and notified residents through RCPC’s monthly newsletter, The Rockridge News. Instead, a small number of poorly publicized Zoom meetings were held. Chapter 1: Introduction of the Housing Element Draft, Page 5 has a heading: “CHARTING AN EQUITABLE, INCLUSIVE FUTURE”	

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			Both the process of producing the "City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022" and its contents are not equitable. Some neighborhoods were excluded from the process. The draft promotes "Trickle-down" housing theory, which does not produce truly affordable housing but does produce profits for real-estate developers. And enabling the destruction of a neighborhood, Rockridge, that brought itself back from an earlier round of destruction is the antithesis of what a City Plan should do.	
30	**Colin Piethe**	6/10/2022	A. POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS - The City should take a much more proactive approach to expanding the role of land trusts and other collective ownership strategies that take housing either into the City's, or the community's hands. The words "explore" and "support" are passive words, and don't commit the City to changing how it does business. Merely studying and considering these strategies continues to let primarily private developers make decisions about how the City's housing stock is built, and their decisions are not in the best interests of our residents. We need to move the City away from relying on the whims of the market and let Oakland residents take collective ownership of their land and housing. Reduce the police budget and put it into other City priorities so that we have money in a dedicated housing fund to help subsidize rent for our most underserved residents living paycheck to paycheck. 32% of americans cannot afford a $400 emergency, and providing our	A. See Action 3.5.1: Support community land trusts and other shared equity models and Action 3.5.2: Support housing cooperatives, co-living, and cohousing models . Actions in Chapter 4: Housing Action Plan includes discrete implementation timelines and milestones within the eight-year Housing Element planning period. B. See the revised **Action 3.4.4**: Revise citywide parking standards in the Housing Element.

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			residents with stable housing can help them stay on their feet. B. Action 3.4.3: Revise citywide parking standards - Please implement parking maximums city-wide, or with neighborhood-specific approaches. Developers still think there's a "market demand" for providing more parking than necessary, even in Downtown where we're trying to limit parking. While there's no minimum Downtown, developers are not reducing parking supply, such as at 1919 Webster, where the developer is currently proposing an extra wide driveway which will create conflicts with the future bike lane that's planned for Webster.	
31	**Alliance of Californians for Community Empowerment, Asian Pacific Environmental Network, Causa Justa :: Just Cause, the East Bay Permanent Real Estate Cooperative, the Oakland Community Land Trust, Oakland Tenants Union, PolicyLink, Public Advocates, and Urban Habitat**	6/10/2022	We urge the City of Oakland to take meaningful action in the 6th Cycle Housing Element update to address the unmet housing needs of low-income households and commit to policies and programs that affirmatively further fair housing. Specifically, we are calling on the City to commit to (1) passing a strong Tenant Opportunity to Purchase Act by 2023 and (2) reauthorizing Measure KK with significantly increased funding (at least $350 million) for anti-displacement and affordable housing preservation. These actions are essential to prevent displacement, stabilize current residents and existing communities, and preserve affordable housing for the long term Renters at risk of displacement in Oakland urgently need TOPA so that they can stay in their communities and have a voice in their housing options. Tenant Opportunity to Purchase Act (TOPA) policies give tenants and qualified organizations, like community land trusts and nonprofit affordable housing developers, the right to make the first offer and the right to match competitors' offers so that	1. COPA/TOPA policies are relatively new to the Bay Area and are complex undertakings that require careful financial, regulatory, and legal alignment. Before proceeding with a COPA/TOPA policy, staff would require direction from Council on the scope and goals of such a potential policy. Such direction has not yet been received, and as such, COPA/TOPA policy must remain a study item. 2. See **Action 3.3.18:** Implement affordable housing investments contained in Measure U. . This action has been updated to include information about Measure U, the November 2022 Infrastructure Bond that was approved andincludes $350 million for affordable housing.

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			they can purchase their homes when offered for sale. As a key intervention against speculation, TOPA preserves housing as permanently affordable for future generations. TOPA expands stability and wealth-building opportunities for tenants by creating pathways to homeownership. TOPA does not require landlords to sell their properties or sell for less than market rate. Both the implementation of a strong TOPA policy and dedicated funding for preservation are essential to actually preserving units as permanently affordable. Funding to support the acquisition and rehabilitation of properties is critical to ensure that TOPA leads to meaningful outcomes. As a package, this policy coupled with much-needed preservation resources will create new permanently affordable housing in Oakland and allow Oakland residents to stay in their current homes, avoiding the disruption and trauma of displacement. Concrete commitments to pass TOPA on an urgent timeline and increase funding for affordable housing preservation will advance multiple Housing Element requirements. Among these, Oakland is required to address the housing needs of low-income households, identify specific strategies to conserve and improve affordable housing stock, and Affirmatively Further Fair Housing (AFFH). The acquisition and preservation of currently market-rate rental housing stock as permanently affordable housing is a crucial strategy that would help Oakland meet these obligations **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** "Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act," as currently	

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			drafted, is both insufficient to meet the needs of low-income community members and people of color at risk of displacement and inadequate to meet state statutory requirements. Action 2.2.8 states, "Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025." **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** "Studying" TOPA is unlikely to yield any benefit, and is also unnecessary as City Staff have already been exploring this policy for years, including drafting several different Tenant/Community Opportunity to Purchase ordinances since 2019, at the direction of two different City Council Members. **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** Moreover, state law requires all Housing Element programs to have beneficial impact within the planning period, including identification of specific actions, which agency or official is responsible for those actions, and a timeline. Programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved." A recent survey of HCD reviews of draft housing actions from Southern California jurisdictions emphasizes that time bound actions with "specific commitments [from local actors], metrics, and milestones" are required and that jurisdictions are expressly discouraged from relying on vague words like "study" or "explore" as such non-specific actions are unlikely to have any real-world impact within the planning period **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline**	

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			Action 2.2.8 should instead commit to passing TOPA by 2023. A TOPA policy should include several key components – a right of first offer and right of first refusal for tenants (and for qualified organizations if tenants assign or waive their rights); sufficient timelines for tenants and qualified organizations to organize, negotiate a contract, secure financing, and close; technical assistance for tenants to understand the process, financing, and different ownership options; permanent affordability restrictions on all TOPA purchases; and clear enforcement mechanisms if owners of covered properties fail to comply with the law. **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** "Action 3.3.18: Reauthorize Measure KK" should commit to significantly increased funding for anti-displacement and affordable housing preservation. As currently drafted, the objective simply states, "The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined." It goes on to provide details about the number of units of housing preserved under Measure KK. **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** Action 3.3.18 should provide additional details and clear commitments about the reauthorization of the infrastructure bond measure, such as the size of the bond, the amount set-aside for affordable housing, and the number of housing units that will be preserved. As discussed above, state law	

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			requires all Housing Element programs to include identification of specific actions, and programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved." **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** Action 3.3.18 should commit to set aside at least $350 million of the general obligation bond for anti-displacement and affordable housing preservation projects. The 2016 measure only set aside about 16 percent ($100 million) of the $600 million general obligation bond for affordable housing. Given the scope of the housing crisis in Oakland, we need more funding for resident-led and community land trust-supported preservation projects. And because low-income tenants lack the financing to purchase their own homes, this consistent funding source dedicated to preservation will be essential to make a TOPA policy effective. **TOPA and Affordable Housing Preservation Funding Address Unmet Needs of Low-Income Households** Housing Element law requires jurisdictions to develop an assessment of housing needs for all income levels and a plan to address these needs.9 A TOPA policy and enhanced affordable housing preservation funding will clearly address the identified housing needs in Oakland's draft Housing Element. According to the draft Oakland Housing Needs Assessment, "housing affordability is particularly out of reach for lower-income households." Nearly half (46.5 percent) of all renters experience some level of cost burden. 11.5 percent of	

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			renter occupied households experience overcrowding. Nearly half of all households in Oakland live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. **TOPA and Affordable Housing Preservation Funding Address Unmet Needs of Low-Income Households** TOPA is a proven strategy to address these unmet needs of low-income renter households – the high rates of cost burdens, overcrowding, and displacement risk. For households facing unaffordable rent increases, doubling up with friends and family, and paying more than 30 percent of their income on rent, the time to "study" proven anti-displacement strategies like tenant opportunity to purchase policies is long overdue. TOPA policies can only effectively address the unmet needs of low-income households when coupled with a dedicated funding source to assist in financing tenant purchases. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions to address disparities in housing needs and access to opportunity, and that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Protected characteristics under California law include race, sex, national origin, and disability status. In this Housing Element Cycle, cities and counties are now required to analyze the fair housing issues, including "disproportionate housing needs" and "displacement risk" of members of protected groups, and identify and	

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			prioritize concrete actions to remedy these injustices. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** The draft Oakland Housing Element correctly identifies that "[m]ost of Oakland is considered vulnerable to displacement pressures."17 The City identified "disproportionate housing needs and displacement risk" as a fair housing issue with one of the contributing factors as "high rates of cost burden for renters and BIPOC individuals." One of the goals and actions the City identified to address this fair housing issue is "implement[ing] affordable housing preservation … strategies." This should be a high instead of medium priority. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** As communities of color continue to be the primary demographic affected by displacement and lack of affordable housing in Oakland based on local data, Oakland should put forward concrete commitments to pass TOPA by next year and significantly expand preservation funding to address these fair housing issues. TOPA policies effectively prevent displacement, preserve existing housing as affordable for the long term, and convert market rate housing into permanently affordable housing stock. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** As stated in Oakland's draft Housing Element, "actions that preserve the affordability of existing homes also play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the gentrification of their neighborhoods… A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act,	

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			if adopted, would allow for tenants to access the wealth building and stability of benefits of homeownership." **Oakland Must Incorporate Input from Renters and Low-Income People in the Housing Element Process** Jurisdictions must make a "diligent effort [...] to achieve public participation of all economic segments of the community in the development of the housing element." During the public engagement process, low-income residents and community-based organizations representing low-income people and members of protected classes identified housing preservation as a top priority. The City highlighted that a key public participation theme that emerged to mitigate the pressures of displacement and gentrification was preserving the city's existing affordable housing stock, "including through implementation of a Community/Tenant Opportunity to Purchase Act" and "innovative solutions to maintain permanent affordability like community land trusts." As we have detailed above, "investigating" a Tenant/Community Opportunity to Purchase Act is an insufficient action to respond to this community-identified priority. **Oakland Must Incorporate Input from Renters and Low-Income People in the Housing Element Process** Our local TOPA campaign is deeply rooted in the needs of the community, as this policy aims to support tenants at risk of displacement, facilitate tenant organizing and power-building, stabilize gentrifying neighborhoods, and take property off the speculative market and place it under community control. Oakland residents need the City of Oakland to take concrete steps in the 6th Cycle Housing Element to not only	

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			meet its legal obligations, but to ensure that every resident can continue to thrive and prosper here without fear of losing their homes	
32	**Elizabeth Wampler, Bay Area LISC**	6/13/2022	Do you think the City would be open to considering an overlay for all faith-owned land as part of the housing element? We can include the folks we're working with now, but I'm guessing this will up again for faith organizations in future cohorts. Re: zoning/densities for the site at 8400 Enterprise Way (City of Refuge), it looks like 5-6 stories,up to 100 units/acre, mixed-use multi-family housing and ground floor services/retail would be ideal. Between now and the fall, COR will be doing more work to further refine a more specific project vision, and I'd love to share where they land with you.	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites). In addition, the preliminary zoning reforms proposed include changing the zoning of some of these faith-owned sites to the new Regional Commercial CR-2 zone, where residential activities will be permitted. Furthermore, the new proposed Affordable Housing Overlay Zone will apply to all of these faith-owned sites. Also, see Action 4.3.6: Expand opportunities for permitting of Emergency Shelters, where the City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities.
33	**TransForm**	6/13/2022	A. Oakland has been a leader in the Bay Area when it comes to smart parking policy. In 2015, the City eliminated parking minimums in the downtown zone and set parking minimums for residential and commercial development. These changes greatly reduced the financial and physical constraint posed by excessive parking mandates. Also by requiring unbundling for all developments of 10 or more units in the downtown development zone, it is clear Oakland understands the power of implementing many smart parking policies in tandem, a nuance missed by other municipalities. B. Oakland's draft 2023-2031 Housing Element includes Action 3.4.3 which will fund a continued review of parking policies after the Housing Element is enacted. We commend this proposed action but are concerned with the lack of specificity in the proposed review. The action speaks to a "review of existing residential	A. Comment noted. B. See the revised **Action 3.4.4**: Revise citywide parking standards in the Housing Element and Appendix J for a summary of zoning amendments related to parking.

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			parking standards and the identifications of appropriate new standards to match long-term development and environmental goals" and, beyond a reference to exploring flexibility in parking requirements, the action lacks a concrete policy goal. With the importance of implementing smarter parking policies, especially given our climate and housing affordability crises, we at TransForm want to ensure this funded review has clear goals so it is not ignored or pushed to the next Housing Element cycle. Specifically, we encourage implementing unbundling beyond the downtown development zone, and strengthening TDM by requiring provision of transit passes and bike share memberships to each resident. To show the tremendous benefits these policies can have, we have used our GreenTRIPConnect tool to create scenarios for a potential future development site at 7000 Bancroft Ave. GreenTRIP Connect is recommended by the California Office of Planning and Research as a tool to use while developing General Plans and is especially useful during development of Housing Elements. The tool is free to use whether planning at the site or city-wide level. By implementing unbundling, and providing bikeshare and transit passes at this site, we saw a 26% decrease in parking and resident transportation savings of $988 per year. When combined with 100% affordable housing these strategies resulted in an incredible 50% reduction in driving and greenhouse gas emissions for the site, compared to the city average. If an affordable development with	

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			smart parking strategies were built on this site each household would drive 5,066 less miles per year creating a greener and safer community. With a RHNA allocation of 26,251, it is essential that Oakland makes eliminating constraints to housing development such as parking a top priority for this Housing Element. Policies and investments that also maximize the amount of affordable housing will also be critical. These two crucial issues—smart parking strategies and affordable housing—go hand-in-hand and we hope the City defines concrete goals for parking reduction.	
34	**Stuart Flashman**	6/13/2022	Stuart's annotations on Appendix A - see link in column to the right Stuart's annotations on Ch 1-4 - see link in column to the right	Comments noted.
35	**Ronnie Spitzer**	6/13/2022	A. Many terms used within the document require more precise definition. The document currently contains phrases which could be construed one way within the current context but might assume an entirely different meaning in the future. One such example is “missing middle”, which is in common usage within planning circles but might be considered “jargon” to the general public even now. B. Most important, the Housing Element states the upcoming 2023-2031 RHNA allocation is already covered by the identified inventory of adequate sites within the EXISTING General Plan, even adding in a 15% buffer. No further changes should be required. Therefore, the main purpose of this document might be to incorporate the Housing Action Plan goals listed on page 11, although that point is not clearly described in the document. This should be made explicit throughout the document.	A. See Appendix H: Glossary for key terms used in the Housing Element. B. Comment noted and the role of the Housing Action Plan to affirmatively further fair housing has been made explicit throughout the document C. The 2023-2031 is Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing. The goals seek to - Reduce racial segregation and disparities in housing opportunities and outcomes - Significantly address disparities in housing needs and access to opportunity, - Replace segregated living patterns with truly integrated and balanced living patterns - Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation and fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between

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			C. Likewise, upzoning around transit stations and along transit corridors is not required to meet 2023-2031 RHNA goals. A justification within the context of RHNA goals should be made to support statements such as, “Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing on page 14. Is this change proposed on general principles, to meet and equity goad, to encourage a more diverse mixture of housing, or some other reason? High resource areas (“high resource” itself should be precisely defined and the locations identified within the draft Element) are discussed in several places within this document. What exactly are the goals for the high resource areas; is it the exact RHNA housing mix goal or something else? Implementation of the Housing Action Plan broadly in the City’s high resource areas requires an understanding of the barriers to development there, is not cohesively described in one location within the draft. Based on studies, the largest barrier to housing production in an area such as Rockridge is the high land cost. Development of any housing other than market-rate housing is difficult to pencil out. This needs to be explicitly discussed in the HE and policies proposed to overcome this difficulty. One option proposed in the HE is an affordable housing overlay. It should be specific to each area within the City, and take into account local conditions.	market- rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low -income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing

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			Another point regards tenant and anti-displacement protections explicitly removing properties with existing units from further development to avoid displacement. Those policies look very different in higher resource areas than low ones, and would require the development of vacant parcels in Rockridge. As mentioned earlier in this comment, those are few and far between. For example, much of College Ave, Claremont and portions of Upper Broadway, i.e. the arterials, already include the types of housing proposed in the HE. How those housing goals can be accomplished should be explicitly described.	
36	**Rockridge Community Planning Council**	6/13/2022	A. As a statement of general principles, the Rockridge Community Planning Council (RCPC) wants to acknowledge that the State of California is experiencing a housing crisis of historic proportions and that Oakland as a City and Rockridge as a neighborhood within the City must do their parts to ease this crisis. Furthermore, as a "high resource" neighborhood with some of the highest housing prices in the entire region, we believe it is incumbent upon us to lead by example in advocating for more housing development within our borders. We believe that welcoming significant numbers of new residents to Rockridge would be entirely consistent with our values and the cherished historically diverse character of our neighborhood. **B. Housing Sites Inventory** First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density	A. Comment noted. B. Oakland Planning Staff included the "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley in the revised Housing Element Sites Inventory. C. Comment noted. The Draft Housing Inventory Sites Interactive Map has been updated here: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d D. The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) E. Comment noted. Goal #3 has been revised to read "Close the Gap Between Affordable and Market Rate Housing Production by Expanding Affordable Housing Opportunities." F. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. G. The City will broadly apply the Affordable Housing Overlay (AHO) citywide, except for contaminated sites, protected historical sites/districts, and selected areas in the Very High Fire Hazard Severity Zone, per **Action 3.4.10** Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right , the City will create a Housing Opportunity Sites Overlay Zone to permit sites included in the Housing Element's Housing Sites Inventory (**identified in Table C-26 in Appendix C**) to develop owner-occupied and rental multifamily

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			neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses. While some infill and densification is likely to occur organically in Rockridge's lower density residential neighborhoods, we believe the most important opportunities exist on a handful of larger sites within the neighborhood. C. The maps and tables in the draft are a little difficult to navigate, but we believe we can see the following sites identified on Figure 3-1: Housing Sites Inventory: • CCA Site • Rockridge BART Site • Triangular site at the corner of Claremont and College • A portion of the Dreyer's Ice Cream site • Wendy's site at College and Broadway D. We agree with the inclusion of these sites on the inventory but believe several other important potential housing development sites have been left out, including: • Ridge site at Broadway and Pleasant Hill (already discussed above) • Carpet store site at College and Kales • Dialysis Center site at Claremont and Clifton • DMV Site at Claremont and Cavour	uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. H. Comment noted. Staff will undertake a comprehensive update of the Land Use and Transportation Element (LUTE) and the Planning Code in Phase 2 of the General Plan Update process

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			• Chevron Station Site at Telegraph near highway 24 The omission of these sites or others yet to be identified in Rockridge contradicts a key narrative discussed in the Housing Action Plan beginning on page 60 to affirmatively further fair housing goals. The section reads: "The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive." We are aware that some of the sites on the second list above may have been omitted from the Inventory by staff because of technical guidelines governing what sorts of sites are eligible for inclusion. However, we feel strongly that we should err on the side of inclusivity due to the seriousness of the housing crisis. We would welcome an opportunity to discuss these criteria further with Planning Department staff. **E. Housing Action Plan:** <u>Five Overarching Goals</u> The first paragraph of the narrative on page 59 under Goal #3 <u>"Expand Affordable Housing Opportunities"</u> discusses the importance of the general production of housing and asserts that "thoughtfully adding housing at every level can reduce market competition for existing homes…." before going on to point out the overarching importance of making a concerted effort to increase production of homes that are	

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			affordable to very-low, low and moderate income households. We agree with these sentiments but feel that the headline “Expand Affordable Housing Opportunities” is not descriptive of the Element’s stated policy goals. We recommend the headline be amended to read something like “Expand Housing Opportunities at All Income Levels, With a Very Strong Emphasis on Affordable Housing." F. Policy 3.2: Create a More Diverse Mix of Homes to Meet Community Needs This policy would be implemented in part by zoning amendments to permit more “missing middle” type small scale multi-unit housing in low density zoning districts like those found in most of Rockridge. Our own economic studies have shown that similar to SB 9 which is already in effect, these regulatory changes will result in only a small amount of change in Rockridge, where very high land values mean that demolition of most existing houses is unlikely. However, we are supportive of these policy changes for both our own neighborhood and the City as a whole. If feasible, we would like to see these zoning amendments incentivize family, senior and disabled – friendly units. This policy would also be implemented by actions taken by the City to reduce regulatory constraints to the development of ADUs and also to help older or lower-income homeowners develop ADUs. We are very supportive of these efforts and feel that they could help bring a modest number of moderately affordable units to Rockridge G. Policy 3.3: Expand Resources for the Construction of Affordable Homes We are broadly supportive of the intent and implementation ideas contained in this section,	

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			recognizing that while it is important to add housing at all affordability levels, by far the greatest need is for affordable units. We also recognize that construction of affordable housing is unfortunately very expensive and there is a need to find more resources and innovative ways to pay for this. In particular, we are intrigued by the concept of an "affordable housing overlay" outlined in action 3.3.5. We would be interested in exploring this idea along College Avenue as well as on some or all of the opportunity sites discussed above H. Lastly, we think there is a role to play for measures that don't involve new construction, such as discouraging holding of units off the rental market and condo conversions. In addition, the City should look at amending the CN-1 zoning to prohibit conversions of upper floor residential units to non-residential uses.	
37	**Oakland Heritage Alliance**	6/13/2022	A. Some of the upzoning proposals could adversely affect historic properties, but they are presented very generally in the draft with the intent of being fleshed out as part of the upcoming zoning amendments and objective design review standards. We therefore are considering these implementing documents as the appropriate vehicles for evaluating the impact of housing element proposals on historic properties and look forward to opportunities for early input on these documents B. It is good that "landmarks/historic properties" are included among the constraints considered in Figure C-6 regarding Supplemental Housing Sites for AFFH. However, Figure C-6 does not include Areas of Secondary Importance (ASIs) as defined in the Historic Preservation Element and Oakland Cultural	A. Comment noted. B. Areas of Secondary Importance (ASIs) are not included in Figure C-6, but the City is considering how ASIs will be impacted with regard to the Housing Element and development of the proposed zoning reforms and objective design standards.

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			Heritage Survey. We therefore request that ASIs be reflected in Figure C-6 and that the housing element and follow up zoning amendments and objective design review standards be structured to avoid adverse impacts on ASIs as well as other historic properties.	
38	**Kirk Peterson**	6/13/2022	A. Affordable housing is housing very hard to find for low income families. The Housing Element should promote the construction of more affordable/subsidized units that will accommodate families, as well as families that can afford to occupy market rate housing. I'd say a family is a group of more than three related individuals, possibly including multiple generations and generally including children, or we can simply say a related group that needs three bedrooms. There are legal definitions. It's easier and more lucrative to build studio, or one or two bedroom units. Many (most?) landlords would rather rent to adults only, as the wear and tear on the unit will probably be less, and these people are more likely to move out, and not stay for a longtime. In addition to that, there is likely to be a loss of family-sized dwellings, as existing single family houses are divided into apartments, or demolished to make way for multi-unit structures with small units. It would be negligent of the City to ignore the possibility of significant demographic changes related to the Housing Element. Until such potential changes are examined it cannot be determined if they are good or not, or consistent with the goals of the City. It is important that the Housing Element include language to help promote housing for families. This means numbers of people housed, not numbers of units. B. When the draft talks about 'opportunity sites' it seems to only look at large parcels that could	A. Comment noted. This comment is addressed in revised **Action 3.7.5:** Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes. B. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. C. Comment noted. Actions in Goal 5 Policy 5.1 Sustain Affordable First-Time Homeownership Incentives address this comment, as well as actions in Goals 1 and 2, which are designed to protect homeowners from displacement pressures and provide investments to help homeowners preserve and improve their homes. D. Comment noted. Staff will study these issues as part of the Land Use and Transportation Element (LUTE) and Open Space, Conservation and Recreation Element updates, as well as through the new Infrastructure / Facilities Element in Phase 2 of the General Plan Update process.

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			hold many units, of which there are relatively few in most neighborhoods. These are often owned by entities that have no interest in building housing. I would like the Element to look at our boulevards and arterial streets as 'opportunity sites' that could yield a large number of units. There are about fifty miles of such streets, with thousands of small parcels. The element should look at how to promote development of the smaller (up to five story) multi-unit buildings along the street that are already zoned for it. This would be a more 'organic' sort of growth that could be more 'Oaklandish' and neighborhood-friendly than the huge boxes most developers want to build. The city should encourage 'mom and pop' local development done by local people who own small parcels. The Housing Element should look at how the City can facilitate such development, instead of devoting so much effort to helping corporations build big lucrative projects. C. Home ownership has many benefits for individuals and cities. The Element should address the importance of home ownership. People who are literally invested in Oakland are most likely to be involved in and contributing to the community over time, which is good for all. The City should promote home ownership, and facilitate projects that allow for it. This could include requiring that projects include for sale units, possibly with developer-subsidized down payments or financing assistance. Such a policy would be a contrast to historic institutional exclusionary practice. D. To what extent is planning considering the effects of lots of new development on the character and quality of life for Oakland citizens. present and future. I have seen the negative effects of 'redevelopment ' in Oakland	

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			in person. The Draft does not seem to include much on possible widespread cumulative negative impacts on cultural and natural resources. In the denser more crowded Oakland will the increase in housing result in diminishing the quality of and access to other things cities need. Will there be a commensurate increase of parks and open space, or libraries. or accessibility to historic sites and districts, or their expansion. Our present citizens care about these things. To what extent shall we socialize the risk of the loss or diminishment of such things, while the economic benefit of development remains private? Meeting a state quota for housing is a bureaucratic legal goal - but it cannot be a lived reality	
39	**BART**	6/13/2022	A. We also appreciate the City of Oakland's (City) interest in including BART's land in its 2023-2031 Housing Element, as shown in Appendix C: Sites Inventory of the draft Housing Element. As the City is aware, BART's Transit-Oriented Development Program Work Plan currently does not categorize all of the BART properties that are listed in Appendix C: Sites Inventory as 'Near-term (project initiation in 2020-2025)'. It is our collective goal to deliver as much housing near transit as possible, and BART would like to support local jurisdictions to achieve the Bay Area's regional housing goals. However, BART has limited staffing resources and few funding sources for the infrastructure - most notably parking replacement - that is often required to free-up space on BART's land for development. Given current resources, it will be challenging for BART to support	A. Comment noted. B. These sites have been removed from the Revised 2023-2031 Housing Element. C. Comment noted. The City has been working closely with BART during the 2023-2031 Housing Element Update. In addition, **Action 5.2.2** also promotes infill, transit-oriented development (TOD), and mixed-use development and directs staff to work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. The City has applied for the State Prohousing Designation and is awaiting final decision.

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			development of all the land that has been planned for inclusion in BART partner jurisdictions' Housing Elements during the 2023-2031 upcoming cycle. B. In addition, several BART properties that are listed in Appendix C: Sites Inventory are not suitable for development due to proximity to BART infrastructure and associated structural issues. Please see attached for a detailed analysis of each of BART properties. [see link to comment letter p.4-5 in column to the right] C. If conditions have changed since the last assessment in 2019/2020, the timeframe for TOD development in station areas can be updated in BART's TOD Work Plan. Key considerations by BART for prioritizing development projects are 1) availability of local funding and resources to support development, including staff support and funding for community outreach, affordable housing, and infrastructure, and 2) seamless coordination with local jurisdiction staff. Jurisdictions with station areas that are currently listed in BART's TOD Work Plan timeframes of Mid-term or Long-term need to meet the following conditions to be considered for prioritization: **1.Local Support and Funding:** First and foremost, we see TOD projects on our property not as solely a BART project, but a BART/local jurisdiction-partnership. BART TOD projects are civic destinations, and transformative to the community, often including off-site improvements. The City must be committed to working closely with BART to find funds and resources to facilitate community outreach, discussions, and decisions on TOD development and area-wide parking. It takes	

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			several years of pre-development work prior to issuance of a RFP for developers, so any development of BART land within the planning period of 2023-2031 must dedicate sufficient BART and City staff time to advance a TOD project within a reasonable timeframe. **2.Prohousing Designation:** BART will prioritize projects in jurisdictions that are pursuing a Prohousing Designation by California Department of Housing and Community Development. We may advance housing development on BART's property located within a Prohousing Designation even if other conditions have not yet been met. **3.Station Access and Parking Strategies:** Maintaining access to the station is important for the City and region. BART will work with City staff and developers to develop and implement a Station Access Plan that identifies potential improvement projects to enhance pedestrian, bicycle, transit, and vehicular access. The City should plan for and implement a locally led parking resource assessment and management plan for at least ¼-mile radius around the station area. It should identify parking opportunities for BART riders that would minimize the number of spaces to be included in the TOD project and address spillover concerns by neighbors. BART staff will work with the jurisdiction to provide support and guidance as needed but will not be able to lead the development and implementation of a parking management plan. **4.Environmental Studies:** The City should ensure that environmental studies associated with the 2023-2031 Housing Element assume a minimum density of 75 dwelling units per acre for BART's land that is likely to be developed	

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			within the planning period. **5. BART Policies and Standards:** Any development on BART's land is subject to BART's review procedures and approvals and shall follow relevant guidelines, policies, and regulations. The jurisdiction should commit to support and meet BART's policies andstandards. Most of these policies and are summarized on our TOD Guidelines and Procedures webpage.	
40	**EBHO**	6/13/2022	A. The draft document, which runs to more than 800 pages including all its appendices, contains no executive summary or other guide. At a minimum, both the draft and final document should include a summary narrative that outlines the key findings of the evaluation of past performance, the results of the Fair Housing Assessment including identification of the most important underlying factors to be addressed, the identified governmental and non-governmental constrains to housing, a summary of the site inventory that quantifies and maps key issues such as the geographic distribution or concentration of sites – particularly those for lower incomehouseholds, and key elements of the action plan including a listing that highlights new programs and policies. B. The presentation of the draft Housing Element to both Planning Commission and City Council was subsumed within a much larger information report on the overall update of the City's General Plan. As such it wasn't clear from the lengthy title of the agenda item that this was the opportunity to provide comments on the Housing Element. At those meetings, the presentation focused on the update process but did not include any information on the actual content of the document. It wasn't until we	A. The revised 2023-2031 Housing Element includes an Executive Summary. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions in blue text. B. Comment noted. The Draft Housing Element was presented to the Planning Commission on June 1, 2022. Staff also presented to City Council on October 18, 2022, and Planning Commission on October 19, 2022, to review the findings letter from State HCD. C. Appendix A: Evaluation of the 2015-2023 Housing Element includes a discussion on shortfalls in producing affordable housing D. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing. In addition, the 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing. The goals seek to: - Reduce racial segregation and disparities in housing opportunities and outcomes - Significantly address disparities in housing needs and access to opportunity, - Replace segregated living patterns with truly integrated and balanced living patterns - Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation and fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market- rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each

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			commented on this that a summary presentation was finally made available halfway through the public comment period. We do note that the Planning Commission scheduled a subsequent meeting to review the draft in more detail. C. Evaluation of Past Performance As noted in Appendix A, performance in meeting the RHNA goals of the 5th Cycle Housing Element has been mixed. From 2015 through 2021 (7 years out of the 8-year planning period), the City has issued permits for more units than its total RHNA. However, as the Draft notes, this has been disproportionately concentrated in the Above-Moderate Income category, where the City has already issued permits for nearly 200% of its RHNA, while falling far short for Very Low, Low and Moderate Income. The result has been a "housing balance ratio" of one unit of lower income (VLI+ LI) housing for every eight units of Above Moderate-Incomehousing, despite a RHNA goal of oneunit of lower income housing for every 1.9 units of Above Moderate-Income housing. Oakland has long passed the point where it needs to make special efforts to attract market-rate development. Over the 3rdand 4thhousing element cycles(1999-2014), Oakland permittedan average of just under 700 units per year, rarely exceeding 1,000 in a year, and of which 73% were Above Moderate Income. In the currentcycle, the average has been 2,400 permits per year, with only two years below 1,000, of which 88% were Above Moderate Income. In light of this record, the evaluation of past	goal includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low -income households. E. The interactive Sites Inventory Map includes sites, Council Districts, and affordability level and is available at: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d F. The Excel table was updated on the City's Housing Element website on August 9, 2022. Please see the revised table here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. G. The revised 2023-2031 Housing Element incorporates this feedback and includes an updated analysis of nonvacant sites H. Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels (See Table C-8): 35% affordable to very-low-income households, 35% affordable to low-income households, and 30% affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units. To ensure that Oakland's ADU production aligns with these projections, the City has added a NEW Action 3.2.6: Monitor Affordability of Permitted ADUs to identify any additional actions in the event of a shortfall. I. The revised 2023-2031 Housing Element incorporates this feedback. The revised 2023-2031 Housing Element includes additional sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) J. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. K. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. The revised 2023-2031 Housing Element includes additional sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			performance should take a harder look at the reasons for this disproportionality. In particular, the City should assess the need for continuing to incentivize production of market-rate housing without conditioning such incentives on production of affordable units or payments of appropriate fees to the Affordable Housing Trust Fund, particularly since the 6th cycle RHNA requires not only a much greater numberof units, but also a higher proportion of lower income units. The evaluation needs to not just provide data on past performance, it should include analysis of what is working and what is not, the reasons for this performance, and a serious consideration of which programs need to be discontinued or seriously modified. D. Affimatively Furthering Fair Housing Despite having completed a Fair Housing Assessment in Appendix D, there still appears to be a disconnect between this assessment and the housing element itself. In the Introduction chapter, the City refers to "an affirmatively furthering fair housing analysis (AFFH), which guides the analysis of each set of requirements." Similarly, Appendix D is labeled as the "Affirmatively Furthering Fair Housing Draft" but is primarily a fair housing analysis. The new statutory requirement to affirmatively further fair housing requires more than an analysis of fair housing issues. The analysis must identify and prioritize the key factors contributing to segregation and disparities in housing opportunity and conditions, and then the City must develop both the site inventory and the action plan in ways that address these factors, along with clear metrics for determining whether those actions result in real	L. See Action 5.2.8: Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with NEW Action 5.2.9: Prioritize investments and improvements to meet the needs of low-resourced and disproportionately burdened communities. M. Comment received. N. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes discrete implementation timelines and milestones within the 8-year planning period. O. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes updated milestones and objectives for programs and policies, especially actions that address fair housing issues, within the 8-year planning period. P. In the revised 2023-2031 Housing Element, Goal 3 of the Housing Action Plan is reframed to state "Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities." In addition, "Reduce racial segregation and racial disparities in housing opportunities and outcomes" is explicitly called out as a priority in the introduction to the Housing Action Plan. Q-1. See the revised Action 2.2.5: Extend local replacement unit provisions. Q-2: Comment noted. Q-3: COPA/TOPA policies are relatively new to the Bay Area and are complex undertakings that require careful financial, regulatory, and legal alignment. Before proceeding with a COPA/TOPA policy, staff would require direction from Council on the scope and goals of such a potential policy. Such direction has not yet been received, and as such, COPA/TOPA policy must remain a study item. Q-4: City staff dispose of public land according to Council direction and State and local law, specifically the State Surplus Land Act (SLA) and the Oakland Municipal Code (OMC) (see Chapter 2.42 which governs the disposition of real property). Decisions about the disposition of a particular parcel are made by City Council action, consistent with the requirements of the OMC Q-5: See revised Action 3.3.3 Q-6 See revised Action 3.3.5: Implement an Affordable Housing Overlay. Q-7: See updated timeline to Action 3.3.8: Right-sized development fees on market-rate developments. Q-8: See revised Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

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			improvements. It is not enough to determine after the fact whether an AFFH-neutral selection process results in non-discriminatory outcomes. The requirement to affirmatively further fair housing must fully inform the site inventory and action plan. We encourage the City to review HCD's April 2020 AFFH Memo (AB 686 Summary of Requirements in Housing Law)and its April 2021 AFFH Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements The Fair Housing analysis does not consider whether the City's zoning contributes to enduring patterns of racial segregation. The word "zoning" barely appears in the analysis, and while the Draft Housing Element notes that most of the City's residentially zoned land is zoned for single-family housing, this is not related back to patterns of racial segregation. Not surprisingly, in the absence of such an analysis, the City conducted its site inventory with the aim of meeting its RHNA numbers without having to rezone any sites. The Housing Element should include an analysis of the extent to which existing zoning is a barrier and a set of strategies to overcome this barrier through strategic rezoning. Table D-9 provides a brief summary of fair housing issues, contributing factors and proposed actions, but the proposed actions are fairly general and not tied back to the action plan. We recommend that Table D-9 be revised to explicitly cross-reference specific actions described in the action plan itself. Table D-9 notes as one issue that "Affordable housing is limited by location and housing type," but there's little examination of the reasons for this. The table recommends that	Q-9: On May 17, 2022, Oakland City Council directed the City Administration to study the creation and implementation of a citywide enhanced infrastructure financing district (EIFD) funding affordable housing and infrastructure improvements. Staff will be conducting a feasibility study of various EIFD scenarios and anticipate that a final recommendation will be provided by Fiscal Year 2024. See Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD). Q-11: Comment noted. Q-12: Please see the revised Action 3.3.15: Continue and expand density bonus incentives. The City will solicit additional ideas for incentives and expansion of the density bonus program and gather feedback from Planning Commission and City Council, as well, during a mid-cycle Housing Element assessment. Q-13: Planning Staff are exploring this with the Department of Finance. Q-14: Action 3.3.18: Implement affordable housing investments contained in Measure U has been updated to include information about Measure U, the November 2022 Infrastructure Bond that, if approved, will include $350 million for affordable housing. Q-15: See revised Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right. The City will create a Housing Opportunity Sites Overlay Zone to permit all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. Q-16: Comment noted Q-17: See Action 5.2.8: Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with NEW Action 5.2.9: Prioritize investments and improvements to meet the needs of low-resourced and disproportionately burdened communities.

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			this be addressed primarily throughmobility strategies including expanded use of Housing Choice Vouchers but fails to note that in many of the higher opportunity areas,rents are far higher than what's allowed for with the Housing Choice Voucher payment standards. While there is a vague call to "eliminatesingle-family zoning," it's unclear if this refers to allowing 2-4 units buildings in single-family zones, or if it means expanding multifamily zoning at densities of 30 du/acre or greater. Finally, while it is proposed that affordable housing be increased in high opportunity areas, there's no specific program referenced here by which this might be achieved, particularly given the limited number of lower income sites identified in high opportunity areas. E. Site Inventory The site map is at a scale that makes it difficult to adequately see whether these is an equitable geographic distribution of sites, particularly sites for lower income housing. The City should provide a series of maps for each planning area or council districtin addition to a single citywide map. The site maps should be overlaid on maps of key demographic indicators, particularly racial concentrations and concentrations of high-and low-incomehouseholds. It would be especially useful to map sites against areas of concentration of white residents vs concentrations of people of color. The City recently provided links to an interactive GIS map. This map would also benefit from additional layers showing key demographic indicators including race and income. Sites should be color coded for income level (lower income, moderate income, above moderate income). Rather than shading the	

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			parcels, which at best indicates the relative size of parcels, sites should be indicate with dots of different sizes representing the number of units that can be accommodated on the site. F. The Excel table for the site inventory has modified the total capacity column and eliminated the formula that is in the State's template spreadsheet and replaced it with actual numbers. The result is that in a number of places the entry for "total capacity"does not equal the sum of the columns for lower, moderate and above-moderate income capacity. This should be corrected, since at present the sum of the total capacity column exceeds the sum of the individual columns. G. The inventory should provide more detail on the current use of non-vacant sites. In particular, while the inventory identifies whether non-vacant sites have office, commercial, or other uses, it does not distinguish between sites with active uses and those with vacant buildings. That information is needed to assess the likelihood that a site will become available during the planning period. H. The projection that roughly 90% of all new ADUs will be affordable to lower incomehouseholds is significantly different from the regional ADU affordability distribution provided by ABAG (see Appendix C, page 25). The City has relied on a limited (and not necessarily representative) survey that was conducted as part of a City-commissioned report. Data on ADU rental rates is based on just 56 responses to this question. It indicated that the average rent for anexisting ADUis $1,112. However, one third of the responses indicated that their ADUs were being occupied rent free. As these units are likely being provided to family members, without further	

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			data it cannot be assumed that these units are available to and occupied by low-income households. The calculation of average rents should remove the zero rent units from the calculation. Further evidence that the $1,112 figure is unlikely to apply to newly created ADUs is contained in this same City-commissioned report. That study includes model pro-formas for several ADU development scenarios and uses rents that range between $2,360 and $3,029 per month. The City should re-evaluate its projections of affordability level for newly created ADUs and revise the site inventory accordingly. I. There is little discussion or analysis of how the inventory does or doesn't change patterns of segregation. Table C-19 on page C-83 shows that for the preliminary site inventory, 26.1%of lowerincome capacity is located in moderate to highest resource tracts, while 36.4% of above moderate-income capacity is located in these tracts. On its face this does not appear to further fair housing. While the City has provided additional AFFH sites, it has not indicated the extent to which those supplemental sites would offset the disparity described above. J. The geographic distribution of sites is not surprising in light of the City's decision to focus only on opportunity sites that require no rezoning, and to rule out in advance any rezoning of low-density areas to accommodate some of the lower income portion of the RHNA. While the City proposes, outside of the site inventory, to consider some future rezoning, the areas that will be studied are not identified and it appears that the focus will be more on	

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			accommodating “missing middle” housing types that cannot be assumed necessarily to be affordable to lower income households. K. The City explains the relatively small proportion of lower income sites in high and moderate resource areas by noting that significant portions of these areas are also very high fire hazard or seismic hazard areas, which are located primarily in the most affluent portions of the city with the greatest degree of racial segregation. At the same time, other hazards such as industrial pollution, poor air quality, or sea level rise, were not considered disqualifying. The result is a set of criteria that by definition rule out the majority of high opportunity areas and areas of concentration of affluence and white population. L. The City justifies concentration of affordable housing in lower opportunity areas as a strategy of investment in these areas to prevent displacement. However, State guidance is clear that this needs to be coupled with place-based community development strategies that involve investments not only in housing, but alsoin enhanced infrastructure, services, schools, jobs, and other community needs that serve the existing population in at-risk neighborhoods. While the Draft Housing Element makes reference to the need for such investments, it does not provide adequate detail on specific programs, strategies or non-housing investments to be pursued, the anticipated outcomes, or any metrics for determining if such programs are effective in stabilizing at-risk communities. M. Action Plan Much of the Action Plan consists of continuation of policies and programs already in place. Since it’s clear that existing policies have	

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			resulted in over-production of market-rate housing and under-production of lower income housing, the City must consider how existing programs can be recalibrated to produce better results. N. Where new programs are mentioned, they are generally described with terms such as “consider,” “study”, or “evaluate”. These are not actions in themselves. HCD has been clear in its guidance and in reviews of draft housing elements in other regions that these kinds of general statementsare not sufficient. In its reviewo f Los Angeles’ Draft Housing Element, HCD clearly stated: Programs must commit to completing an action that will have an actual impact on housing such as “amend,” “revise,” or “establish” While we would like to see the Housing Element itself be the vehicle for new housing policies, where this is not possible then at a minimum the Housing Element should commit to bringing concrete legislation before the City Council for adoption by a specific date. Moreover, these dates should be in the firstfew years of the housingelement. Postponing these studies to the later years means that many of these new programs, if implementedat all, will have limited impact in the housing elementcycle. This is not a new issue. There are a number of policies and programs that the City has pledged to “consider” for multiple housing element cycles without ever having a full policy discussion and proposed legislation before the City Council. For this update, the City should commit to move beyond this	

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			In many cases the time frames are vague. Specific milestones and deadlines for completion should be called out. O. There is no clear prioritization of the many actions contained in the Action Plan. Which actions are most important to achievement of the City's goals and objectives? For the many new programs and policies that the City will "consider" or "study," which are the most important and what resources will be available to ensure that they are completed in a timely fashion? Anticipated outcomes and metrics are insufficient. Many of the action items have no quantified objectives and it is unclear what outcomes are anticipated or how the effectiveness of these actions, particularly in addressing fair housing issues, will be assessed. While the Action Plan discusses how the City's major goals address AFFH, it doesn't clearly identify specific actions that address priority factors for AFFH. HCD's guidance on affirmatively furthering fair housing is clear that jurisdictions must identify underlying factors that create and maintain segregations and inequitable opportunities and outcomes, and then select a number of factors that are the highest priority and ensure that the site inventory and action plan are clearly related back to these priority factors. P. The City should not take actions that incentivize market-rate housing without requiring affordability in return. In the past, many policies that could be used to incentivize affordable housing have been implemented across the board without any affordability requirements, leaving the City with limited options for incentives specifically to produce affordable housing. After two decades of	

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			significant above-moderate income housing productiondating back to the “10K” plan, it’s clear that such incentives are no longer needed. Rather than continuing to “expand housing for all economic levels” the housing element action plan needs to focus on the most deficient areas and therefore must prioritize actions that will improve performance in creating and preserving housing for the lowest income individuals, including persons who are currently unhoused. Q-1 Action 2.2.5 The City should provide a specific date for adopting SB 330 anti-demolition protections. Since this is a matter of bringing the City’s code into compliance this should be implemented by the end of 2023 at the latest, including extending it beyond SB 330’s sunset date. Q-2: Action 2.2.6 We strongly support efforts to reduce speculation in housing through both a speculation tax and adoption of Tenant Opportunity to Purchase Act/Community Opportunity to Purchase Act (TOPA/COPA) legislation. Q-3: Action 2.2.8.In place of vague action to study a possible TOPA/COPA policy, the City should commit to bringing a TOPA/COPA ordinance before the City Council for adoption within the first year of the housing element. Q-4 Action 3.3.1 Any strategy regarding use of public land should start with adoption of a public land disposition ordinance consistent with the policy framework adopted by the City Council in December 2018. If the City is now proposing to abandon that framework and take a different approach, that should be clearly stated and presented to the City Council as a change in adopted policy.	

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			Q-5: Action 3.3.3 This action speaks primarily to provision of rental assistance but includes as part of its objective thestatement that “100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle.” This statement should be included in action 1.1.5, which currently contains no actual commitment. Q-6: Action 3.3.5 We strongly support an Affordable Housing overlay that provides by-right approval of 100% affordable housing projects citywide, wherever zoning currently permits it. We also support identifying specific incentives and bonuses that could be part of such an overlay, but that process should not delay the immediate adoption and implementation of a by-right overlay. Q-7: Action 3.3.8 We support revision of the Affordable Housing and Jobs/Housing Impact Fee programs, with particular attention to the amount and timing of the fee and recalibration of the on-site alternative compliance option to provide an outcome (number and affordabilityof units) comparable to what would be achieved through investment of the fee in affordable housing. This analysis was supposed to have been completed by the end of 2021 for presentation to the City Council in early 2022 and was to involve community participation throughout theprocess and not just in response to a completed study. This has not been the case. The City should commit to a firm date for revision of these ordinances, and should ensure that all evaluations and assessments include meaningful community involvement. Q-8: Action 3.3.9 We support deferral or reduction of planning and building fees to increase the feasibility and reduce the cost of producing affordable housing. In particular, we	

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			support deferring or reducing building permit fees. For City-financed affordable housing, fee payments could be deferred until a certificate of occupancy is issued, as the City has ample leverage to ensure that those fees will be paid. Q-9: Action 3.3.10 We support the creation of a Citywide Enhanced Infrastructure Financing District (EIFD) with a primary goal of providing additional funding resources for affordable housing. Q-11: Action 3.3.12 We support continuation of the Acquisitionand Conversion to Affordable Housing (ACAH) program, including support for community land trusts and limited equity cooperatives in addition to traditional nonprofit housing. Q-12: 3.3.15: We support continuation of density bonus incentives, but call on the city to evaluate any barriers to a broader use of the density bonus program, including information on what developers have shared regarding how this program might be improved or expanded. His evaluation should also distinguish between use of density bonus for 100% affordable projects vs predominately market-rate projects. Q-13: Action 3.3.16 We support increasing the Real Estate Transfer Tax on higher end transactions including dedication of that increased revenue for programs that produce, preserve and protect affordable housing opportunities. We urge the City to move forward to place such an item on the November 2024 ballot to maximize the likelihood of passage. Q-14: Action 3.3.18 We strongly support extension of the Measure KK infrastructure and affordable housing bond, with asubstantial increase in the share and amount devoted to housing production and preservation, at a scale	

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			that will make a significant impact on Oakland's pressing affordable housing needs.This is an urgent priority and should be implemented as rapidly as possible. Q-15: Action 3.4.10 For inventory sites that are carried over from previous housing element cycles, the City must commit to actually rezone those sites –perhaps through use of a zoning overlay – that provides for by-right approval on these sites if a minimumof 20 percent of the units will be affordable to lower-income households. Ideally this should be implemented as part of the Housing Element itself. If not, then the Housing Element must include a specific rezoning program for these sites. Q16: Action 3.6.4 We support active encouragement of use of SB 35 to provide by-right approval for 100% affordable housing, including training and direction to Planning staff that this should be affirmatively pursued. Q-17: Action 5.2.8 We have substantial concerns that, given the limited targeting of high opportunity neighborhoods in the site inventory, a "mixed-income" strategy in areas of concentration may lead to more gentrification and displacement. The City must ensure that a better mix of incomes in a neighborhood is not simply capturing a point in time where a neighborhood transition is actually taking place. We note that despite acknowledging the need for place-based strategies to stabilize and improve low resource areas, these programs are not included in the Action Plan.	
41	**WOCAP Steering Committee**	6/14/2022	**A. Indoor air pollution:** We are glad to see references to indoor air pollution remediation in the Housing Element, for existing homes.	A. See updates to **Action 2.1.6:** Increased Funding for Improved Indoor Air Quality B. See **Action 5.2.5**: Encourage earthquake-resilient housing

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			From an equity, resource and health perspective it makes sense to preserve existing housing wherever possible. We know that indoor air pollution is a significant health burden on Oakland residents, particularly heavy for people who suffer from other air pollution exposure burdens. We urge the City to add specifics about how it will undertake the objective of improving air pollution exposure and how that effort will be targeted. We suggest that the city commit to work with Alameda County Health Department, local hospitals, nonprofits and others to specifically target these efforts toward families with asthmatic children, for the purpose of reducing emergency room visits for treatment of asthma and other lung diseases. There was a program operating several years ago called "Pay for Success" that pioneered an approach to identify these families, coordinate housing improvement services and secure innovative forms of funding from health care providers. That program may have information or lessons that could help the City establish a larger effort. **Unintended consequences:** Actions should be more explicit about steps to avoid inequitable and unintended consequences and steps to overcome access barriers (ex. Many times do not have electrical systems that will accommodate filtration, how will people be protected from utility/PGE imposed fees resulting from electrification) **Strengthen Wording:** Actions related to air quality are currently worded too vaguely and use very weak language, and at some points don't propose any new actions. This would be fine if air quality wasn't a serious issue, however we know there are serious air quality issues in many areas that lead to elevated rates	C. Comment noted. See updates to **Action 2.1.2:** Promote Healthy Homes Lead-Safe Housing and **Action 5.2.6:** Encourage Climate Resilient Housing. D. The City recommends that the definition of a contaminated site is not expanded to include air pollution. Air pollution is too transitory to assign a "site" to it. More broadly, the definition of contaminated sites can be addressed through the Citywide Vulnerability Assessment & Comprehensive Adaptation Plan (ECAP A-3). Several long-term solutions to address unhealthy levels of air pollution in low income communities of color are provided through the Zero Emissions Vehicle Plan (i.e., reducing truck pollution through the transition to 100% zero-emission vehicles), and to a latter extent will be included in the Building Electrification Roadmap. Improving building envelopes and indoor air filtration (addressed in the Building Electrification Roadmap) are critical interim steps to protect most-impacted communities - as are vegetated buffers. However, the City currently does not have funding nor organizational placement for vegetated buffer work. **Action 5.2.3:** Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects would only pursue grant and loan programs and other technical assistance programs to support the contamination characterization and remediation costs. Pursuing funding for this program would rely upon leadership from the Sustainability and Resilience Division of the City Administrator's Office, as well as the Planning & Building Department and Economic and Workforce Development Department. Historically, the Environmental Services Division of Oakland Public Works has only worked on obtaining grants for City-owned properties or public/private partnerships where the City was listed as a property owner. F. AHSC funding is not used for existing buildings. G. Comment noted H. Comment noted. I. Comment noted.

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			of asthma and other health issues. For example 2.1.1, and 2.1.2 use the phrase "the city will continue to..." implying that they will not be doing anything new. We expect the city to step up and find additional ways to expand this important work. Additionally, 2.1.6 says the "city will explore..." explore feels like weak language - please make a more serious commitment to this important action **2.1.6 Explore funding for improved indoor air quality:** - Ways to strengthen this language could include: "Increase funding" "Create dedicated funding" "match funding" "secure funding". - Some requirements are triggered when property changes hands (ex. 1031 swap). Or at the point of vacancy (new tenant). - Additionally why just "federal and state $", why not all sorts of sources of funds, from the City, creative philanthropic partners (e.g. the California Endowment), community benefits funds from the health care sector, etc. **B. 2.1.1 Support home rehabilitation programs:** - Can this also include rehab for soft story buildings. We want to ensure that if a big earthquake hits, we aren't in danger of losing precious housing stock. **C. 2.1.2 Promote healthy homes and lead-safe housing AND 5.2.5 Encourage climate-resilient housing.** **- Get Gas Out of Residential Buildings:** Recent research shows that indoor gas appliances emit unhealthy levels of air pollution, sometimes in concentrations much higher than outdoor air pollution. Gas use in buildings regularly causes explosions - particularly in older buildings and from aging gas infrastructure. The City's ECAP rightly establishes a goal to gradually remove	

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			fossil gas from existing buildings to be replaced with heath pump technology. We understand that the City Staff is developing a Building Electrification Roadmap The Housing Element of the General Plan should contain specific actions to implement this ECAP objective and fully actualize the Roadmap. This is important from a public health and safety perspective, will help the City reduce greenhouse gas emissions, and in the long run lower the cost of residential heating, cooling and hot water services for Oakland residents. - Need to protect people from additional charges from PG&E related to decommissioning or removing gas infrastructure from existing homes - For 2.1.2, we'd encourage the city to meet with and partner with Alameda County Department of Public Health's Asthma Start Program and the Alameda County Healthy Homes Department to collaborate in future efforts. - We hope the city can think through what happens for existing buildings if they switch to electric? How can we prevent an owner from switching back to gas in the future? Please better define what it would mean to remove natural gas. Also, it might be appropriate to connect with the Fire Department and understand if they have a role? How will OFD get educated around the removal of natural gas since this will reduce the risk of explosions and fires. **D. Remediation of Contaminated Sites:** The Housing Element rightly contains planning to remediate environmentally contaminated sites. Historically this has meant cleanup of hazardous waste dump sites. That work certainly needs to continue. But there is another form of	

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			contamination that the City should address in this plan. Due to deacdes of structural racism, many low income people and communities of color live in or near places that experience unhealthy levels of air pollution. This is evident near the Port of Oakland, near freeways and places with high concentrations of heavy duty diesel powered vehicle traffic. We urge the City to expand the definition of contaminated sites to include neighborhoods exposed to high levels of air pollution. This will help prioritize remediation efforts such as retrofitting existing housing with indoor air filtration. Funding could be used to support and incentivise housing upgrades in highly polluted locations. Also consider that in West Oakland the City is working with businesses (CASS and CSW) to relocate out of the main neighborhood. This would open up some VERY large contaminated parcels for potential housing development and neighborhood amenities. These comments relate to - 3.2.3 Promote flexibility in adaptive reuse to increase the housing stock - 5.2.3 Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects - This action currently reads as if it will subsidize redevelopment regardless of who the developer is ("to property owners") and for whom the housing is being made available. This is too broad. This actions needs to be focus on equitable development and housing. - We'd like to see additional details (and we're open to brainstorming with you) related to HOW the city can help coordinate between developers and federal clean up funds. Strengthen langue to include "Support, find,	

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			locate and arrange for clean up funcs" or something similar. - Should the Building Dept also be a stakeholder / leader for this? Do Public Works and Sustinability have a role as well? Also consider partnering with foundations. - Alameda County's Dept of Environmental Health - Land and Water Protection Local Oversight Program has an initiative to map environmentally polluted sites in the whole county. They could potentially partner data and clean up funding efforts. **F. 5.2.4 "Secure funding from the State's Affordable Housing and Sustainable Communities AHSC) Program"** - Are there opportunities to use this funidng source for remediation and/or electrification / decarbonization? **G. Innovative Financing for New and Renovated Housing:** In the past year, we have entered a period of rising interest rates and inflation that makes it more difficult to finance housing. One partial pollution is to use Green or Social Bonds to finance the city's housing efforts. Recent experience indicates rising demand from investors for these kinds of bonds. There are a wide range of benefits. Green and Social bonds tend to attract wider participation from investors in bond issues, Green bonds help align city finance with other objects including: equity and climate resilience. There is also evidence from Europe and from corporate bond market that these kinds of financing instruments can attract investors to accept a lower interest rate, partly because of lower risk and partly to satisfy growing investor interest in projects having sustainability and equity attributes. We urge the City to actively consider using green or social bond frameworks	

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			to finance housing costs, and potentially lower finance costs for this part of the General Plan **H. Take advantage of point of sale or change of occupancy rules.** Across several action areas, the City can take a more programmatic approach to require or facilitate property modifications that promote environmental health at the point at which a property changes hands (e.g. someone vacates a lease, sells a home or residential building). This approach should include equity measures to ensure lower-resource property owners and/or properties that are "naturally occurring" affordable housing, can implement the improvements. Funding can come from some of the resources mentioned above. **I. 5.2.6 Consider adoption of a disaster reconstruction overlay zone.** - We hope this action can ensure that new homes have strict air quality / electrification / weatherization standards and that affordability is preserved? - Maybe consider creating a low-interest construction loan program for income-qualified owners trying to recover. This type of support should prioritize folks who need it the most and/or who's housing can be preserved for low and moderate income Oaklanders.	
42	**The Unity Council**	6/14/2022	"Housing action plan draft HE, chapter 4, action 3.6.3 (page 83): Expand by-right approvals and implement entitlement reform for affordable housing". Recommendation: Building Fee Deferral for City-sponsored affordable housing development is a Housing Element policy recommendation that the City of Oakland should enact. - Issue: The requirement to pay fees up front without ability to defer is a "governmental	Comment noted. Please see revised **Action 3.3.9:** Adjusting or waiving City fees and payment timing for affordable housing developments. The City currently requires only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of a Certificate of Occupancy. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

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			constraint on housing. - Policy solution: The solution is to provide for a deferral of fees on 100% affordable housing developments. As part of the entitlement reform, the city of Oakland will consider fee subsidies/or payment deferrals to better accommodate affordable housing developers, therefore the City of Oakland should consider including Building Fee deferral to fruition the shared goals of providing desperately needed affordable housing for Oakland's most at-risk and vulnerable residents. Reform in the process to allow building fee deferral for city-sponsored affordable housing developments would allow nonprofit organizations to build more affordable housing. This important step would allow nonprofit affordable housing developers to make it sustainable and ensure that affordable housing developers have an equal opportunity. The building fee deferral would address the specific barriers of the fees so that we can expand affordable housing in our community which is so urgently needed. By deferring these fees, the City of Oakland will be showing itself as a true partner to affordable housing organizations like The Unity Council, who has been a trustworthy, reliable and steadfast partners to the City of Oakland, and has worked together for years.	
43	**Crystal Lynn Keeler**	6/14/2022	A. "An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic	A. Comment noted. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. See updates to Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs.

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			disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in placebased strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas." - Chapter 3 We own a home in East Oakland that serves the criteria above from Chapter 3. It is an area with high displacement (displacement especially occurs on Outlook Avenue - with the View - just above us (68th Ave). We have very nice houses on our block, but areas nearby and down the hill are a bit more rugged. I believe our neighborhood region is an area with historic disinvestment, but with substantial gentrifying forces (houses on the block are now going for a million, a 2-bedroom one block over went for $750K). We're on the low hills, not the high hills, so not much risk of mudslide, or much risk of being flooded (I think we're too high). Our property is 10,000 square feet with a very large yard behind us with fruit trees and an area for an urban garden. There is another chunk of vacant lot just next to our large backyard lot that is currently housing a discarded moldy van (sometimes inhabited by homeless people) and a non-operational boat detritus. I would love to be able to purchase the small slot just next to	C. Although the state-level Costa-Hawkins Act constrains Oakland's ability to further extend rent control tenant protections, there are several provisions in the Housing Element that will better protect tenants. **Action 2.2.5** would extend replacement unit protections beyond the expiration of SB 330. **Action 1.1.9** implements a housing registry, which will be a valuable tool in enforcing existing tenant protection laws. **Action 2.2.6** studies a possible "flip tax" that might reduce speculation. D. Comment noted. Please see revised **Action 1.1.14** Protect Oakland residents from displacement and becoming homeless. E. Comment noted. Please refer to the City of Oakland's Housing Resource Center- https://www.oaklandca.gov/topics/housing-resource-center. F. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. G. Comment noted. If someone believes they are compensated below the minimum wage, they should file a claim: https://www.oaklandca.gov/topics/measure-ff-and-measure-z. H. Comment noted. Revisions to the Encampment Management Policy itself will be addressed outside of the Housing Element. I. Comment noted. J. There are multiple safeguards placed for redevelopment of contaminated sites. Alameda County Environmental Health is the local agency responsible for review and oversight of redevelopment of contaminated sites. Known contaminated sites would be required to be remediated prior to redevelopment activities with human health risk exposure screening processes that would be in compliance with local, state, and federal requirements. The proposed policy would pursue grant and loan programs and other technical assistance programs to support the contamination characterization and remediation costs.

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			our large backyard and combine the properties to build the largest ADU allowed, or possibly a small house (depending how zoning might go), or two ADUs. The area cannot stand alone without an easement off our neighbors apartment complex for access in the back, or easement off our property. My goal would be to provide it as affordable housing. However, we are stretched thin with the current mortgage and lack the capital to develop this area for affordable housing currently (building and a bit of leveling out the low hill area for proper foundation). I know second-hand of the displacement that has happened in my neighborhood, even my best friend was forced to move to Antioch (someone who had called Oakland home for 20 years). Rising rent costs caused him to be displaced along with two of his roommates, all African-American. Prior to owning this house, we previously managed a 48-unit building for several years near Lake Merritt, so we are very familiar with Fair Housing Practices and non-discriminatory methods for renting units. We employed every strategy we could to ensure absolute fairness in renting out the units available at that complex; however, we were constrained by the owner's requirements and a lack of affordable housing units in that building. We were well aware of the housing crisis when the owner asked us to rent studios for $1750 (this was four years ago), and we had two tiny efficiency units that went in a day, because their cost was only $1350 (but they were tiny rooms with a separate bathroom). Goal 3, p. 61 "Like other Bay Area cities, one of the major challenges to developing permanent affordable housing in Oakland is the extremely high cost of	

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			development, especially the cost of land, labor, and materials. As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability. Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, can often provide significant opportunities for residential development. Further, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units." We're not a unit that falls within the category of a vacant lot. We are a unit that has a very large space that could be developed into affordable housing, but lack the capital means to do so currently. "The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet	

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			to remove constraints on lot splitting." p.65 This softening of requirement would allow for at least the possibility of what I'd like to do to the land available. B. "Action 3.2.4: Provide financial incentives for older or lower-income homeowners who want ADUs." We might or might not be eligible for something like this. We aren't high income, but we have one city income and one disability income, so we might fall in the middle of this action step. C. Comment about rent control: increase the options for rent control, expand rent control I personally believe it should be within the city's housing plan to increase the rental control increase cap to all housing units in Oakland, not just those built before 1983. New developers, new housing construction should also be bound by the same laws, and rent control has saved so many people in the past (including myself when fully disabled, on limited income). D. Action 1.1.13 This is not an exhaustive list. Catholic Charities and other entities helped prevent homelessness through various programs, but have not been mentioned here. E. Action 3.7.1: This is an extremely important area. I know two elderly ladies (76 and 80) with ailing health concerns. If either one of them dies, the other will become homeless, with no housing options, because neither of them can afford the rent on their own (disability social security - only funding). Both are physically disabled, one in a wheelchair, one requiring a scooter, and need accessible housing.	

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			F. Action 3.7.3 I think this is NOT STRONG ENOUGH! Promoting affordable units in new construction is not enough. REQUIRING IT is the only thing that will force most developers to even offer. Policy efforts should be undertaken to make this kind of policy change into law. Simple carrots are not effective enough, as evidenced by what has happened in Los Angeles. Action 3.8.3 This is a tough one. The actions of this will fall primarily on the shoulders of low or underpaid property managers (with the exception of large corporate property managers - who usually do receive a salary). We worked super hard as building managers of the 48-unit complex to fill the units, but it was so much work at market rate (set by owner). We received only $300/month in compensation if the building was full (in addition to our no rent in exchange for exhaustive duties of a building manager). Most work was unpaid. Any extra city requirements, like city garbage - push/pull, bulk waste pick-ups, composting were always unpaid. An action like this will invite retaliation from building owners down on underpaid building managers. A caution should be applied here, perhaps only enacting this action after 3-months vacant. Sometimes units were also rehabbed, being updated, and this construction process took longer than 3 months, and an exception should be made for units that are being improved for tenants. H. POLICY 4.2 ENCAMPMENT MANAGEMENT Action 4.2.1 I believe offering mental health site access, or social work ability near these encampment sites should be part of this section. It would require funding, but should not just be funding security	

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			guards or police for safety, should offer the material and immaterial services really needed by this population group. I. Goal 5 First time home buyer programs should also help to address the extra mortgage insurance that folks without quite enough of a down payment have to pay, just extra, which substantially disadvantages marginalized groups and further perpetuates inequity. We didn't have to pay that extra insurance cost because we were very fortunate, but others are not so lucky. J. Action 5.2.3 The caution here is that contaminated sites truly must be deemed decontaminated and safe by EPA standards at bare minimum. Too many low income housing projects in other cities have been built over these sites, and residents were never informed of the risks. Some sites had a small sign saying do not play on the soil/grass, but parents didn't know that their children were receiving high levels of contamination. How do you have children in these areas without safety? Children should be allowed safe places to play and safe areas outside, not to mention inside. Extreme caution must be used not to perpetuate environmental injustice at the expense of meeting demand.	
44	**Scott Forman**	6/14/2022	My main point of feedback is that, especially with respect to the housing element, we should go much farther in making it possible to build lots of new homes. I think our default stance should be much closer to "all and every type of home building allowed, everywhere, by right." The same goes for any and all commercial activities that don't have significant negative externalities like lots of	Comments noted. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.

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			noise or noxious fumes. In other words, while I love that we're liberalizing and loosening some constraints, I believe most of the remaining restrictions are themselves entirely unncessary and counterproductive, and that Oakland can be much denser, and welcoming many new neighbors with dramatically lower housing costs. I think we should be planning to increase the population of Oakland by 25-50% in the next decade, and even well-meaning constraints on growth, like to preserve the character of certain neighborhoods, or to extract concessions from real estate developers in exchange for more density... as if density is a bad thing that we begrudge! -- are profoundly misguided. In short, I'm an enthusiastic "yes" to a lot of what's in this plan, but I'd like to see it go much further in actively promoting new homes and businesses, and discouraging cars and parking.	
45	**Sarah Karlinsky, SPUR**	6/15/2022	A. The Housing Element should take stronger steps to affirmatively further fair housing. We appreciate the effort that the team has taken to analyze how this Housing Element draft affirmatively furthers fair housing. However, we believe that more can be done to achieve this goal. The draft notes that most of the residential capacity for housing is located in low resource, high segregation areas due to the fact that over 60% of the land in Oakland is in these categories. And the land that is located in high and highest resource categories is impacted by environmental constraints such as very high fire hazard severity zones. These are challenging constraints to address. Nevertheless, we believe that there are some	A. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities, particularly in high resource areas, and promoting neighborhood stability and health. Also, see Appendix J for a summary of zoning amendments, including a summary of a Housing Sites Overlay zone that requires a majority of a site listed as a housing opportunity site be developed as residential. B. Comment noted. As part of the Phase 1 GPU Environmental Justice Element, as well as Phase 2 of the GPU with the Open Space, Conservation and Recreation Element update and creation of the new Infrastructure and Facilities Element, staff will be assessing the current state of community assets to identify improvements, increase assets, and identify locations in underserved residential areas. C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health, with more detail about locations impacted by these measures.

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			steps that can be taken to increase the housing capacity in high resource areas. Specifically, we believe that Oakland's Housing Element should look at sites that can be intensively upzoned within the Rockridge and Elmwood neighborhoods, including the Rockridge BART parking lot. Potential sites could include the Trader Joe's site directly adjacent to the BART station (inclusive of parking lot) and the triangular lot at the corner of College Avenue and Claremont. While some sites in this area may be too small to support affordable housing, they could accommodate apartments that would be more affordable than the single family homes that currently exist in this majority of the neighborhood. Additionally, the city may wish to consider requiring that some larger lots that are currently zoned for community commercial include housing at some required minimum density. This would be particularly appropriate for the large, currently undeveloped portions of the shopping center site at the corner of Pleasant Hill and Broadway. B. The Housing Element should identify concrete strategies to build more community infrastructure in low-income communities in order to make affordable housing in those neighborhoods more equitable. Given that so much of the residential capacity in Oakland is located in low resource and high segregation areas, and therefore that a sizable portion of affordable housing in Oakland may be located in these areas, it is important to ensure that appropriate community infrastructure is being planned in these neighborhoods. Building affordable housing in low-income neighborhoods can help stabilize communities	D. Comment noted.

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			and is an important anti-displacement strategy. However it must be paired with investments in parks, community spaces, and programs that benefit low-income families. C. The Housing Element should clarify where upzoning is being contemplated. Policy 3.4 - Reforming zoning and Land Use to Address Community Priorities references allowing additional building heights and/or housing densities along certain corridors such as International, Foothill and MacArthur Boulevards, allowing a diversity of housing types in single-family neighborhoods, increasing height and density in areas approximate to BART and BRT and increasing density in resource rich neighborhoods. We appreciate and support all these policies. However, we feel that it is important for the Housing Element to provide more specific detail about precisely which locations are being contemplated for upzoning and by how much. Additionally, we understand that the Housing Element team is considering tools such as affordable housing overlays to help encourage more affordable housing production. We support the use of affordable housing overlays, but feel that the team should provide more information about where they should be utilized. D. State housing agencies should prioritize numerous important goals - including funding affordable housing near transit and stabilizing neighborhoods at risk of displacement - when determining where to allocate affordable housing funds. Appendix F of the Draft Housing Element notes that the California Tax Credit Allocation Committee's competitive tax credit	

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			applications disadvantage Oakland because so much of the residentially zoned land is considered "low resource". While affirmatively furthering fair housing is an absolutely critical goal that the state should be advancing, it is also important that Oakland, as a regional hub with many BART stations, be able to access tax credits and other funding to build affordable housing close to transit. Additionally, as mentioned earlier, affordable housing is an important tool for stabilizing neighborhoods at risk of displacement. It would be helpful for HCD to work with partner agencies at the state level to help balance these important values in the allocation of affordable housing resources.	
46	**Thomas Cooke**	6/29/2022	A. The draft plan identifies a multitude of housing issues and problems and sets forth many admirable goals and policies to be addressed. The draft checks off all the boxes, and makes the case there are sufficient parcels and capacity to meet the State mandated housing goal, to meet compliance with State housing element requirements. However, if Oakland is to make any meaningful process in addressing its housing needs a more *proactive, implementation orientation is required.* The comments below suggest several means by which to do so. B. Expand search and identification of potential housing sites. It appears the planners relied primarily of other sources to identify potential sites and did not conduct original search and analysis. Have the many church properties for example been surveyed? Have there been any surveys done to identify underutilized commercial property with housing potential for either rezoning or mixed use. other than those suggested by the community? Provide scheduling for any planning or zoning changes	A. Comment noted. B. The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites). Please also see **NEW Action 3.4.10**: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right. C. See updates to **Action 3.5.1:** Support community land trusts and other shared equity models.

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			required to facilitate housing construction and conditions thereof. Although extensive tables documenting the characteristics of many sites are provided, any sense priority is lost. To off set this problem a more selective, high priority site category should be established to promote and expedite housing construction. Sites on this list should be given priority for local and other funding resources. Criteria already provided in the draft should be refined (simplified) to distinguish such sites. As necessary such sites should be designated for plan and/or zoning changes to avoid preemption by non-residential development. A good example of such sites is the Ridge 2 site located at Broadway and Pleasant Valley Road. C. Identify and set forth more specific models for housing/rental mechanisms such as limit equity condominium, co-housing, and cooperatives.	
47	**Liana Molina, Build Affordable Faster**	6/30/2022	A. Meeting our goals to produce affordable housing is a priority for Oakland residents. In a September 2020 David Binder survey of Oakland voters (Margin of Error: ±5.7%) by David Binder for BAF, 83% of residents believe we are not building enough for low- and middle-income residents. 71% believe market rate construction is too expensive and pushes out existing residents, and 83% believe market rate housing should include as many affordable housing units as possible. [See chart on page 2 of comment letter.] B. It is not clear how the action plan outlined in the draft housing element will achieve our RHNA goals for affordable housing, especially when many of the strategies are a mere continuation of policies and programs currently	A. Comment noted. B. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text. C. Appendix A: Evaluation of the 2015-2023 Housing Element includes a discussion on shortfalls in producing affordable housing. See response to Letter #1 for more actions included in the Housing Action Plan to expand affordable housing opportunities and promote neighborhood stability and health. In addition, **NEW Action 3.3.19:** Sites Inventory and Fair Housing Accomplishments Tracking Program was included in the Housing Action Plan to conduct a mid-cycle assessment of progress toward meeting the City's RHNA housing production goals and to ensure there is adequate capacity to develop units at each income level. D. Goals 1 and 3 of the Housing Action Plan address anti-displacement measures and affordable housing production. The description of Goal 4 in the Housing Action Plan explicitly reaffirms the principle of housing as a human right.

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			in place which have not been sufficient to prevent displacement of long-term residents and have resulted in the massive under-production of moderate- and lower-income housing. C. There is no reflective assessment of what program elements have been most successful, nor indication of how existing programs should be amended to produce better outcomes. The site inventory and action plan should include an explicit correlation with and metric for how these components address patterns of racial segregation that exist in Oakland, and specific action steps that will affirmatively further fair housing (AFFH) and correct exclusionary neighborhoods. While each section features a discussion of how the overarching goals address AFFH, the site inventory and action plan are not clearly related back to the priority contributing factors identified in the fair housing assessment, along with clear metrics to measure results, as directly by HCD's guidance. D. The housing element should reaffirm the principle of housing as a fundamental human right, as this has been a recurring theme in many of the community workshops and other public meetings over the past several years. In these meetings and in our poll, it is clear - Oaklanders want stronger anti-displacement measures and more affordable housing. **Below we highlight and comment on key issues and action steps we encourage the city to prioritize:** **Tenant Protections, Anti-Displacement and Preservation of Existing Affordable Housing** E. We support Action 1.1.3 to strengthen Ellis Act Ordinance protections. The city should be more actively advocating for state legislative reform to ensure the Ellis Act is not used by	E. Although the state-level Costa-Hawkins Act constrains Oakland's ability to further extend tenant protections, there are several provisions in the Housing Element that will better protect tenants. **Action 2.2.5** would extend replacement unit protections beyond the expiration of SB 330. **Action 1.1.9** implements a housing registry, which will be a valuable tool in enforcing existing tenant protection laws. **Action 2.2.6** studies a possible "flip tax" that might reduce speculation. F. Comment noted. G. Comment noted. Staff will address this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process. H. Comment noted. I. The City will work on establishing a standardized approach to the community benefits provided within a development agreement. Language updated in **Action 1.1.13:** Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land" to reflect this. J. City staff currently prioritize review of affordable housing projects. Please see updated Actions 3.3.1, 3.3.4, and 3.3.5 in the revised 2023-2031 Housing Element. K. Almost all of Oakland's zoning allow both residential and commercial, except industrial zones and the CR-1 and CC-3 zones. The Affordable Housing Overlay and Housing Sites Overlay Zones will apply in areas that could help facilitate commercial-residential conversions. L. The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers. See updated language for **Action 3.3.11**: Support innovations by design. M. Please see the revised **Action 3.3.15**: Continue and expand density bonus incentives. The City will solicit additional ideas for incentives and expansion of the density bonus program and gather feedback from Planning Commission and City Council, as well, during a mid-cycle Housing Element assessment. N. The Affordable Housing and Infrastructure Bond Measure (Measure U) allocates $350 million to affordable housing preservation projects. O. An economic feasibility study is underway as part of the five-year impact fee update to determine the potential for increasing impact fees. In addition, the affordable housing impact fees automatically increase at the beginning of each fiscal year with the rate of construction inflation. Most recently, in

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			large conglomerates to push out tenants. We encourage more specificity regarding City Council direction to ensure that this is a legislative priority for the firm representing the city's interests in Sacramento. F. We support Action 1.1.5 to provide eviction defense and implement a right to counseling. Post pandemic, the city needs to increase its ability and capacity to represent individuals in unfair evictions. The administration and city council should ensure adequate funding for these programs during the current and upcoming two year and mid cycle budget processes. G. We support Action 1.1.7 to monitor neighborhood displacement risk factors. The city should build on the mapping work already produced for the site inventory, zoning, environmental justice analysis and other components of the housing element and general plan by conducting further analysis including an overlay of key demographic information to identify communities vulnerable to displacement. The city should allocate resources accordingly and center outreach and advocacy efforts in these areas in appropriate languages. H. We strongly support Action 1.1.11 to provide a local preference in affordable housing projects, Action 2.2.6 to reduce housing speculation through an anti-speculation tax, and the adoption of Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act that grants the right of first offer and right of refusal to tenants, community land trusts and nonprofits. I. Regarding Action 1.1.12 to negotiate for appropriate community benefits during development agreement approvals for major	July 2022, the affordable housing impact fees went up by 15% because of the high construction inflation rate. P. On May 17, 2022, Oakland City Council directed the City Administration to study the creation and implementation of a citywide enhanced infrastructure financing district (EIFD) funding affordable housing and infrastructure improvements. Staff will be conducting a feasibility study of various EIFD scenarios and anticipates that a final recommendation will be provided by Fiscal Year 2024. Please see **Action 3.3.10:** Citywide Enhanced Infrastructure Financing District (EIFD). Q. Comment noted. Revisions to the Encampment Management Policy itself will be addressed outside of the Housing Element.

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			entitlements and use of City land: we urge the city to set strong community benefits standards including deeply affordable housing requirements and anti-displacement resources for tenants, across the board, which the approval of development agreements is conditioned upon. This would help offset the impacts of further displacement and gentrification and help provide more certainty for the city, project developers and other stakeholders, versus an unpredictable and resource intensive negotiation process. **J. Housing Production** We strongly support the recommendations in the overarching Policy Goal 3.1 to facilitate production of deeply affordable housing. This policy goal goes hand in hand with Action 3.3.5 to implement an affordable housing overlay to establish by right (non-discretionary) zoning for 100% affordable housing developments and development projects that offer higher affordability and Action 3.3.1 is key to make all available city-owned property for affordable housing and ensure that city-owned property goes to extremely low-income households as stated in Action 3.3.4. For any streamlining of 100% affordable, the city should explicitly mandate city staff to prioritize affordable housing projects. K. In addition, Action 3.2.3, is key to opening more land, and to promote flexibility in adaptive reuse to increase the housing stock. The city should look at vacant commercial stock and make it easier for it to be residential with higher affordability. In our previously referenced 2020 David Binder poll, allowing for residential for underutilized commercial properties had 90% support among Oakland voters. We believe in unlocking the potential of	

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			thousands of square miles of urban and suburban commercial districts, transforming underutilized office parks and expansive parking lots into hundreds of thousands -- or even millions -- of new market-rate and affordable homes L. The cost of construction materials, high interest rates, and cost/competition for land are huge factors that will impact the delivery of housing projects, especially affordable housing projects. The city should not only engage Action 3.3.11: Support innovations by design but convene stakeholders such as labor and developers to significantly increase production of housing using construction innovations, such as exploring modular, to match housing needs. M. Lastly, given the city's absolute failure to deliver adequate affordable housing, and exceeding the market rate production goals, any implementation of Action 3.3.15 (density bonus incentives) should always be coupled with increased affordability requirements. **N. Financing** If the City is to meet its goal of building housing for the working and middle class it must provide a comprehensive financing plan for how we will build 10,000 very low-, low-, and moderate-income units by 2031, as required by our RHNA. We support Action 3.3.16: Consider revising the Real Estate Transfer Tax to use "a portion of the revised tax rate as a dedicated funding stream for affordable housing." We also support Action 3.3.18 to reauthorize Measure KK if it is a bond that predominantly addresses our housing affordability crisis. O. We also support Action 3.3.8 to right-size development fees on market-rate developments. In our analysis below, the city only gets a mere fraction of what a developer	

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			could afford in 2020. Factors such as the current recession conditions, interest rates, and cost of construction materials may need to be re-visited. [See Table on page 4 of comment letter.] **P. EIFD** In 2019, the Mayor's Housing Cabinet published recommendations in the report *Oakland at Home: Recommendations for Implementing A Roadmap Toward Equity* which explored an Enhanced Infrastructure Financing District (EIFD) for affordable housing. Three years later, the draft Housing Element, also recommends considering an EIFD via Action 3.3.10, Consider a citywide Enhanced Infrastructure Financing District (EIFD). We're concerned about the proposed timeline and advocate that the city act with urgency regarding an EIFD that invests in the public good- affordable housing and associated infrastructure. A study and subsequent steps to form an EIFD should be completed in the near term, not 2028. Our agency has contracted with a respected third-party agency to do this analysis and is working with the city administration and other stakeholders to identify specific boundaries and uses for the EIFD revenues. An EIFD would allow for increased bonding capacity to leverage funding that local Oakland based developers can access to support the production and preservation of affordable housing. **Q. Homelessness and Services for the Unhoused** Regarding Goal 4. Address Homelessness and Expand Services for the Unhoused, the codification of the controversial "Encampment Management Policy" in Policy 4.2, Action 4.2.1 and 4.2.3, should be reconsidered. While addressing homelessness should be a top	

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			priority for the city, many directly impacted members of the unhoused community and advocates for the homeless have registered formal opposition to the EMP and have requested that City Council rescind the ordinance. We urge the city to continue to engage these stakeholders to identify and build more consensus on ways to meet the health and safety needs of both unhoused residents and the greater Oakland community.	
48	**Jeff Levin, EBHO**	7/26/2022	**A. Item 3.1: Housing Element Annual Progress Report (APR)** This report summarizes the City's progress in meeting its Housing Element goals after 7 of the 8 years of the current housing element cycle have been completed. Unfortunately, the City has fallen far short of meeting it's assigned housing production targets. The report notes that building permits peaked at slightly more than 4,000 annually in both 2017 and 2018, and have since fallen off. In 2021, there were "only" 1,667 units permitted. This needs to be taken in historical perspective. These are still record-breaking numbers. - For the previous two housing element cycles, covering the period 1999 – 2014, the average number of units permitted was 690 per year. - For the last seven years, the average is nearly 2,400, more than three times the average over the preceding 16 years. This record level of production has been anything but equitable. As we have pointed out many times before, there is a tremendous imbalance between production of housing for above-moderate income and production for very-low, low and moderate income. - While the City has permitted nearly double its	A. Comment noted. See also response to Letter #1 for more actions included in the Housing Action Plan to expand affordable housing opportunities and promote neighborhood stability and health. In addition, NEW Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program was included in the Housing Action Plan to conduct a mid-cycle assessment of progress toward meeting the City's RHNA housing production goals and to ensure there is adequate capacity to develop units at each income level. B. The revised 2023-2031 Housing Element includes additional sites in Rockridge to meet the State's requirement to AFFH. In addition, Chapter 4: Housing Action Plan (HAP) describes in more detail the goals, strategies, and actions the City will implement in the 2023-2031 planning period to reduce racial segregation and eliminate racial disparities in access to opportunity and housing. NEW Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program was added to the Housing Element to conduct a mid-cycle assessment of the effectiveness of AFFH programs, including sites that develop in high resource areas. See response to Letter #1 for more actions included in the HAP to expand affordable housing opportunities, particularly in high resource areas, and promote neighborhood stability and health. C. The revised 2023-2031 Housing Element incorporates this feedback. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.5D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11). D. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes discrete implementation timelines and milestones within the 8-year planning period

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			RHNA target for above-moderate income, it has permitted only 26% of the RHNA target for lower and moderate income. - Put another way, while the RHNA called for 53% of new housing to be targeted to above-moderate income, 89% of the building permits for new housing have been higher-end, above-moderate income housing that very few Oakland renters and first-time homebuyers can afford, while only 11% have been for affordable housing. - Only 1 affordable unit has been built for every 8 unaffordable market-rate units. Given this track record, a vague call to develop "housing for all economic levels" is not enough. Oakland needs a housing strategy that explicitly prioritizes affordable housing for those with the greatest needs, and does not need to provide additional incentives for above-moderate income, market-rate housing, which has been substantially over-produced. We hope you will consider this as Oakland moves forward to update its housing element for the 2023-2031 cycle. B. We believe the draft Housing Element falls far short of meeting the State requirement to affirmatively further fair housing – that is, to identify concrete goals, strategies and actions to reduce racial segregation and eliminate racial disparities in access to opportunity and housing outcomes. C. While the draft Housing Element contains an extensive Fair Housing Assessment with a wealth of data and maps, it falls short on at	F. In the revised 2023-2031 Housing Element, Goal 3 of the Housing Action Plan is reframed to state "Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities." In addition, "Reduce racial segregation and racial disparities in housing opportunities and outcomes" is explicitly called out as a priority in the introduction to the Housing Action Plan. G. The Housing Element was taken to City Council on October 18, 2022, and Planning Commission on October 19, 2022 to review the findings letter from State HCD, and will be presented to Planning Commission and Council for adoption in January 2023.

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			least two counts. While there is a description of current racial and economic segregation and disparities, there is little analysis of the history and underlying factors that gave rise to, and continue to perpetuate, these conditions. The most glaring issue is that the Fair Housing Assessment completely fails to analyze exclusionary zoning patterns as a key factor in racial segregation, despite passing mention that zoning was an issue. This is particularly disappointing in light of the informational report on redlining, segregation and reparations in West Oakland that you received at your meeting last week, which does a far better job of identifying historical, structural and systemic factors and policies to address these. The draft Housing Element does not clearly identify and prioritize factors underlying racial segregation and disparities, and therefore also does not adequately link the goals, strategies and actions to the prioritized fair housing factors. This is explicitly required by the State, and failure to do so will likely result in the State rejecting the City's draft Housing Element. **Inventory of Available Sites** Of particular concern is the inventory of availability of suitable sites to meet Oakland's Regional Housing Needs Allocation (RHNA) targets for the various income levels. The draft was developed with the stated intent to create an inventory based on current zoning, without the need to identify additional parcels to be rezoned to accommodate the City's housing needs. As a result, most of the sites suitable for affordable housing continue to be concentrated in lower opportunity areas with higher concentrations of low income households and	

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			communities of color, particularly Black residents who historically have suffered the worst segregation and discrimination. Even if all the identified housing sites were developed as projected, racial segregation would not be significantly reduced, and the high opportunity, historically exclusive areas would remain as inaccessible as before. The City cannot say that it is affirmatively furthering fair housing if its plans and goals don't even mention reducing patterns of segregation and overcoming the historical barriers posed by exclusionary zoning. **Proposed Strategies and Programs** D. Another area of concern is the identification and description of new strategies and programs. Many of the new actions described in the draft Housing Element are policies and programs that EBHO and many other organizations had long advocated, such as greater tenant protections, a Tenant and Community Opportunity to Purchase Act, finalization of the City's public land policy, and more, and we are pleased to see these included here. Unfortunately, the language in the draft element says only that the City will "study" or "consider" such programs, with no concrete steps, milestones, expected outcomes, or performance metrics. The State has explicitly instructed cities that such vague statements are not sufficient, and has rejected draft housing elements from other cities for just this reason. If it is not possible to fully adopt new policies and programs as part of the Housing Element, then at a minimum the document must commit to bringing concrete legislation before the City Council by a specific date in order to implement these new programs. Simply continuing the	

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			same actions that have been undertaken to date is not sufficient, since as clearly demonstrated in the City's Annual Performance Report, the City is falling far short of meeting its RHNA goals in the current cycle. **F. Additional Goals** - The draft Housing Element is organized around five goals. We would suggest that at least two additional goals be included: Reduce racial segregation and racial disparities in housing opportunities and outcomes. Simply stating a goal to "expand affordable housing opportunities" is not sufficient. - Close the gap between market-rate and affordable housing production by prioritizing preservation and development of housing affordable to those with the greatest needs, including Black and Brown households that constitute the bulk of the lower income population. Instead of "promoting housing opportunities for all economic levels," the City must explicitly prioritize actions that address these pressing needs, in both its funding priorities and its land use and other regulatory actions. **G. Council and Public Review of the Draft Housing Element** To date the City Council has not had an opportunity to consider the draft Housing Element. Despite an extensive community outreach process during preparation of the draft, once it was completed, consideration of the draft was subsumed within a larger report on development of the entire General Plan update. Initially there was no summary or overview of the content of the housing element and particularly new policies and actions and	

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			consideration of the obligation to affirmatively further fair housing until we explicitly called for such a summary. Previous draft Housing Elements have at least included an Executive Summary; there was no such summary in the current draft. We note with some dismay that the title of today's agenda item was modified in Rules Committee to remove the reference to "Receive Public Comments And Provide Feedback To Staff On The Draft Housing Element." While the initial formal 30-day public comment period closed on June 13, staff have repeatedly stated that they will continue to accept and consider public comment while the draft undergoes a 90-day review by the State. We are therefore puzzled and concerned that this language was omitted from the title as it suggests that the City is not prepared to consider public comments on the draft Housing Element at this meeting. We call on the City to ensure an open and inclusive process in the next revision of the draft Housing Element. Once staff receives comments from the State, that information should be brought before the City Council to get input on how best to address the State's comments. After the new draft is developed, there should be a public comment period of not less than 30 days, including a public hearing before the Council to consider and comment on the revised draft, prior to preparing a final draft for adoption and submission.	
49	**Sangeeta Sarkar, Save the Bay**	8/5/2022	As the City of Oakland plans to meet its RHNA goals, selecting sites that are resilient to the impacts of climate change is critically	Comment noted.

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			important. New housing construction, especially for low-income communities who face the greatest risk from climate impacts, should be located away from areas prone to fires, flooding, extreme heat, and sea level rise. Dense, affordable, infill development close to transit can connect historically under-invested communities to resources and infrastructure across the city and region. Building SMART housing will also advance Oakland's climate goals by mitigating greenhouse gas emissions from driving by supporting the use of alternative modes. One opportunity to add more climate SMART housing in Oakland is in the Rockridge neighborhood. Housing built here would be accessible by BART and bus lines, and would be more resilient to extreme heat due to an abundance of trees and parks. This neighborhood is also more resilient to other climate impacts, as it is outside of the sea level rise and fire hazard zones. Affordable housing in this high opportunity area is especially impactful toward reducing income inequality and racial segregation, which the City of Oakland is required to address under AB 686. Prioritizing dense, affordable housing development in this and other high opportunity areas through strategic rezoning is necessary to affirmatively further fair housing as required by law, and to move toward racial and environmental equity in Oakland.	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
50	**Louis Eisenberg**	8/15/2022	I am writing to express my strong support for a comment letter submitted by the Rockridge Community Planning Council (RCPC) Board on the topic of Oakland's draft Housing Element. In particular, I want to emphasize my support for the following paragraph:	Oakland Planning Staff included the "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley in the revised Housing Element Sites Inventory.

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			First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses.	
51	**Maya Schechter**	8/16/2022	I am writing to share a comment in advance of Thursday's Rockridge meeting on the draft Housing Element. I cannot attend the meeting but I strongly support the points made by RCPC in the letter sent to the city, including allowing and incentivizing housing, especially affordable housing, on all of sites listed in the letter: - CCA Site - Rockridge BART Site - Triangular site at the corner of Claremont and College - A portion of the Dreyer's Ice Cream site - Wendy's site at College and Broadway - Ridge site at Broadway and Pleasant Hill - Carpet store site at College and Kales - Dialysis Center site at Claremont and Clifton - DMV Site at Claremont and Cavour - Chevron Station Site at Telegraph near highway 24	Comment noted. See Response to Letter #36

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			I also support the other points made to encourage housing in Rockridge.	
52	**Khanh Russo, Partnership for the Bay's Future**	8/26/2022	We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities: A. Favorable Zoning and Land Use + Make multifamily infill easier to develop + Allow, require or encourage multifamily housing in more places + Allow or encourage missing middle housing in single-family neighborhoods + Provide incentives for affordable housing development + Provide incentives for affordable ADUs and "missing middle" housing B. Accelerating Production Timeframes + Streamline development approvals and environmental review process for multifamily housing + Streamline permitting process for multifamily housing C. Reducing Construction and Development Costs + Ensure local requirements are not making development more expensive without requisite benefits + Actively support the use of modular and factory-built construction methods D. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing F. Advocating for Rent Control and Just Cause for Eviction Policies + Adopt or update rent stabilization policies + Adopt or update just cause eviction policies G. Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts	Comments noted. A. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. Please see the following actions, which address this issue: - **NEW Action 3.3.5:** Implement an Affordable Housing Overlay - **Action 3.3.15** Continue and expand density bonus incentives - **NEW Action 3.4.3:** Revise Conditional Use Permit (CUP) requirements - **NEW Action 3.4.8:** Implement Objective Design Standards - **NEW Action 3.4.10** Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right - **NEW Action 3.6.1:** Streamline the City permitting process, especially for low-income and nonprofit builders - **Action 3.6.4:** Continue SB 35 streamlining and encourage projects to use it C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health, in particular Action 3.3.5: Implement an Affordable Housing Overlay and NEW Action 3.4.10: Implement a Housing Sites Overlay Zone. In addition, please see Action 3.3.11: Support innovations by design, which addresses support for modular and factory-built construction methods. D. Measure U was placed on the ballot for November 2022. If passed by voters, Measure U will issue bonds to raise $850 million, including $350 million dedicated to funding affordable housing. F. This comment is addressed in the Housing Element by **Action 1.1.1**: Continue to implement the rent adjustment ordinance. G. HCD's Acquisition and Conversion to Affordable Housing (ACAH) Notices of Funding Availability (NOFA) for the 2019-20 and 2020-21 funding rounds contained funding set-asides for Coop/CLT projects and will continue with this approach in upcoming NOFA rounds. HCD staff is also preparing revised loan documents to address potential tenant ownership in properties. H. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further

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			H. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements I. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas	discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. I. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
53	**Deeply Rooted**	10/1/2022	Community Proposed Strategy A. Treat unhoused people with dignity and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy. B. Prioritize Compassionate Care and Facilities: Support humane and positive spaces with services such as showers, coffee, and groups that encourage individual expression; hire counselors and formerly/currently unhoused people to conduct outreach in communities they are familiar with; improve benefits and higher pay for social service workers and homeless shelter staff. C. Ensure Clean Environments: Support trash removal and address illegal dumping around homeless encampments in active partnership with unhoused residents. D. **[New City policy states]** Update zoning of single family (one home per parcel) to allow for duplex, fourplex, townhomes, and accessory dwelling units. Upzoning to allow for more live/work housing (live in and run a business) and artist housing in cultural districts). **Create Cultural Preservation Districts** to **protect existing residents** from displacement, i.e. require on-site affordable units from market rate projects (instead of in-lieu fee), use neighborhood area median income for defining affordability, require fair housing impact	A. Each year, it is estiated that 15,786 people in 13,135 households experience homelessness in Alameda County, and approximately 60% of them reside in Oakland. The conditions at many encampments are inhumane, dangerous, often fatal. The Encampment Management policy is rooted to a shelter offer policy that places a requirement on the City to provide shelter options when closing an encampment. While improvements are still being developed in the homelessness system, when an encampment is closed, individuals at the camp are offered a shelter bed and an alternative to sleeping in a place not fit for human habitation as defined by US Department of Housing and Urban Development. B. Many of the Emergency Shelter interventions operated by the Human Services Department offer showers, groups, services and housing navigation as part of a managed program. Futhermore, the local Continuum of Care (CoC) provides training and opportunities for individuals with lived expertise to contribute to the development of the Homeless Services System in Alameda County and the City of Oakland. Lastly the Commission on Homelessness regularly recruits individuals with lived experience to participate in meetings and inform the city on issues faced by people experiencing homelessness. C. It is the goal of the City to provide regular and adequate trash collection from encampments, to ensure that porta-potties and hand-washing stations are serviced regularly as needed, and that encampments receive regular deep cleanings to ensure that our unhoused residents are not living in conditions that threaten health and/or safety. D. Typically, affordable housing needs to be built at fairly sizable densities for it to be feasible to develop on-site affordable units. It would be challenging to finance affordable units for small increases in density, such as any upzoning projects to allow for duplexes, fourplexes, townhomes, and accessory dwelling units. Requiring affordable units to be developed for small-scale upzoning projects could limit development of single family neighborhoods altogether and therefore keep them single-family. In addition, this would create an equity problem where it would be more

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			assessment of market rate projects, have a Community Planning Council to vote on new development projects, etc. F. Support streamlined communication with affordable housing applicants for quicker response times and accurate updates on housing application status [Action items in the current Housing Element include housing preference policies for displaced residents and current Oakland residents and workers]. **G. Provide Financial Assistance:** Consider publicly subsidized housing stipends for Oakland natives. **H. Grow Shared Ownership/Homeownership Opportunities:** Support pathway to homeownership and shared ownership programs for Black and other residents of color; create shared housing options for formerly incarcerated people. **I. Fund Supportive Housing:** Fund permanent supportive housing with intensive wraparound services, including mental health and case management services; dedicate housing for unhoused veterans and people with disabilities.* **J. The State Affirmatively Furthering Fair Housing** new rules requires the City to acknowledge the history of and current fair housing violations, and to affirmatively solve for these problems. The City's consultants should work closely with DR groups to include the history of Oakland's different communities that have experienced housing and racial exclusion and fair housing discrimination in Housing Element sections. **K. Value Community Assets:** Prioritize community assets such as recreation centers	expensive to build additional units in these proposed cultural preservation districts than those areas that would not have this requirement of building affordable units on site. And, it is a more complicated process that the average mom and pop home owner would have difficulty managing (often duplexes, fourplexes, and ADUs are a home owner or smaller developer). Anti-displacement protections are outlined in detail in Chapter 4, Goal 1 of the Housing Element. These existing and proposed anti-displacement programs and policies will be implemented during the 2023-2031 Housing Element planning period. F. This is a major challenge for most jurisdictions. Oakland HCD has been working with the County to develop an online affordable housing access portal for residents to apply to new construction lease ups; several Oakland projects and other projects in the county have gone through the portal. We are currently in conversations on how to improve the portal's functionality. Please also note that Bay Area Housing Finance Authority is working on developing a region-wide portal: http://housing.acgov.org/. G. Oakland HCD focuses on producing new affordable housing units and rehabilitating existing units. We rely on our partnership with the Oakland Housing Authority to subsidize unit affordability via vouchers or other operating subsidy. The City is monitoring pilots that offer "shallow subsidy" programs which offer a middle path between one-time emergency rental assistance and long-term Section 8 vouchers. Such a program would most effectively be run through Oakland Housing Authority, but could be piloted together with HCD. A challenge overall has been the difficulty of finding rental units in the City, as demonstrated by the Emergency Housing Vouchers absorption rates. H. City of Oakland has continuously applied for State funding to support homeownership opportunities for Oaklanders, but we have consistently been denied (three years in a row now) because we are a "high-cost city." Oakland HCD staff are advocating with State officers and lobbyists to shift scoring criteria and priorities for future application rounds. We encourage Deeply Rooted to work with us and Council on these and other State advocacy efforts - many of the State's programs are in conflict with each other (e.g. Multifamily Housing Program deeper affordability that is higher cost, or Affordable Housing Sustainable Communities in transit rich areas,

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			and parks; increase trees and green spaces in underserved residential areas. L. Require/Provide an air purifier per unit in neighborhoods with high levels of pollution. This will also help address wildfire smoke. M. Commission a market force displacement study (building on the City's 2005 West Oakland Wood Street Project Impact study conducted by Mundie & Associates) and utilizing data from the City's Affirmatively Furthering Fair Housing, develop a moratorium on market rate housing in displacement vulnerable areas.	but Oakland is too high cost or too low opportunity to be competitive for CDLAC/TCAC or CalHOME). With the limited funds Oakland HCD has available, we continue to operate a First Time Homebuyer program. Though not large in scale, it exists and can be scaled up again once additional funding sources are identified. (https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map) Other opportunities include the Acquisition and Conversion to Affordable Housing (ACAH) program, which has provided funds for Community Land Trusts and Coops. I. The City will continue funding permanent supportive, homeless, and extremely-low income units, and have focused more intensely on expanding homeless units. Specifically, the New Construction Notice of Funding Availability requires a minimum of 20% homeless set aside, but the points encourage 30% or more set-aside for homeless units. The challenge continues to be funding: we are pursuing every funding opportunity we come across, like aggressively competing for HomeKey or LHTF, or creating local operating subsidy from new State sources like PLHA and working with the Oakland Housing Authority to stretch their operating dollars. We have learned from working with City Human Services Department and Alameda County Continuum of Care that while full PSH and wrap-around services are desired, deeply affordable units with a range of services are just as critical. J. The Oakland General Plan Update includes Deeply Rooted Collaborative and Dyett and Bhatia as the City's consultant team. Deeply Rooted Collaborative serves as the Community Consultant and Dyett and Bhatia serve as the Technical Consultant. How would DR like City Staff to acknowledge/include this history beyond what was provided as part of the DR (and DR partner) feedback that was provided to City staff on the Draft Housing Element? Staff have shared DR's feedback with D&B for incorporation. K. As part of the Phase 1 GPU Environmental Justice Element, as well as Phase 2 of the GPU with the Open Space, Conservation and Recreation Element, and the Infrastructure/Facilities Element, staff will be assessing the current state of community assets to identify improvements, increase assets, and identify locations in underserved residential areas. L. Installation of air filter devices rated MERV-13 is required for new construction in Oakland.

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				If funding became available, the City would pursue funding sources such as grants to provide property owners with standalone air purifiers for existing residential buildings. The City is actively working to support and expand neighborhood resilience hubs and respite centers so that residents in heavily-impacted areas who lack sufficient air purification systems can have a central, convenient place to go to escape smoke. See also Housing Element Action 2.1.6: Increase funding for improved indoor air quality. M. The State will not approve a Housing Element that places a moratorium on market rate housing or any type of housing at any affordability level.
54	**EB4E**	10/14/2022	A. Revise the Missing Middle Program to ensure high-resource neighborhoods allow four units on most lots in practice, including providing setback relief and reducing/eliminating off-street parking minimums. <u>Missing Middle Program:</u> ● Sixplexes: Sixplexes are more likely to be both feasible in the context of high land values and produce middle income housing (see study from San Jose; attached as Exhibit A). Consider allowing up to six units by right in certain high-opportunity residential zones, as well as on corner lots and lots over 5,000 square feet. ● Minimum Lot Sizes and Lot Splits: ○ Please confirm explicitly that lot splits in residential zones will be approved ministerially. ○ The minimum lot size in residential zones should be reduced from 2,500 to 2,000 square feet. Under SB9 the minimum lot size post-split is 1,200 square feet. While we appreciate Oakland reducing minimum lot sizes across residential zones, the 2,500 square foot minimum is twice that of the SB9 baseline. Moreover, 4,000 square feet is a common Oakland lot size, perhaps the most common. A 2,000 square foot minimum lot size would facilitate lot splits in most cases, whereas a	A. Comments noted, see Appendix J for a summary of zoning amendments the City will implement. The following changes below also summarize some of the Missing Middle Planning Code Amendments that will be implemented in June-July 2023 to include the following changes: - Reduce minimum lot size and setback standards where appropriate throughout the Planning Code to facilitate small lot development. - Minimum lot size will be reduced to 2,000 sf. in RD and RM Residential Zones - Residential side setbacks will be reduced to 3' for lots less than 3,000 sf. and 4' for lots 4,000 sf. or greater in RD and RM Zones - Revise density, maximum building heights, and minimum lot size standards to permit more housing units per lot where appropriate throughout the city in Hillside Residential RH-4, all Detached Residential (RD) Zones, all Residential Mixed Housing Type (RM) Zones, and Urban Residential RU-1 and RU-2 Zones. - Create new RD zone to replace RD-1 and RD-2 - All RD, RM and RU Residential Zones will now allow 4 or more units - Maximum floor area ratio (FAR) and lot coverage will be increased in RD and RM Zones - Minimum lot frontage for RD and RM Zones will reduced from 25 ft. to 20 ft. in RD and RM Zones - Open space requirements reduced in RD, RM, and RU Zones - Rezone Lower Rockridge and Temescal to RM-4. - Rezone Adams Point to RM-4 - Reduce minimum lot frontage to 20 feet - Increase lot coverage to 55% in all residential zones for projects seeking 3 or more units. - Create a new RD zone to replace RD-1 and RD-2 to ensure that 2-4 unit development is feasible in high-resource residential neighborhoods

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			2,500 square foot minimum would largely exclude them. As it stands, the proposed minimum lot sizes constitute a downzoning of development capacity in residential zones from SB9 and should be revised. ● Lower Rockridge and Temescal: ○ To ensure Lower Rockridge and Temescal allow fourplexes in practice, consider rezoning them to RM-4. Lower Rockridge and Temescal typical lots are roughly 4,000 square feet. The proposed rezoning of these high-resource and low-VMT areas requires 1,500 square feet of land per unit. In practice this means only 2 units are allowed, which is the bare minimum under SB9. Moreover, 2 units does not meet the goals of Oakland City Council to allow at least 4 units in residential zones and reduces owner incentives to add those units (these projects will often be complex and expensive). Rezoning these areas to RM-4 would require 1,000 square feet of land per unit, which would allow 4 units per lot by right in most or all cases. ● Adams Point: The zoning map shows a rezoning of the center of Adams Point from RM-1 to RM-2. This neighborhood is already full of medium-sized apartment buildings (see Figure 1 below, taken from the Oakland Map Atlas) These zoned capacity should match the existing built environment to allow for 4-8 story apartments. Alternatively, consider rezoning this area to RM-4. ● High Resource Areas: Bushrod, Santa Fe, Trestle Glen, Crocker Highlands (currently RD-1 – mostly not on VHFHSZ. Only a small portion is in VHFHSZ) are all high-resource or moderate-resource areas that are untouched by the proposed Missing Middle Program rezonings. These are also low-VMT	- Create a new residential facility type called “Two- to Four-Family Residential Facility” that would replace the current “Two-Family Residential Facility” Type throughout the Planning Code; and change the definition of a “Multifamily Residential Facility” from the current 3 or more units to 5 or more units. - Eliminate all conditionally permitted densities throughout Planning Code (densities will all be by right); and the current requirement for a Major Conditional Use Permit for 3 or more dwelling units in the RM-2 Zone; 7 or more dwelling units in the RM-3 or RM-4 Zone; and for any project that exceeds the basic or permitted density resulting in 7 or more dwelling units in the RU or CBD-R Zones. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City’s proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and “missing middle” housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands As part of the city's rezoning proposal to implement the rezoning actions in the Housing Action Plan, the undeveloped western edge of the Mills College campus adjacent to MacArthur Blvd. was identified as a potential location for the addition of infill housing. Any rezoning of that portion of the campus would only occur if the community and decisionmakers support such a change and only for the purpose of facilitating the addition of housing along this undeveloped campus edge. The City has not received any proposals for the redevelopment of the Mills College campus, nor does it any seek to encourage such a proposal. The rezoning, if adopted, would only apply to the MacArthur Blvd.-fronting campus edge to facilitate the addition of housing on a currently undeveloped portion of the campus. RM-3 is the Mixed Housing Type Residential-3 Zone and RM-4 is the Mixed Housing Type Residential-4 Zone. Both these RM zones allow a variety of residential, commercial, and civic activities. The primary difference between RM-3 and RM-4 is the amount of allowed residential density: RM-3 allows 1 unit per 1,500 sf. of lot area, whereas RM-4 allows slightly more density (1 unit per 1,100 sf. of lot area).

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			neighborhoods with easy non-car access to jobs, parks and schools. They should be rezoned to at least RM-2. (Also in Figure 1 below). ● Heights: RM-1 should allow 3 stories by right. ● Parking: The current requirement of 1 unit of off-street parking requirement in most Oakland greater than ½ mile from transit makes most missing middle projects infeasible. The off-street parking requirements should be fully eliminated. Alternatively, the city could match the California ADU standard by eliminating off-street parking requirements within one (1) mile of any bus stop, but if so should require no more than 0.5 spaces per unit elsewhere. ● Setbacks: ○ As written, the Missing Middle Program offers no reduction in setbacks. As we have seen in Minneapolis and other places the failure to reduce lot coverage and setback rules in tandem with upzoning for 2-4 units will result in few to any construction. The existing RM front setback of 15-20' is a nonstarter for middle housing development. ○ Consider reducing RM setbacks to 10' for front setbacks (or average of immediately adjacent neighboring buildings, whichever is less), 4' on all sides, and 0' for inner side or street side on lots less than 50' wide. ○ Increase lot coverage to allow 50% lot coverage in all residential zones for projects seeking 3 or more units. - increased to 55% ○ Some zones have not only minimum lot area but minimum average width and minimum frontage. Those should be reduced in tandem with minimum lot areas. ● High-resource/Low-VMT gradation: ○ In order to reduce patterns of spatial segregation, Oakland should make special effort	Comment noted. Staff will undertake a comprehensive update of the Land Use and Transportation Element (LUTE) and the Planning Code in Phase 2 of the General Plan Update process B. Guidance from State HCD requires sites to be between 0.5 to 10 ac to accommodate lower income RHNA. Using that guidance and feedback from State HCD, staff identified additional sites in Rockridge (that are not included in the Draft Sites Inventory) that conform to State HCD requirements (0.5 - 10 ac) to accommodate lower income RHNA. THe 3 sites that were identified include: 5354 Claremont Ave, 5257 College Ave, and 6209 College Ave. The 51st and Broadway site has also been added to the updated Sites Inventory for the Revised Housing Element. This site was previously excluded as the City had received a pre-app for development on the site, but Staff recently provided a decision that the proposed activity was not an allowed use. In order to avoid split zoning/zoning inconsistencies along Claremont Ave, other sites such as the DMV site at 5300 Claremont Ave were included. Claremont flatiron parcels are included in the sites inventory The revised 2023-2031 Housing Element includes additional sites as part of Appendix #: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) (list Table #) See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands C. Comments noted and the City will create a 55 feet height area and increase heights along College Avenue and Claremont Avenue to 55'. These changes will be implemented via the Missing Middle Planning Code Amendments in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action

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			to ensure that 2-4 unit development is feasible in high-resource residential neighborhoods. The high land values of these neighborhoods also makes it harder for 2-4 residential uses to outbid luxury single-family homes. Therefore, we have previously written to Oakland suggesting that additional density beyond 4 units and additional setback relief be offered in high-resource areas. The proposed Missing Middle Program makes no effort in that regard. We recommend Oakland revise the program to confer additional density (baseline 5 units) and additional setback relief in high-resource residential zones. ○ In order to reduce VMT, Oakland should allow additional density and setback relief in residential zones near BART stations. ● Mills College: ○ Please clarify the reasoning behind rezoning Mills College at Northeastern University from RM-3 to RM-4. Plans for student housing on the actual Mills site should be tailored to student housing; RM-4 is a residential neighborhood standard. Without additional context, this appears to be a paper upzoning that will result in no new housing. ● Accessory Commercial Units: ○ The Proposals' key points from community engagement cites the need to attract retailers in food deserts. In many Oakland neighborhoods, especially East Oakland, the distance between commercial corridors where retail uses are permitted exceeds easy walking distance. Moreover commercial floor plates are often too big or expensive for many start-up or would-be retailers. ○ All RM zones in the current intent section	Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands D. Comment noted and the City will upzone Lower Rockridge from RM-2 to RM-4 via the Missing Middle Planning Code Amendments that will be implemented in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands E. Comments noted and the City will increase heights along Shattuck Avenue back to 45' or more to facilitate housing development in this high-resource and low-VMT neighborhood via the Missing Middle Planning Code Amendments that will be implemented in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands F. As part of the Safety Element Update, the City is studying the potential for areas that might be appropriate to be included in the Very High Fire Hazard Severity Zone (VHFHSZ) based on analysis regarding evacuation scenarios. The City will implement the Affordable Housing Overlay between June - July 2023 **Action 3.3.5:** Implement an Affordable Housing Overlay includes the

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			include "and neighborhood businesses where appropriate", but in practice all subzones except RM-5 make food sales, restaurants, cafes, and retail sales require conditional use approval, and alcohol sales are only allowed if grandfathered. Consider allowing a wider range of commercial businesses as permitted in any space less than 600 square feet in all RM and RU zones ("Accessory Commercial Units") to facilitate greater food access, increased walkability and low impact diversity of uses. B. The proposed Rockridge rezoning sites have sig related to feasibility, equity and displacement risk swath of land rather than picking a handful of site effective. "● DMV: Does Oakland have written confirmation that DMV plans to redevelop its property on Claremont? The use of state-owned land for redevelopment must be accompanied by a firm commitment by the Department of General Services to redevelop the site within the eight year planning period. ● 5248 Claremont Avenue: Site 5 on Figure 4 is a 3-story, 42-unit apartment building constructed in 1959 called Claremont Park Apartments. It is highly likely that this property is subject to Oakland's rent control ordinance. In any case, this property should not be rezoned. If it remains as a rezoning site either: 1) no redevelopment will occur due to the costs associated with SB330/SB8 replacement, relocation and right to return requirements; or 2) redevelopment will occur and 42 units of rent-controlled housing will be destroyed when vacant, commercial and owner-occupied sites abound nearby. Oakland should not be in the business of designating rent-controlled housing in high-resource areas for upzoning and redevelopment. Please remove this site.	following revisions: The City will create an Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. Proposed ~~otential~~ features of this overlay ~~could~~ include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will ~~study the feasibility of~~ broadly apply~~ing~~ this overlay, except for , limitations on designated historic resources as well as ~~selected~~ areas in the Very High Fire Hazard Severity Zzone (VHFHSZ). ~~contaminated sites, and protected historical sites/districts~~. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will ~~also study allowing~~allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. 100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not be appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

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			● Trader Joe's parking lot: This is a high-volume grocery store with two surface parking lots. It is highly unlikely either the store itself or the parking lot fronting College Avenue will be redeveloped. The Miles Avenue fronted surface parking lot may be feasible for redevelopment, but it will be difficult given that the CN-1 standards only permit approximately 40 units. ● 5264 Claremont and 5256 Claremont: These sites include approximately four residential units. Under the CN-1 density standards and unchanged 35' height limit these sites could yield 9 units at most each. If there are existing low-income tenants on-site then 1 or 2 of 9 units will be required to be replaced with deed-restricted units. Does Oakland have a track record of producing developments with less than 10 units and on-site affordable housing in this manner? If not, they should be considered for higher density or removed. ● 6209 College: This site has an existing banking use and surface parking lot. Under the CN-1 standards it can yield at best 20 units. It is unlikely that 42 dwelling units per acre will outbid the existing banking use. ● 5220 Claremont: This site has an existing pediatric use that is part of UCSF Benioff Hospital. Has Oakland obtained written evidence that the property owner intends to discontinue this use within the eight year planning period? ● Unpicked Sites: As seen above, there are significant issues with Oakland's Rockridge rezoning sites. There are many sites that Oakland could identify for rezoning that would be more feasible for housing while minimizing displacement. ○ The vacant site at Pleasant Valley/51st Street and Broadway - This is a large vacant site near	

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			BART and Lines 51A and 18. It is in a high-resource tract and has easy access to health services, grocery stores and open space. - Home Depot ○ Claremont flatiron - This vacant parcel at Claremont and College is currently zoned to only allow 18 units. It was also a very popular site in the city's survey data. Consider rezoning to allow 75 dwelling units per acre. ○ Gas Stations - There are several gas stations that could be rezoned within Rockridge. - can be considered for rezone/upzoning but not for sites inventory due to non-vacant sites issues and contaminants-cleanup ○ 51st Street - This is a 75' wide residential street with bus service and is within a ½ mile of Rockridge BART. It is proposed to be rezoned to RM-2. It should be rezoned to allow for multifamily housing with heights of 45' and up to 55 dwelling units per acre. The existing uses of mostly owner-occupied single family homes and a few duplexes would reduce the impacts of potential displacement and relocation costs. ○ In practice, most development usually occurs in places outside those designated in housing elements, because for- and non-profit developers evaluate prospects in different ways from planning professionals and often come to different conclusions. In addition to trying to pick winners among sites, the city should consider a broader upzoning to 6+ stories and 75+ units per acre in a one-mile radius of Rockridge BART." C. Choosing to leave in place current heights in Rockridge along College Avenue and Claremont Avenue, while miles of MacArthur Boulevard and International Boulevard in East Oakland are rezoned to allow significantly more height and	

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			development, is reinforcing patterns of spatial segregation. Oakland needs to be more ambitious with North Oakland standards to affirmatively further fair housing as required by state law. ● Commercial Corridor: ○ As noted below, commercial corridors throughout West and East Oakland are having their heights increased. These include commercial corridors close to BART and high-frequency bus (Fruitvale, West Oakland, Coliseum, and Telegraph Avenue near MacArthur BART) as well as on BRT lines (International Boulevard in San Antonio and between 73rd Avenue and Durant Avenue) and also some corridors miles from BART (Dimond District and Laurel District). All the while, heights for the commercial corridor of College Avenue near Rockridge BART remain untouched at 35' in CN-1 zones. ○ While Oakland proposes to rezone eight sites along College Avenue and Claremont Avenue, there are significant issues with many of these sites (see below). Moreover, it is concerning that Oakland seems perfectly willing to increase heights along miles of MacArthur and International boulevards but cannot countenance allowing more than two parcels to go up to 65' on College Avenue. ○ While we support height increases in commercial corridors generally, we are concerned about the horizontal inequity of excluding College Avenue and Claremont Avenue. Why should a strong commercial corridor in the Laurel District, over 2 miles from Fruitvale BART, be rezoned from 35' to 65', while College Avenue, within 1⁄2 mile of Rockridge BART, remains at 35'? Why should	

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			commercial land in Deep East Oakland in Elmhurst along International Boulevard go from 75' to 95' while Claremont Avenue near Rockridge is stuck at 35'? Are the existing commercial uses in Rockridge simply more valuable to Oakland than the existing commercial uses in East Oakland? ○ This concentration of multifamily development potential in lower income and non-white neighborhoods, especially in East Oakland, while preserving the height limits of commercial land in high-income and mostly white Rockridge is reinforcing, not reversing, existing patterns of spatial segregation. ○ Oakland, in order to affirmatively further fair housing, should increase heights along College Avenue and Claremont Avenue to 55'. D. RM Zoning: As noted above, Lower Rockridge needs to go from RM-2 to RM-4 in order to allow for 3- or 4-unit development to occur - or the entire RM zone needs to allow 3- or 4-unit development both by right and in practice. E. Oakland should undo the 2011 downzoning along the high and moderate-resource Shattuck Avenue commercial corridor and increase heights to 45'. Commercial Corridors We understand that many of Oakland's proposed commercial corridor rezonings are meant to reconcile planning code with building typologies. In addition, the Proposals increase heights in commercial corridors in several key areas near transit (excluding College Avenue and Claremont Avenue in Rockridge). While these heights increases are certainly helpful for increasing housing feasibility and lowering VMT we are concerned about the lack of height	

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			increases in key areas. Park Boulevard: Heights along the commercial sections of Park Boulevard in Eastlake and Glenview should be increased. Shattuck Avenue: This section was downzoned in 2011 to 35' in response to housing development in the mid-2000s. Homeowners in these high-resource areas pushed to downzone the corridor due to concerns about development exceeding existing zoning (through use of State Density Bonus Law) but within the general plan designations; the groups supporting the downzoning cited impacts to "sunlight, privacy and appearance." [Oakland Planning Commission staff report, July 14, 2010; attached as Exhibit B]. This was a poor justification for downzoning a high-resource, low-VMT transit corridor and should be undone. In February 2021 a 45' multifamily development project at 6501 Shattuck Avenue (½ mile from Ashby BART) that had submitted an application prior to the 2011 35' downzoning was appealed and delayed for months by nearby homeowners and landlords. The appeal was ultimately rejected but such appeals add risk and cost to housing development. Recently, a proposal was submitted for an apartment building at 6341 Shattuck Avenue. Consistent with the zoning, it is limited to 3 stories; allowing 4 stories would likely enable a 30-40% increase in new homes built. Consider increasing heights along Shattuck	

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			Avenue back to 45' or more to facilitate housing development in this high-resource and low-VMT neighborhood. F. We make various suggestions to improve the proposed Affordable Housing Overlay, including removing the exemption for height bonuses for prospective Areas of Primary Importance that are formed after the effective date of the rezoning. Overall we are highly encouraged by the Affordable Housing Overlay (AHO) proposal. We believe it has the potential to open up more residential land for affordable housing development, including in high-resource areas. The by-right provisions of this rezoning program can provide needed greater certainty to affordable housing developers. The AHO, if implemented with care, can deliver more low and moderate income housing and help reverse patterns of spatial segregation. We offer the following suggestions: Co-ops and CLTs: Make sure the ordinance explicitly allows co-ops and land trusts to use the AHO. Relax open space requirements: convert open space per unit into open space per residential living space, so that more density does not penalize them in terms of open space requirements. For further context, the CN zone already has lower requirements for efficiency units but residential zones do not. Cohousing: Allow cohousing with shared bathrooms and shared kitchens.	

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			Historic Districts: Not allowing +20ft height in historic areas, aka Areas of Primary Importance (APIs), is inequitable. Some of the high-resource areas affected include most of the rectangle between Alcatraz, Woolsey, College, & Telegraph; as well as the entire CCA site at 5200 Broadway. A historical building is not demeaned or diminished by having a taller building next to it. We strongly request that Oakland does not allow newly formed, prospective APIs at the effective date of the rezoning to be exempted from AHO height bonuses. Roof Heights: Many zones like RM currently allow 5 feet more roof height than wall height to allow for pitched roofs. But when this proposal adds 20 feet that +5 feet often vanishes. What is the rationale for this? Pitched roofs can work in taller buildings too. Consider allowing +5 feet for pitched roof in every AHO zoning category. DBL Consistency: Clarify the meaning of 100% affordable in terms of income levels that the units must be restricted to. At a minimum, 100% affordable projects under the definition of State Density Bonus Law (AB1763), which are defined as 20% moderate-income, 80% extremely, very low or low-income, and one manager's unit, should qualify under the city AHO. Additionally, the city could consider allowing more than 20% of units to be moderate-income-restricted to open more options. Parking: Off-street parking requirements	

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			represent significant hard costs and opportunity costs for low-income housing. Parking requirements are a binding constraint on development of multifamily housing that reduces site viability. AB2097 and other state bills have reduced parking requirements within ½ mile of transit and in low-VMT areas. Oakland should go further and require no off-street parking for AHO projects anywhere. Fire Zones: The Very High Fire Severity Zones (VHFSZs) are exempted from the AHO. While there are valid safety concerns related to fire risk and escape we would be remiss not to point out the inequity of exempting high-resource and historically exclusionary VHFSZs. Oakland should explore allowing AHO projects in VHFSZs with hardening and other mitigations.	

Appendix L – Response to Public Comments

The public comment period for the first Draft 2023-2031 Housing Element began on May 12, 2022. As required by AB 215, the first Draft Housing Element was available for a 30-day public review period, before incorporating public comments and sending the revised first draft to HCD. Based on community feedback and to ensure that the Oakland community had enough time to review and comment, the City kept the first public review draft of the Housing Element available for public comment through the 90-day State HCD review period (June 30 - September 30, 2022). Thank you to all those who submitted public comments and attended public meetings.

Based on community feedback and direction from Councilmembers, staff have prepared a response to comments to illustrate how the revised draft reflects public input received during the 142-day comment period.

A total of 54 comments, comment letters, and emails were received during the comment period. Comments and responses to comments are organized by the date they were received. Each letter or summary is identified by a designator (e.g., "1"). Specific comments within each letter or summary are identified by a designator in the page margin that reflects the sequence of the specific comment within the correspondence (e.g. "1-A" for the first comment in Letter 1). Click the TOC below to jump to a response.

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1	**Sid Kapur, YIMBY Law, Greenbelt Alliance**	4/21/2022	To meet the 6th cycle RHNA target, the rate of new housing permits in Oakland would need to increase from 2,386 units per year in 2018-2021 to 3,281 units per year in the next 8 years. This is a 38% increase from recent years. If the current pace were to continue, Oakland would meet only 73% of its new housing target. Based on these trends, it is unlikely that Oakland's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track re-cords", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore un-likely to be compliant with state law. We urge Oakland to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Oakland to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.	Goals 3 and 5 in Chapter 4 - Housing Action Plan in the 2023-2031 Housing Element seek to close the gap between affordable and market- rate housing production by expanding affordable housing opportunities and promote neighborhood stability and health. Actions under Goals 3 and 5 will increase housing production capacity, unlock additional opportunities for affordable and missing middle housing, and affirmatively further fair housing by opening up high-resource and exclusionary neighborhoods, reducing exposure to air pollution, toxic and other environmental hazards in environmental justice communities, and prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities. These actions will allow zoning for diverse housing types, elimination of Conditional Use Permits (CUPS), implementation of Objective Design Standards, increased heights and densities along corridors such as MacArthur, International, Foothill, College, Claremont, Dimond, increased heights and densities in transit proximate areas such as Rockridge BART, and resource-rich areas such as Rockridge, Trestle Glen, and Crocker Highlands. See Appendix J for the City's proposed rezoning changes. In addition, the Housing Action Plan also includes actions to address constraints such as discretionary approval processes and impact fees. **Specific actions include:**- Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. - Action 3.3.5: Implement an Affordable Housing Overlay - Action 3.3.9: Adjusting or waiving city fees and payment timing for affordable housing developments - Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setbacks requirements. - Action 3.4.3: Revise Conditional Use Permit (CUP) requirements - Action 3.4.4: Revise citywide parking standards - Action 3.4.5: Revise open space requirements - Action 3.4.8: Implement objective design standards - Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop affordable housing by right

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				- Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods - Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration
2	**Dimond Improvement Association**	5/17/2022	**High Level Goals** 1. Develop without displacement a. Focus upzonings on commercial properties and single-family homes. Do not upzone multifamily buildings that are subject to rent control (i.e. multifamily buildings built before 1983). b. Continue to enforce the Housing Crisis Act of 2019 (SB 330) to ensure that any loss of rent controlled units is met with the addition of a corresponding number of new affordable units. 2. Encourage redevelopment in locations on and near transit lines in and around the Dimond to reduce vehicle miles traveled (VMT). a. In general, increase the number of people in the Dimond, but decrease the number of cars 3. Focus on mixed use developments in the Dimond Business District (DBD) and other commercial properties in and around the Dimond	The City actively enforces SB 330. Please see Action 1.1.11: Enforce the Tenant Right to Return and Action 2.2.5: Extend Local Replacement Unit Provisions. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
			Focused Goals - Parking 1. Eliminate parking minimums for new housing construction in the DBD and all areas in the Dimond within 1 mile of transit stops. 2. Establish parking maximums for new housing developments in the DBD of less than 0.1 parking space per dwelling unit. 3. Establish bicycle parking minimums of 3 spaces per dwelling unit.	As part of Action 3.4.4: Revise citywide parking standards, the City will eliminate parking minimums within ½ mile of a major transit stop and reduce parking minimums in downtown. The City also establish new parking minimums near BART stations. See Appendix J for the City's proposed rezoning changes. Comment noted. Staff will coordinate a study of parking maximums in areas beyond downtown and areas near BART as well as increases to bicycle parking minimums citywide as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process
			Focused Goals - Zoning 4. Establish a base height limit of 55 ft in the DBD a. Upzone Opportunity Sites to a max height of	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.

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			65 ft. b. Make exceptions for rent controlled (built prior to 1983) multifamily housing. c. Structure zoning changes such that newly constructed housing does not interfere with current and future business license permitting requirements (eg., liquor,cannabis dispensary, restaurant licenses, etc). d. Developments seeking additional height and density may do so through the State Density Bonus Law. 5. Upzone all transit corridors in and around the Dimond to 55 ft (MacArthur Blvd, ParkBlvd, Fruitvale Ave, Lincoln Ave, etc). a. Make exceptions for rent controlled (built prior to 1983) multifamily housing. b. Modify zoning changes to within allowable density limits in high severity fire zones. **Small Lots** 1. Draft clear rules for increasing density on smaller lots with different housing types (eg,apartments, bungalow courts, townhouses, etc), that allow for ministerial approvals. **Small Lots** 2. Allow for six (6) units by-right for any lot that allows ADUs. Allow for ten (10) if two (2) are deed-restricted for affordable housing (subject to fire and building codes). a. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.	
			Small Lots 3. Legalize Accessory Commercial Units (ACUs) wherever ADUs are permitted to lower the barrier to entry for small-scale commercial businesses and encourage walkability within neighborhoods. a. Draft rules guiding the permitting process of ACUs that allow for ministerial approvals.	Comment noted. Staff will study this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process

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			b. Limit public hearings to only one (1) if, and only if, the appearance of the lot is changed from the street view.	
			Potential Opportunity Sites for Redevelopment with a focus on Mixed Use 1. Empty lot at MacArthur Blvd and Dimond Ave, 2114 MacArthur Blvd 2. Bank of America,2154 MacArthur Blvd 3. Wells Fargo and Chase Bank, 3450-3438 MacArthur Blvd 4. Giant Burger, 2055 MacArthur Blvd 5. Safeway, 3500 Fruitvale Ave 6. 7-11, 2411 MacArthur Blvd 7. CVS, 3320 Fruitvale Ave 8. Old "Hopkinstown" intersection and strip mall, at MacArthur Blvd and Coolidge Ave(2809-2833 MacArthur Blvd, including 2828 MacArthur, 2846 Georgia St.) 9. Diamond Market building, 2979-2973 MacArthur Blvd 10. Solar Car Wash, 3092 MacArthur Blvd 11. Oakland Imported Cars, 3200 MacArthur Blvd **Suggested Project Homekey Sites** 1.Highlander Motel, 3255 MacArthur Blvd 2.The Oaks Motel, 3250 MacArthur Blvd	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) Oakland Housing and Community Development (Oakland HCD) department will encourage owners to work with sponsors to apply to the City's Homekey RFP due 11/18/22
3	**Jesse Boudart**	5/19/2022	My general comment for the plan is the following: Remove restrictions / increase incentives for developers and people to construct housing such as large buildings and/or ADUs	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. In addition, the Housing Action Plan also includes actions to address constraints to ADU development through actions in Chapter 4: Housing Action Plan. Specific actions include: Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated

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				neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units. Action 3.4.8. Implement objective design standards. Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.
4	**Derek Sagehorn**	5/21/2022	The draft housing element lists 288 9th Avenue (APN 018 046500204) as a low-income site zoned for 254 units. This is park space that contains Township Park and Rocky's Market. Both were built in the past 5 years. Please remove this site from the site inventory. I would encourage you to re-allocate the 254 low-income units to high-resource sites such as the Claremont/College flatiron or new sites like 5354 Claremont Ave.	This site has been removed from the Revised 2023-2031 Housing Element.
5	Bret Peterson	5/22/2022	The draft HE fails to list 3 sites that are mapped on the pg 7 "Housing Sites Inventory" map. These sites are 2441 MacArthur Blvd, 2055 MacArthur Blvd, and 2120 Montana St. 2441 and 2055 MacArthur should be listed as official sites, as they are underutilized lots. Since 2120 is a current gas station, it is unclear if it could be developed in the next 8 years. It is also strange that 2833 MacArthur has been left off the DHE. It is a dying strip mall with vacant storefronts and should be redeveloped for housing to reinvigorate the neighborhood. It is also on the MacArthur transit corridor and across the street from a public school.	Comment noted, see revised Housing Sites Inventory. 2055 MacArthur Blvd and 2120 Montanta sites are included in Table C-17. 2441 MacArthur Blvd is an existing single-family residence and is not included in the sites inventory. The revised 2023-2031 Housing Element Housing Inventory includes the 2833 MacArthur site.

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6	**Roy Chan, Cultural Affairs Commission**	5/23/2022	**Theme 1:** Live/Work and Work/Live **Recommendation 1A:** Incentivize the development of affordable live/work and work/live units **Benchmark:** Increase number of affordable units available **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1B:** Provide guiding language in the general plan and policies in the Zoning regulations for live/work and work/live units to reduce absorption into residential-only uses **Benchmark 1:** Guiding language added to general plan **Benchmark 2:** Policies added to Zoning regulations **Guiding Principles:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1C:** Track live/work and work/live units as a category within the planning department **Benchmark:** Planning department begins tracking live/work and work/live as a category **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1D:** Codify policies in the general plan that ease the process and reduce expenses to get non-conforming spaces into code **Benchmark:** Adoption of approaches that increase code compliance and reduce harm **Guiding Principle:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation **Recommendation 1E:** Adopt policies in the general plan to protect cultural workers and	**Recommendations 1A, 1B, 1C** - Staff will address this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process. **Recommendations 1D and 1E:** See updated language included in **Action 3.2.2**: Promote and protect live/work and housing for artists to reflect these comments. **Recommendations 2A, 2B, 3A, 4A:** Comments noted. These comments are outside the scope of the 2023-2031 Housing Element Update

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			workspaces at risk of displacement or affected by cannabis manufacturing, cultivation and other cannabis businesses **Benchmark:** Policies that protect cultural workers and spaces in industrial areas **Guiding Principles:** Stay in their homes, Have spaces that facilitate cultural production and allow for exchange and innovation, Maintain and create thriving, culturally-rooted local businesses and organizations (particular of historically marginalized communities) **Theme 2:** Cultural Infrastructure **Recommendation 2A:** Expand the use of zoning regulations being piloted in the Downtown Oakland Specific Plan to increase first-floor cultural spaces to Districts 6 & 7 **Benchmark:** Zoning regulations added to more districts **Guiding Principle:** Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Return from being displaced from Oakland, Create and activate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy **Recommendation 2B:** Establish a working group to make recommendations to the City Council for the timely development and implementation of a Cultural Facilities Policy **Benchmark 1:** Working group established **Benchmark 2:** Cultural Facilities Policy added to general plan **Guiding Principle:** Have spaces that facilitate cultural production and allow for exchange and innovation, Create and activiate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy	

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			Theme 3: Cultural Equity Impact Assessment **Recommendation 3A:** Establish the use of a Cultural Equity Impact Assessment as a condition of California Environmental Quality Act (CEQA) review **Benchmark:** Addition of Cultural Equity Impact Assessment to CEQA review process **Guiding Principle:** Stay in their homes, Maintain and create thriving, culturally-rooted local businesses and organizations (particularly of historically marginalized communities), Create and activiate public and private spaces in which to negotiate and build community that are culturally-equitable, safe and healthy **Theme 4:** Right of Return **Recommendation 4A:** Codify guiding preference policy in the general plan to allow displaced Oaklanders the right of return **Benchmark:** Preference policy added to General Plan **Guiding Principle:** Return from residential and business displacement	
7	**Kristin Spanos, First 5 Alameda County**	6/1/2022	A. Increase the supply of affordable housing options for families with young children to support child health and well-being and prevent displacement of Black families and families disproportionately impacted by inequitable policies with racist and classist underpinnings. Housing costs result in little or no disposable income for many families—putting pressure on families to decide between other basic needs like child care, food, and diapers. •50% of renters in Alameda County pay more than one-third of their income for rent. For families of young children, the cost of child care creates an additional financial burden and contribute to financial	A. Comment noted. B. Comment noted. The City can also help to advance First 5's interest in affordable housing for young families by continuing to bring to market the City's surplus properties for affordable housing development consistent with the State Surplus Lands Act. It's up to market actors (e.g., affordable housing developers) to propose projects that might specifically address the needs of this cohort. C. and D. See **Action 5.2.8:** Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with **NEW Action 5.2.9:** Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

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			instability. See more in our Data for Action guide. B. Adopt housing policies that support and advance the workforce of professionals who support our families including the ECE workforce, navigators, case workers, and family resource providers. The high-cost of living in Alameda County also impacts our local community workforce. For example, the ECE workforce has historically earned lower wages than other educators in the public system. Affordable housing is a particularly pressing need for the population of mostly women small business owners who operate local family child cares homes; without affordable and stable housing, family child care providers who provide home-based care face this risk of losing their business, and our community faces the risk of losing the critical service they provide. In Alameda County: •Fifty-nine (59%) of family child care providers reported earning less than $15 per hour and struggle to meet their basic needs including covering the cost of rent or mortgage. In Oakland, approximately 40% of center directors and family child care providers rent their facility/home (192 of 481 child care programs). •Eighty-seven (87%) of ECE professionals, 79% of whom identify as Black, Indigenous, or other women of color, are considered very low-income for the county •In our recent ECE facilities needs assessment survey we found:o87% of Oakland center directors and family child care providers expressed interest in expanding their program to serve more children but have not been able to due to	

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			lack of resources and support. o69% of Oakland center directors and family child care providers reported at least one component of their center or home as "inadequate or substandard" A. Expand and prioritize supports for unhoused pregnant people and families with young children. The high costs of housing and population growth have made Alameda County a hot spot for housing instability and homelessness in the state of California. According to the Department of Housing and Urban Development, the first year of life is when people are most likely to enter shelter and transitional housing programs, followed by ages one to five. Pregnant women and families with young children are particularly at risk when they face housing instability. Currently in our county, families with newborns cannot leave the hospital without a car seat, but they can leave without a home. •One in five pregnant women who are homeless give birth prematurely, according to research findings cited in the California Health Report. •In 2018, the homeless management information system showed 969 families with 2,917 members as homeless in Alameda County, including 433 children ages 0-5. We know these numbers do not reflect the true extent of the issue as many families do not come forward to ask for assistance out of fear and live in their vehicles or with friends instead.	

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			B. Support place-based investments to promote family friendly neighborhoods. As part of the Neighborhoods Ready for School (NRFS) strategy, First 5 Alameda funds trusted community organizations and family resource centers to build an ecosystem of support for families in the community. Three of our four NRFS grantees are in Oakland - Lincoln, San Antonio Family Resource Center, and Roots Community Health Center are working with partners to promote neighborhood conditions where families can thrive. These grantees quickly pivoted at the start of the pandemic to provide basic needs, health and safety supplies, and other family resources via trusted messengers in community. The city could build upon such place-based investments in a coordinated effort to support family friendly neighborhoods - including access to basic needs, affordable housing, child care, transportation, neighborhood libraries, and safe, green and accessible schools, parks, playgrounds. In our latest KRA we found that: •Connection to resources (i.e. family navigation to economic supports and basic needs, including housing) was significantly correlated to higher kindergarten readiness •Families who resided in a higher-income neighborhoods reported higher readiness, and neighborhood assets (i.e. safety, parks/playgrounds, libraries) were correlated with	

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			readiness, regardless of family income •Families want policies that invest in the local economic development to support job creation and advance living wages particularly for Black and Brown communities	
8	**Comments Received on City Staff Presentation to EBHO Oakland Committee**	6/1/2022	A. Constraints – noted that staff mentioned high impact fees as a constraint, but from what Liana hears, fees aren't high enough B. Please include an executive summary of the HE – organization and content C. Site inventory – need map of sites across the city with council districts, distinguish sites for lower income housing/market rate. Map sites against areas of concentration race/income - higher income and largely white neighborhoods; to what extent is the City putting multifamily and affordable housing into those areas. What share of lower income housing sites are going into high opportunity/high segregation areas? D. Housing Action Plan - is the list of new programs in the HE anywhere? E. Plan/study/consider - show that proposed HAP policies will be presented to the Council for consideration by a specific date so that we are not endlessly studying. Show that policies will in fact reduce the racial disparities in housing opportunity/outcomes/conditions identified in the fair housing assessment	A. Comment received. Impact fee constraints are discussed in Appendix F: Housing Constraints B. The revised 2023-2031 Housing Element includes an Executive Summary. C. The interactive Sites Inventory Map includes sites, Council Districts, and affordability level and is available at: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d D. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text**.** E. Actions in Chapter 4: Housing Action Plan includes discrete implementation timelines and milestones within the eight-year Housing Element planning period.
9	**Jeff Levin, Planning Commission Hearing**	6/1/2022	A. What actions is the city taking to encourage affordable housing development as a result of SB9 B. Five year impact fee study – when will this occur? C. AFFH - sites need to show how we are breaking down patterns of segregation. Are we	A. The City has published a Planning Application For Ministerial Approval of Two-Unit Residential Development or Parcel Subdivision Resulting in Two Lots With Residential Units On Each Lot (SB-9) and provided clear step-by-step instructions for potential applications. More information can be found at: https://www.oaklandca.gov/services/apply-for-two-unit-residential-development-and-parcel-subdivision-resulting-in-two-lots-under-senate-bill-9-sb-9

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			also providing opportunities in racially segregated areas, specifically white affluent parts of town? Policies need to show that we will reduce racial disparities in housing and metrics D. Place-based strategies in investing in non-housing like infrastructure and facilities must be coupled with investing in lower income neighborhoods	B. The Five-Year impact fee study is currently underway. More information can be found at: https://www.oaklandca.gov/projects/5-year-impact-fee-review-and-update-reports C. The Housing Element presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. Sites for upzoning are included in Table B of Table C-26, and an analysis of how sites affirmatively further fair housing is available in Appendix D. D. See Response to Letter #6 C. and D.
10	**Daniel Gregg, Planning Commission Hearing**	6/1/2022	Encourage development of local construction labor, apprenticeship programs, workable local hire, workforce necessary to build housing we desperately need	Comment noted.
11	**Michael Gabriel, Planning Commission Hearing**	6/1/2022	Lean toward objectivity. Action 2.2.8 "Investigate" TOPA/COPA, Action 1.1.3 - Strengthen Ellis Act – "strengthen" is an advocacy word. Implement, evaluate, monitor might be better words. Lacking information and education about how to follow rules on the landlord's side. Action 1.1.8 - rental registry – "evaluate the value of" instead of advocacy. Limit condo conversions – "evaluate" or "impact" instead	Comments Noted.
12	**Tuan Ngo, Planning Commission Hearing**	6/1/2022	TOPA/COPA - Change on p. 57 to reference this as an approach - Moving private properties into social housing will negatively impact small mom and pop owners	Comments noted. Enactment of a Tenant/Community Opportunity to Purchase Act (TOPA/COPA) policy would require City Council review and approval. See updates to **Action 2.2.8:** Investigate a Tenant/Community Opportunity to Purchase Act.

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			- Richmond City Council unanimously voted to halt this program - Instead, put affordable housing directly into the hands of low income tenants, provide downpayment assistance to homebuyers	
13	**Lucky Thomas, Planning Commission Hearing**	6/1/2022	TOPA/COPA - Housing can be provided in many different ways/forms than just TOPA/COPA - Housing plan needs to be objective, shouldn't be advocacy for a political view or position - We should look at how do we best preserve our city, support mom and pop businesses, small property owners - Remove TOPA/COPA. Explore condo conversions, cooperatives, etc	
14	**Daniel Gonzalez, Planning Commission Hearing**	6/1/2022	TOPA/COPA - in the current version, it allows for a 50% rent increase on tenants in a 5-year period. Policy isn't well thought out yet, shouldn't be a part of the housing element	
15	**Planning Commissioner Fearn, Planning Commission Hearing**	6/1/2022	A. Why didn't we build on opportunity sites from the previous cycle(s)? B, Is there a cliff notes version of what the State wants to see related to AFFH thresholds in the HE? Are we leaning on our policies to ensure we meet RHNA because w're not locating housing in opportunity sites?	A. Majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, and West Oakland, in addition to along major transit corridors. B. The Housing Element presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures.

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16	**Planning Commissioner Sugrue, Planning Commission Hearing**	6/1/2022	Are Staff having conversations with market rate and affordable housing developers about the types of housing they want to build within a 5-10 year range? Townhomes are the most lucrative products now. How can we be as predictable as possible?	Between March - May 2022, Staff held a series of Housing Element focused discussion groups with affordable and market rate developers, housing justice and tenant rights advocates and received feedback on housing types. Staff will hold a series of discussion groups starting in December 2022 to discuss and gather feedback on the zoning reforms proposed in conjunction with the Housing Element Update
17	**Planning Commissioner Renk, Planning Commission Hearing**	6/1/2022	We already know we need to expand City resources, so how do we think about taking all of these goals, policies, and actions and turn them into reality? How do we do this when staff are already low capacity? Is there a step where some of this is winnowed down?	Comment noted.
18	**Planning Commissioner Jones, Planning Commission Hearing**	6/1/2022	How does City see growing trend of integrating ADUs in townhomes? How does this contribute to the housing element as a whole?	On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs. The City has seen continued interest in ADU development and has continued to approve building permits for ADU development. The revised 2023-2031 Housing Element includes 2 NEW actions related to ADU development and affordability projections: - **Action 3.2.5:** Reduce constraints to the development of ADUs - **Action 3.2.6:** Monitor affordability of permitted ADUs
19	**Planning Commissioner Shirazi, Planning Commission Hearing**	6/1/2022	A. Are Staff working with EWD and HCD to ensure that displacement pressures are mitigated / working with other existing plans and policies to align? B. Overarchingly, all of these policies are either proven to be positive or good to study in Oakland since we are not quite sure yet about some policies. Implementation is the next step (iterative) - we should think about an assessment at the midway point in the housing element cycle, which would ultimately save us time and resources.	A. Oakland Planning Staff are working in collaboration with Economic and Workforce Development Department, Oakland Housing and Community Development Department, and all City departments, as appropriate, to ensure that displacement pressures are mitigated and are in alignment with other existing plans and policies. B. Progress toward addressing each Housing Element program and policy is evaluated in the Annual Progress Reports submitted to State HCD. In addition, the revised 2023-2031 Housing Element includes a **NEW Action 3.3.19:** Sites Inventory and Fair Housing Accomplishments Tracking Program, which will require mid-cycle assessment of the effectiveness of AFFH programs. C. Comment received. D. Comment received.

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			C. Action 2.2.3 residential demolition - current ordinance may not be living up to what the goals were. We should look broader D. Limit condo conversions - has good intentions, but may unintentionally limit housing purchase opportunities	
20	**East Bay for Everyone**	6/7/2022	**Site inventory** 1. 288 9th Avenue (APN 018 046500204) - This site is on top of Township Park and Rocky's Market. It is unlikely this site will discontinue use within the eight year planning period. Please re-allocate these 274 units of low-income to another site or sites	This site has been removed from the Revised 2023-2031 Housing Element
			Site inventory 2. 514 Shattuck Avenue (APN 013 115400905) - This site is a low vacancy strip mall in Temescal and tagged as an supplementary AFFH site. The prescribed 182 units are unlikely to outbid the existing profitable uses. a. Does the City of Oakland have documentation from the landowner demonstrating interest in developing this site within the next eight years? b. There are nearly a dozen businesses renting on this site. Will those leases run beyond the planning period? c. The City of Oakland should consider increasing the allowable density above 182 units and increasing allowable heights to ensure this site is actually developed within the planning period	This site has been added to the Sites Inventory, Table C-26.
			Site inventory 3. 6039 and 6029 College Avenue (APNs 014 126800100; 014 126800100) - These are two adjacent vacant parcels in a high-resource tract very close to Rockridge BART. Collectively these sites of .4 acres will yield 26 units under existing zoning and development standards. Despite being ¼ mile from Rockridge BART, the City of	These sites have been added to the Sites Inventory, Table C-26.

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			Oakland imposes a 35' height limit on this site. a. In the notes for these parcels, the City of Oakland says it will not designate these parcels as Low-Income RHNA sites and re-zone them because they are below a .5 acre adequacy threshold for Low-Income sites per HCD Guidance. b. These sites received some of the highest Maptionairre Site Selections within the city's survey tool designed to solicit community feedback for siting housing as part of the Housing Element. Collectively these parcels received 23 recommendations for additional housing. c. The NIMBY group Rockridge Community Planning Council has tried to get the City of Oakland to buy these parcels and create a park for years in order to prevent mixed-income or affordable housing development at the site. d. The City of Oakland's reasoning for not designating this site as Low-Income and re-zoning is inconsistent with its other actions within the Draft Housing Element. For example, 4225 Broadway is a .15 acre site that is designated as a Low-Income site. 4225 Broadway is far below the .5 acre adequacy threshold for Low-Income sites provided by HCD guidance. By contrast, 6039 and 6029 College Avenue are only a 1/10th of an acre below this same threshold. In addition, 4225 Broadaway has existing uses that would need to be demolished whereas 6039 and 6029 College Avenue are currently vacant. 6039 and 6029 College Avenue are also closer to Rockridge BART and are in higher-resource tracts compared to 4225 Broadway and are more likely to be feasible for construction provided additional height and density.	

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			e. The City of Oakland should designate 6039 and 6029 College Avenue Low-Income sites. In addition, the City of Oakland should rezone and relax development standards to allow for at least 75 DUAs and 55' of height. This density and height is typical for sites in close proximity to BART stations. Given the wide range of small lot infill in Oakland over the past ten years as well as the prime location for TCAC scoring, the City of Oakland should be able to provide additional analysis to meet HCD's scrutiny of Low-Income sites below the .5 acre threshold. f. In the alternative, the City of Oakland should retain 6039 and 6029 College Avenue as Moderate-Income sites and rezone and relax development standards to allow for at least 75 DUAs and 55'. This density and height is typical for sites in close proximity to BART stations. g. As discussed below, every BART station in Oakland apart from Rockridge has been host to specific plans to facilitate transit-oriented development. The City of Oakland's failure to identify 6039 and 6029 College Avenue as sites for Low-Income or otherwise increase the allowable height and density perpetuates a pattern or practice ofthe City of Oakland excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood.	
			Site Inventory 4. 4400 Telegraph (APN 013 109902600) - This site is proposed for 24 units of Low - Income RHNA housing at a site owned by Critical Resistance, an abolitionist non-profit. a. An August 12, 2019 article from KQED describes how the prior owner of this parcel sold it to Critical Resistance after rejecting offers from "condo developers." b. Does the City of Oakland have	This site is included in the Sites Inventory. It is part of a larger group of sites; most of these sites are within an above 30 du/ac zone. While redevelopment would be at the discretion of the property owner, the HAP provides access to low-cost financing for developers, density bonus incentives, and support of grassroots developers. This parcel may also change the land use designation of this parcel as part of the LUTE phase 2.

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			documentation of interest from the property owner in developing this parcel within the eight year planning period?	
			Site Inventory 5. 525 21st Street (APN 008 064503301) - This site is owned by the Department of Veterans Affairs and is proposed for 137 Low-Income units per RHNA. This site is coded as an AFFH supplementary site in a "moderate-resource" census tract. a. Does the City of Oakland have documentation of interest from the property owner in developing this parcel within the eight year planning period? b. The Draft Housing Element claims this site is in a moderate-resource tract. The 2022 TCAC Opportunity Map, however, shows this site as a low-resource tract. Given the concentration of low-income housing, supportive services, particulate matter from 980 and 580, lack of access to grocery stores and other resources, few Oaklanders would consider siting low-income housing at 525 21st Street as affirmatively furthering fair housing. c. Provided the Department of Veterans Affairs has expressed written interest in developing the site within the eight year planning period, this site should remain in the site inventory but should not be counted as a supplemental AFFH site. We have provided several sites in moderate and high-resource tracts below where these Low-Income RHNA units could be accommodated.	A-c: This site is included in the Sites Inventory. It is part of a larger group of sites; most of these sites are within an above 30 du/ac zone, and located in a moderate resource tract based on TCAC 2021 maps. The site is within walking distance to 19th Street BART and within a 0.6 and 0.7 miles of two full service grocery stores. The site is also close to Downtown, a major jobs center. See response above regarding HAP actions that incentivize housing development on sites identified in the Inventory.
			Site Inventory 6. 4225 Broadway (APN 012 100200900) - This .15 acre site projected at 8 units of Low-Income RHNA housing is coded as a supplementary AFFH site. a. This site falls below the .5 acre adequacy	A-c: As indicated in the Sites Inventory, this is an underutilized commercial site (low AV ratio and low FAR) with previous development interest and adjacent to a potential residential project. See response above regarding HAP actions that incentivize housing development on sites identified in the Inventory and provide support to affordable housing developers.

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			threshold per HCD guidance. The City of Oakland provides zero analysis or justification as to why this small site would be developed or the city's track record of developing low-income housing on these sites. b. TCAC will not finance 8 unit low-income projects with tax credits. How does the City of Oakland expect a low-income housing developer to finance new construction at this site? c. There are several vacant and underutilized parcels surrounding 4225 Broadway that could be consolidated to create a more feasible low-income development opportunity site. Why weren't these sites included?	
			Site Inventory 7. 4200-4224 Broadway (various APNs) - This supplementary AFFH site is in a good location and would replace underutilized commercial uses and parking lots. The 60 DUAs, however, are unlikely to outbid existing commercial uses. Consider increasing allowable density to 75 DUAs.	This site is part of group III. Realistic capacity does not reflect allowable density; this site's current permitted density is 96.8 du/ac. The site may be considered for upzoning or land use designation change as part of Phase 2.
			Site Inventory 8. 6028 Claremont Avenue (APN 014 126803501) - This site is proposed for 23 Low-Income RHNA units in Rockridge on top of an existing office building. It is less than a ¼ mile from Rockridge BART. The site does not include adjacent parking lots that appear to serve the subject office building. The site is subject to a 35' height limit. a. The decision to include the office building, but not the parking lots that serve it is bizarre. The former Dreyer's headquarters, of which the subject site is part of, are owned by a single owner. Why would the owner demolish an existing office building to be rebuilt into 23 units of low-income housing but retain the	These sites have been revised to indicate grouping (ZZZ) which includes adjacent parking lots.

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			surrounding parking lots that serve that office? b. 23 units of low-income housing will not outbid an office use so close to BART, especially with a 35' height limit	
			Site Inventory 9. 3875 Telegraph Avenue (APN 012 096800301) - This supplementary AFFH site is proposed for 35 Low-Income RHNA units. The existing use is a surgery center that is close to MacArthur BART, on a commercial corridor and is underutilized relative to its land value. a. The owners of this site previously refused rezoning between 2006 and 2008 as part of the MacArthur BART Transit Village PUD. b. The owners previously expressed interest in expanding the surgery use as recently as 2017. c. Given the owners' prior resistance to rezoning the site for housing, the City of Oakland must provide written proof of interest from the landowner in development of the site within the eight year planning period. d. This site, ⅛ of a mile from MacArthur BART, can accommodate much more density than 75 DUAs. If the owner provides written proof of interest in development, please consider increasing allowable density to 125 DUAs.	a-d: This site is upzoned in Table B of C-26; it is given a height increase to 95 ft, increasing allowable density to 158.4 du/ac. HAP Action 3.4.10 states that any site included in the inventory, should the property owner choose to redevelop, develop as a majority residential use.
			In order to effectively meet the demand for additional sites, especially in moderate to high-resource areas with low-VMT, we have provided a list of additional sites we ask you to consider. <u>Suggested Site Inventory</u> 1. 501 MacArthur - underutilized commercial use at the corner of two commercial corridors. 2. 5352 Claremont Avenue - 1.5 acre underutilized commercial use surrounded by a large parking lot. 3. 3901 Broadway - underutilized fraternal	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			lodge and parking lot. 4. 5216 Broadway - one of two Shell Gas stations within ½ mile of each in a high-resource neighborhood. 5. 6046 Claremont - .6 acre surface parking lot near Rockridge BART. 6. APN 14-1268-9-1 - .5 acre surface parking lot near Rockridge BART	
			Programs and Policies Program A. Action 3.2.1 - Plex upzoning in single-family neighborhoods o Consider using five units as the base permitted density to allow for projects opt-in to the State Density Bonus Law and provide deed-restricted units on-site. o Consider allowing up to six units for larger lots and corner lots. o Provide a ministerial approval process so that small developers and property owners with lower risk tolerances can participate in the program. B. Action 3.3.5 - Affordable Housing Overlay o Please do not exempt historic districts from this policy. Historic districts and potential designated historic properties (PDHPs) tend to exist in high-resource areas that have historically excluded low-income housing. For reference, Oakland PDHPs are most highly concentrated in Rockridge, Trestle Glen and other high-resource neighborhoods that historically excluded low-income housing. By contrast there are relatively few PDHPs in low-resource places like East and Deep East Oakland where many low-income housing units have been developed historically. [- See image on page 6 of EB4E's comments - use link to the right of this column] - In case the City of Oakland decides to allow	A. See updated language included in Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Also see Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. See updated language included in **Action 3.3.5:** Implement an Affordable Housing Overlay. C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health D. Comment noted. E. Comment noted. The City has been approached about and has thus far declined to join bond-financed JPAs for exactly the reasons described in this public comment. The City welcomes additional information about successful examples of arms-length corporations that engaged in the development of limited equity cooperatives. F. See **NEW Action 3.5.5:** Study feasibility of single-stair residential buildings is included in the Housing Element to address this comment. G. The City Administrator's contract authority limit is a matter of Council policy and would require amendment by the City Council. H. As part of implementing **Action 1.1.9:** Implement a rental housing registry, the City will seek to use the rental registry to support SB 330 demolition protections. I. See updated language included in **Action 2.2.5:** Extend local replacement unit provisions to require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice.

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			historic districts to be exempted from an Affordable Housing Overlay that exemption should only apply to historic districts that existed as of January 1, 2022. This will prevent the sort of defensive, dubious landmarking that we have seen from high-resource areas such as St. Francis Wood and Pasadena in direct response to the passage of SB9 C. Action 3.4.1 - Revise development standards, including allowable building heights, densities, open space and setbacks requirements ○ Transit-proximite zoning areas ■ The following BART station areas within Oakland have been subject to a specific plan to allow for transit-oriented development on public and/or private land nearby: Coliseum, Fruitvale, Lake Merritt, West Oakland, 12th Street, 19th Street, MacArthur. Tens of thousands of units have been constructed or in the process of being developed within these specific plan areas. The only BART station area in Oakland that has not had a specific plan developed and implemented is Rockridge. This station area contains some of the highest-resource tracts in Oakland and is one of the most “whites-only” census tracts in Alameda County, according to the Haas Institute for a Fair and Inclusive Society. The last low-income housing development constructed in Rockridge was the Otterbein Manor (SAHA Homes) in 1973. This development was completed one year prior to the 1974 Rockridge Downzoning. The 1974 Downzoning was an explicitly racist downzoning movement reacting to state and federal fair housing laws, the perceived encroachment of	

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			Black families into the neighborhood and plans for transit-oriented development near the newly constructed BART station. Any transit-proximate rezoning and revision of development standards must include the Rockridge station area. If the City Oakland fails to include the Rockridge station area with transit-proximate revision of zoning and development standards, it would perpetuate an existing pattern or practice ofthe City of Oakland of excluding low-income and multi-family housing from this high-resource and heavily segregated neighborhood. ■ Additional height and density should be allowed at least a ½ mile of heavy rail stations and within ¼ mile of high frequency bus stops. This represents the walkshed for most transit users. Where areas have access to both rail and high-frequency bus transit access overlap, such as in North Oakland, greater additional height and density should be allowed. ■ For these rezonings priority should be given to vacant or underutilized commercial land and owner-occupied residential land. Consider limiting rezonings on top of filtered or rent-controlled rental housing. Action 3.4.1 - Revise development standards, including allowable building heights, densities, open space and setbacks requirements ○ Resource-rich areas ■ Consider providing setback and other development standard relief in addition to permitting 30 DUAs by-right in resource rich areas. Action 3.4.1 - Revise development standards, including allowable building heights, densities,	

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			open space and setbacks requirements ○ Corridors ■ Foothill Boulevard, MacArthur Boulevard and International Boulevard are all commercial corridors in East Oakland that are specifically called out by name as requiring additional height and density for development to work. While we support additional height and density along these corridors, it is frustrating that similar corridors with low height limits remain unmentioned despite having similar issues with height and density. For example, Shattuck Avenue in North Oakland was downzoned to a 40' height from 50' in 2011. In 2021 a development application at 6300 Shattuck for housing at 50' (grandfathered in from a deemed complete application from 2010) was appealed by nearby property owners. This stretch of Shattuck Avenue is within easy walking/cycling distance to Ashby BART and near several bus routes and is in a high-resource tract. The appeal was dismissed by the Planning Commission, but it exemplifies how badly-needed multi-family housing near transit and low-VMT in higher-resource neighborhoods is often opposed and delayed by homeowners and property owners. The homeowners and property owners in higher-resource tracts have also historically been able to downzone heights and densities on their corridors while allowable heights and densities on corridors in lower-resource areas of Oakland are increased. The City of Oakland should commit to increasing heights and densities on commercial corridors in moderate and high-resource neighborhoods by name. Exemplar commercial	

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			corridors: Shattuck Avenue, Piedmont Avenue, upper Broadway, upper Telegraph Avenue, 51st Street, College Avenue, Grand Avenue, Lakeshore Avenue and Claremont Avenue C. Action 3.4.2 - Revise Conditional Use Permit (CUP) requirements ○ While we support the removal of CUPs for multifamily housing development in RD-2 and RM zones, we request the City of Oakland please extend this action to include RD-1 zones as well. C. Action 3.4.3 - Revise citywide parking standards ○ Consider removing all parking minimums for housing development. At the very least, expand the ability to zero out parking minimums to all low-VMT areas. ○ Consider instituting parking maximums for residential development to reduce VMT and prevent overparking in downtown high-rise development. D. Action 3.5.3 - Advocate for statewide legislation on social housing ○ We are happy to see support for our sponsored legislation AB2053. Please consider sending a letter of support on behalf of the City of Oakland ahead of AB2053's June 21, 2022 Senate Housing Committee hearing E. Action - 3.5.4: Evaluate acquisition and development opportunities for moderate- and middle-income households ○ While we support efforts to acquire and develop moderate-income housing we must caution against the use of bond-financed JPAs such as CalCHA for this task. These entities command high fees and underwrite risky debt. ○ The City of Oakland should consider creating and capitalizing an arms-length corporation to develop limited-equity cooperatives for	

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			moderate-income households, including public sector and essential workers. F. Action 3.7.5 - Encourage different sizes of housing for larger families – including affordable housing with courtyards, multigenerational housing ○ The City of Oakland should commit to studying the impact of second egress requirements for the feasibility of small and medium lot development of multifamily housing with 3 and 4 bedroom units. ■ The requirement of a second stairwell for purposes of egress reduces the usable floor plate for living space. The additional circulation forces many designers to arrange units along double-loaded corridors with internal hallways. This layout reduces the ability to provide natural light for more than 1 or 2 bedrooms (access to light or a light well is required for a habitable bedroom). The requirement for a second stair is a key driver in the relative overproduction of studios and 1 bedroom units compared to family-sized units. ■ The US is one of two developed countries in the world that doesn't allow single stair multifamily construction for at least four to five story buildings. Other developed countries provide a second means of egress via a fire ladder or other means. ■ Single stair multifamily buildings can also provide better access to light as well cross-ventilation. This makes it easier for new housing to meet passivehouse standards and reduce operational energy demands. In addition, because less circulation space allows for more floor space to be dedicated to group open space like courtyards or private open space like balconies or decks. ○ The City of Seattle passed and implemented	

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			local building code amendments in 1975 to allow a single stair as means of egress for buildings up to six stories. The current code caps such single stair structures to four units per floor, requiresautomatic fire sprinklers and imposes other fire-rated and corridor requirements. The City of New York also allows single stair buildings with similar mitigations. https://secondegress.ca/ ○ The City of Oakland should study local building code amendments to allow up to six stories with single stairs with mitigations for fire, life and safety. ○ The City of Oakland should commit to supporting state legislation to direct the California Building Standards Commission to study allowing single stair multifamily housing up to six stories with proper fire, life and safety mitigations. G. Action 3.3.14 - Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing ○ Under Section 2.41.020 of the OMC, the City Administrator must seek City Council approval for purchases of any land valued at over $100,000. There is no parcel in Oakland with development or anti-displacement utility valued at $100,000 in 2022. This authority should be increased to, at least, $1,000,000 (pegged at CPI) to allow Oakland HCD staff to move quickly when the opportunity and funding present themselves for land acquisition H. Action 1.1.8 - Create and maintain a rental housing registry ○ This policy is critical for the enforcement of SB330/SB8 tenant demolition and right to return policies. Oakland HCD needs this tool to be able to coordinate with Oakland Planning on	

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			evaluating development applications that propose to demolish protected housing and ensuring compliance with relocation and right of first refusal policies post-entitlement I. Action 2.2.5 - Extend local replacement unit provisions ○ We appreciate Oakland's commitment to codifying these provisions locally beyond the current 2031 sunset. That codification must be paired with more proactive enforcement of SB330/SB8 demolition protections. In November 2021, EB4E notified Oakland Planning that an application for development at 469 40th Street did not include sufficient replacement units under SB330. The application was eventually re-submitted and approved with the necessary replacement units. Projects should not be put out to public notice unless they have clearly demonstrated they have complied with SB330/SB8 demolition protections and provision of replacement units. ○ We request that Oakland Planning work proactively with Oakland HCD to create internal processes to help ensure displaced tenants are not lost in the post-entitlement and demolition process.	
21	**Stuart Flashman**	6/8/2022	Has the city considered the alternative of an affordable housing overlay district for high resource areas, rather than a blanket up-zoning? A blanket up-zoning will act as an invitation for market-rate housing projects, while an affordable housing overlay will encourage projects that meet the overlay district's affordability requirement (which should be higher than what is required for the state's density bonus).	See **Action 3.3.5:** Implement an Affordable Housing Overlay (AHO). Proposed features of this overlay include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will broadly apply this overlay, except for contaminated sites, protected historical sites/districts, and areas in the Very High Fire Hazard Severity Zone.

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			The affordability overlay could also allow for multiple levels of affordability to meet its threshold - i.e., 3% extremely low income, 5% very low income, 10% low income, 20% moderate income, with multipliers based on level of affordability - i.e., 4x for extremely low, 3x for very low, and 2x for low. Thus the suggested project would get 3x4 = 12 points + 5x3 = 15 points + 10x2 = 20 points + 20x1 = 20 points, for a total of 67 points. The threshold for triggering the overlay district's density and height levels might be 55 points. a standard 15% very low income density bonus project would only get 45 points - not enough. The overlay could allow more height and density than the state density bonus, encouraging developers to "go the extra mile" to qualify. A mixed-income project would also provide a healthier mix of different income levels than the standard 15% very low income, 85% market rate project. Please think about this idea.	
22	**Kevin Morsony**	6/8/2022	I am writing to express concern that 4035 Park Blvd in Glenview was not included in the site inventory in the Oakland Housing Element. This .2 acre site is an empty lot (remediated former gas station) in a high resource area served by both local and transbay bus lines that both stop in front of this location. It is adjacent to a 7 unit apartment building (on a lot half the size). At minimum, this lot should support at least 14 units even if only zoned for current capacity. This lot has been vacant for 30 years as owners have failed to develop it due to personal issues. It is exactly the type of location that the city should use their power of eminent domain to acquire and turn over to low income housing developers to ensure that high resource	The revised 2023-2031 Housing Element includes this site as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			neighborhoods have low income housing. This is a ready to build location that should be included in the site inventory and the housing element.	
23	**Annette Floystrup**	6/8/2022	The "othering" of the Rockridge neighborhood of north Oakland is on full display in this document. The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. Housing Element Draft, Page 63: "POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS "Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. Oakland has a huge need for affordable housing, but nothing in this policy element addresses the building of affordable housing as defined by HUD, but rather will exclusively encourage the building of market-rate, luxury-class housing dominated by studio and 1-bedroom apartments/condos. According to the National Low Income Housing Coalition, housing is affordable if it costs no more than 30 percent of one's income. Renters who pay more than this are considered "cost-burdened;" those who pay more than 50 percent are "severely cost-burdened." In Oakland, 59 percent of residents are renters,	Comments noted. Oakland Planning Staff presented the first Public Review Draft Housing Element to the Rockridge Community Planning Council on August 18, 2022. This presentation took place during the extended public review period (June 30 - September 30, 2022).

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			with the median income of these households around $40,000, more than half of them qualify as very low income. However, due to the high cost of Bay Area housing, even households that bring in as much as six figures can be designated as “low income,” as set by the Department of Housing and Urban Development (HUD). Its threshold is set for those earning incomes at or below 80 percent of area median income (AMI). In Oakland, 80 percent of AMI is very high — $73,100 for a single person; and for a 4-person household, $104,400. Housing Cost Burdens Have Stark Racial Impacts In Oakland, African American households face the highest housing cost burden, with 63 percent devoting more than 30 percent of their income to housing (according to the PolicyLink National Equity Atlas). Overall, 59 percent of households of color are housing-cost-burdened, compared to 42 percent of white households. Between 2000-2010, the City of Oakland lost 34,000 African American residents (a 24 percent decline). This included 10,000 OUSD students. Lack of affordable housing fuels the fire of Oakland’s ongoing and dramatic exodus of African American and other POC households. Is it really Affordable? The need for genuinely affordable housing in Oakland is very high, but are proposed developments in Rockridge going to meet these affordability standards? The cost of land in Rockridge means that the answer is generally, no. For example, the multistory tower proposed for the CCA property would consist of ~467 residential units, 10 percent of which would be	

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			"affordable". That sounds good until you realize that here affordable is defined to mean "moderate-income" households, with eligibility defined as 120 percent of area median income (AMI). For 2020, that was $109,600 (1-person household) and $156,600 (4-person household). In other words, there would not be one single unit of affordable housing, as defined by HUD, created by the project and available to low-income renters. Affordable housing is desperately needed in Oakland if we are to retain housing stock for low-income workers, seniors, and the disabled. About 93 percent of new construction in Oakland is market-rate developments geared to luxury class apartments like the 40 story Atlas Tower downtown. While rents dropped significantly during the initial COVID lock down, rents have rebounded and none fall into the affordable range. The number of available and genuinely affordable units is almost non-existent. The demand far outstrips the supply. Current building costs have risen steeply in the past years in response to Trump Administration tariffs on Canadian lumber and COVID slowed production of building materials Much of the newly proposed and /or built housing is also singularly family unfriendly. Few apartments are 2-bedrooms or more, and the vast majority are studio and 1-bedroom. It is assumed that people will not have private cars, but if you have two or three children who each require a different size car seat, Uber and Lyft cannot accommodate you. If you have a mobility impaired family member, someone in a wheelchair or one who uses adaptive tools to	

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			enter and exit a car from a walker, you also cannot be accommodated by ride-share or gig-vehicles within minutes of a phone call. These are wider issues of societal sustainability that are going utterly unaddressed by this housing element. But they eventually impact the lives of most of us. For low to moderate income residents, housing is difficult at best, but as currently conceived, the new housing is also inadequately meeting the needs of child families, multigenerational families, and the disabled of higher income levels as well. In summary, land and building costs are very high and rising, making public-private partnerships and government-subsidized construction perhaps the surest ways to add more truly affordable housing in Oakland — and particularly here in Rockridge. Lack of inclusion in the process The Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. There is an organization that represents Rockridge, a registered 501(c)3, the Rockridge Community Planning Council (RCPC). It is usual for RCPC to schedule local town hall meetings on topics of importance, which the Housing Element Draft certainly is. The City could have easily arranged with RCPC for a meeting and notified residents through RCPC's monthly newsletter, The Rockridge News. Instead, a small number of poorly publicized Zoom	

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			meetings were held. The exclusion of the RCPC, the most significant citizen institution in Rockridge, which has been reshaping the neighborhood since the early 1970s, when a resurrected RCPC led the way to obtaining funding from the Department of Housing and Urban Development (HUD) for planning studies which resulted in the City of Oakland adopting a new zoning designation C-31, currently CN-1, for College Avenue in 1973, consisting of pedestrian oriented retail with mixed use upper stories is remarkable and inexcusable. It argues for a total lack of knowledge about the neighborhood by City staff. It cannot have gone unnoticed that in the past 30 years, RCPC has directly brought in excess of $7 million into the City and the neighborhood, can it? A new branch library funded by a citizen originated Mello-Roos taxation district, FROG Park, Hardy Dog Park, hundreds of thousands in traffic mitigation funds negotiated from CalTrans (4th Bore), Dreyer's and Safeway projects, and $3 million in environmental mitigation funds obtained by through litigation by the 4th Bore Coalition, a coalition of Oakland and Berkeley neighborhood groups organized and led by RCPC. Those $3 million dollars were used to add enhanced HVAC and filtration systems, sound dampening windows and environmental plantings to the two schools in the RCPC catchment, Chabot Elementary and Claremont Middle School severely impacted by the particulate, fume and noise pollution resulting from their locations within less than 100 feet of Hwy 24. A registered non-profit creating that much benefit to the City of Oakland should have been contacted, in particular when planning and zoning have been	

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			the primary focus of the organization for more than 50 years. The "Introduction of the Housing Element Draft" on Page 5 has a heading: "CHARTING AN EQUITABLE, INCLUSIVE FUTURE" It is not equitable to exclude some neighborhoods from the process of producing the Housing Element Draft. It is not equitable to promote the building of market-rate housing which does not produce truly affordable housing but does produce profits for private real-estate developers. And it is not equitable to unduly burden a neighborhood that already brought itself back from an earlier round of governmental policy originated destruction.	
24	**Housing Element Discussion Session #3**	6/8/2022	A. General Comments - Despite the increase [in Oakland's 6th cycle RHNA] how do we assure that the disenfranchised needs are met. - Who do we target, and how do we penalize them when lower income needs are not met? - Is there a way for the public to track who paid impact fee's, for what, and where and how are those funds being used? - Are the state-mandates on site size for low income housing, or for all housing that can count towards RHNA requirements? - Does the city have a published methodology for when to count new market housing as Moderate Income? I know San Jose does - One other point: I am pleased to see parts of the Element devoted to remediation of environmental contaminated sites. Urge the city to consider that housing located near freeways, Oakland Ports and other heavy duty trucking concentrations to be included in definition of a contaminated sites and to help	A: Comments noted. See notes from Housing Element Discussion Session #3 - https://cao-94612.s3.amazonaws.com/documents/Housing-Element-Discussion-Session-3_06.08.2022.pdf B. See Response to Letter #1 for upzoning actions included in the Housing Action Plan. C. The revised 2023-2031 Housing Element includes an Executive Summary. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text. D. The City through **Action 3.3.6:** Access to low-cost financing for development will continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

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			building owners in those locations to retrofit air filtration to reduce exposure of residents to transport related emissions. David Wooley, UC Berkeley, Goldman School davidwooley@berkeley.edu - Yes, a summary analysis of what C-21 actually tells us would be useful - We should not be putting housing next to freeways and we need to have a fund to in the GP to retrofit existing near road housing exposures. - One more comment: please consider ALL of AC Transit's Rapid corridors, not just the BRT line, when considering upzoning opportunities. - So A Diamond in the Ruff is working with The Oakland Community Land Trust on a project for more affordable housing overlay with ADU'S. Is there a certain number of units that can be placed on the current acquisition of land? Which may include the Zoning in that part of Oakland? Which is right off Seminary B. On the upzoning contemplated, is that discussed explicitly anywhere in the document beyond Policy 3.4? If you could let me know, I would appreciate it. C. Please ensure that the next draft includes an Executive Summary and a clear table on NEW policies D. What can the city do to improve the funding tools and flexibility of local lenders / CDFI's for affordable housing?	
25	**Equity Work Group** Meeting #2	6/8/2022	A. General Comments - The city has a vacancy tax right? they should be tracking vacancy somehow	A. Comment noted. B. Appendix L in the revised 2023-2031 Housing Element includes Responses to Public Comments C. The State Housing & Community Development Department (HCD) requires that all California jurisdictions prepare an annual progress report

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			- it's hard to rank, but would like to include low-income non english speakers as having a barrier to accessing housing B. where are the input not included going to be noted, if at all, in the housing element? which chapter or appendix? C. APR - so the number of permits does NOT reflect on actual built units? the 1k under very low income might in actuality be less? - is there a way to find actual units built? - so basically some developments are stalled and that isn't captured... is there another table that reflects actually built #s? - my concern is folks looking at the "approved permits" data might misunderstand that as the actual # of available housing. if a lot of projects get stalled it would not be an accurate indication	(APR) on the jurisdiction's status and progress in implementing its housing element. For the 5th cycle Housing Element period (2015-2023), State HCD required that jurisdictions report completed units in the APR form beginning in 2019. Oakland Planning Staff have data on permitted units for the 2015-2023 period and completed units for 2019 and onward. See Table A2 of Oakland's APR form to view completed units beginning in 2019: https://www.oaklandca.gov/documents/housing-element-annual-progress-reports.
26	**EBMUD**	6/9/2022	**General** EBMUD appreciates the City's efforts to achieve its Regional Housing Needs Allocation (RHNA) through identifying opportunity sites where additional development could occur. As noted in the Housing Element Update, these opportunity sites include both vacant and non-vacant sites. It is important that the City consider existing surrounding uses so that those uses may continue after new housing is developed. In particular, EBMUD has its main offices in Downtown Oakland and additional administrative offices and service yards in West Oakland near GRand Avenue and Adeline Street. In addition, EBMUD is developing a service yard at Willow Street and 24th Street, and its wastewater treatment plant is located at West Grand Avenue and Wake Avenue. Finally, EBMUD has a facility along Oakport Street in	Comments noted.

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			East Oakland as well as numerous water and wastewater facilities that support the community and provide essential services to residents and business owners throughout the City. **Wastewater Service** The projected number of housing units within the City of Oakland as described in the Housing Element Update are higher than the quantities used by EBMUD in recent long-term planning efforts, and result in population growth rates higher than EBMUD assumed. The differences in EBMUD's assumptions and the Housing Element Update will not necessarily result in a capacity deficiency, however, EBMUD will monitor the increase in flows over time and requests that the City continue to closely coordinate with EBMUD to ensure that implementation of the Housing Element Update proceeds as projected. **Wastewater Service** In addition, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EMBUD's WWFs. Additionally, the seven wastewater collection system agencies that	

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			discharge the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows. **Wastewater Service** A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents **Wastewater Service**	

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			To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed projects: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnect from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.	
27	**Deeply Rooted**	6/10/2022	A. Provided track changes to the Engagement section that includes removing the DR Partners map and adding more detail to the Partners table. Oakland HE_compiled with TOC_DR_2022_0610: Section: 7.1 B. Acknowledgement of Community Policy ideas: As we have discussed, the City needs to explain why some of the community policy ideas in the Public Participation section didn't make it to the HAP. We recommend the following columns in the appendix for each community policy idea: policy idea, decisionmaker, issue/ disagreement, consensus, and next steps. **C.** Create and staff Neighborhood Planning Councils for residents to weigh in on what gets built in their neighborhoods during planning and implementation (i.e. RCPC or Mission	A. Oakland Planning Staff included this information in the updated Draft Housing Element submitted to State HCD on June 30, 2022. B. Appendix L in the revised 2023-2031 Housing Element includes Responses to Public Comments C. Oakland already has a Neighborhood Council structure that City staff engage with on a variety of issues of interest, including public safety, improvements, and more. Staff will look at options of improving this structure and broadening its scope for purposes of engagement as well as look at options of creating neighborhood groups for the specific purpose of gathering feedback on planning initiative and projects. Action 5.2.9 addresses the need to reduce barriers with inclusive engagement with actions in the Environmental Justice (EJ) Element. A policy in the EJ Element will be written to address this. D. Creation of new commissions requires action by City Council. The City should utilize existing boards and commissions instead of establishing a new body. However, Planning Staff will bring an item to the Planning Commission to set up a new subcommittee that monitors City performance with Housing Element and other housing policy implementation, see Action 5.2.11:

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			group), particularly in areas where rapid displacement is happening. (Policy 5.2) **D.** Citywide Housing Commission to review City's progress on Housing Element actions. (Policy 5.2) **E.** Integrate Healthy Development Guidelines into GP (note under actions where it's come from HDG) (Policy 5.2) Examples include disclosure and reporting on rental unit loss, eviction, and relocation compensation; and displacement impact mitigation. **F.**Human Health/Socioeconomic Impacts Analysis: require public analysis of displacement/homelessness impacts of market rate projects prior to City providing permits or any zoning changes (Policy 1.1) **G.** Acknowledge that proactive rental inspections can only be implemented with a new law. (Policy 2.1) **H.** A law requiring anti-displacement strategies for the proactive rental inspection program. (Policy 2.1) **I.** Moratorium on market rate development for neighborhoods experiencing rapid gentrification. (Policy 1.1) **J.** Community outreach & enforcement of City's Fair Chance Housing Ordinance (banning housing discrimination of people with criminal records). (Policy 1.1, 5.3) **K.** Cultural Districts will protect existing residents from displacement. (Policy 3.2) **L.** Address needs of undocumented residents, i.e. new local ordinance for removing Social Security Number from housing applications. (Policy 5.3) **M.**Measure KK assessment (low-income homeowners applied and used funds). Update so low-income homeowners will not have to pay the new taxes. (Policy 3.3)	Provide accountabililty measures for housing programs, including annual monitoring. **E. It** is not within the City's authority to implement all of the Healthy Development Guidelines as they are written. Staff conducted an assessment of the HDGs and will incorporate those goals and policies that are within the City's purview as part of the General Plan Update for the various related Elements. For the Housing Element the following Actions are included to address the Healthy Development Guidelines (HDG). See Action 5.2.1: Protect against smoke and wildfire to address HDG EH 1.7 Project Wide no smoking policy. See Action 5.2.9 and zoning in Appendix J to remove CUP for grocery stores in food deserts for HDG goal F1 Increase Access to Healthy Foods. For HDG H1.3 see Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement and Action 3.5.1: Support community land trusts and other shared equity models. For HDG H1.4: Prioritization of housing units for vulnerable populations see Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land. **For H**DG **goal H2: Preserve existing affordable housing and protect residents from involuntary displacement see Action** 1.1.14: Protect Oakland residents from displacement and becoming homeless and Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units. For HDG CC2.2 and OS1.1 see Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities. F. Due to a series of new State laws that streamline and regulate the timeline for project approvals, the required review structure and timing would not allow Staff to conduct a study of this nature on a project-by-project basis. Instead, this analysis could be performed prior to adoption of new zoning regulations (ex. General Plan zoning amendments). G. Building Bureau staff updated the language of the Housing Element **Action 2.1.3:** Conduct proactive rental inspections to reflect this comment. The City is also staffing up to respond more rapidly to code complaints. H. The City will look at ways to consider anti-displacement strategies as part of this program. With regard to displacement as a result of code enforcement, in coordination with the Planning & Building Department, Oakland HCD administers the Code Compliance Relocation Program. In addition, the upcoming Rent Registry will allow for a form of proactive protection for Oakland residents. I. The State will not approve a Housing Element that places a moratorium on market rate housing or any type of housing at any affordability level.

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			KN. City kept as is because it aligns with HCD Site Guidelines. We are concerned that size assumptions are in violation of fair housing laws. (Appendix C pages 50, 80-81; and Oakland HE page 39) **O. Use of City-owned land as 100% affordable housing (includes 10+ acre sites as well):** Action 3.3.1 discusses prioritizing ELI households on public land, but Table C-16 (Appendix C) in Housing Sites Inventory shows that housing at all income levels is being planning for on public land. All public land for 100% affordable housing (includes 10+ acres). (Policy 3.3). **P.** Utilize neighborhood Area Median Income for housing projects. (Policy 3.2) **Q.** Increase Housing Impact Fees.(Policy 3.3) **R.** Create a real Inclusionary Zoning law. (Policy 3.3) **S.** Link zoning changes for market rate projects to affordability requirements so more affordable housing is built. (Policy 3.4) A developer who wants to build more units (say, 200 units instead of 100 units) should also increase the number of affordable housing units on site. **T.** Prioritize re-entry housing in City funding applications. (Policy 3.7) **U.** Ensure that TOD projects provide housing that neighborhood residents can afford (Policy 5.2) **V.** A tax on speculators AFTER they purchase the property does not reduce housing speculation and the City already has a registration fee & inspection requirement for speculators. The City should instead evaluate how the current program is working. (Policy 2.2)	J. Staff need more information about what Deeply Rooted is proposing in order to prepare a response. **K. See response to Letter #53** L. Comment noted. This comment speaks to issues outside the scope of the 2023-2031 Housing Element Update. M. When Measure KK was approved by voters, the measure did not include an exemption for low-income property owners. N. See Action 3.4.10 and Appendix J for revisions for the new 6th cycle RHNA sites to look at ways to incentivize affordable housing. This will be further discussed and various options analyzed during the Zoning implementation. O. The City disposes of public land according to State and local law, specifically the State Surplus Land Act (SLA) and the Oakland Municipal Code (OMC), specifically Chapter 2.42 that governs the disposition of real property. Decisions about the disposition of a particular parcel are made by City Council action, consistent with the requirements of the OMC P. This would greatly impact and complicate funding, closing, and asset monitoring processes for the City with impacts on the pace of AH creation/admin capacity. Neighborhood AMIs don't align with State or Federal funding mechanisms. The City will however continue to seek opportunities to target deeper AMI groups. The City welcomes examples of this being successfuly implemented in other communities Q. An economic feasibility study is underway as part of the five-year impact fee update to determine the potential for increasing impact fees. In addition, the affordable housing impact fees automatically increase at the beginning of each fiscal year with the rate of construction inflation. Most recently, in July 2022, the affordable housing impact fees went up by 15% because of the high construction inflation rate. Action 3.3.8: Right size development fees on market rate housing addresses the City to look at its Impact Fees on a regular basis. R. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. This comment is addressed in Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

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			W. Goals, policies, and actions should treat unhoused people with dignity and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy. The current policies focused on unhoused people describes just enhancing operations of the EMP. **X.** Stopping Encampment Management Policy. (Policy 4.2) **Y.** Changing zoning so tiny homes or RV's can be allowed across the City. (Policy 4.3) **Z.** No mention of permanent housing and how that aligns with AFFH. (Goal 4. How this Goal AFFH section) **Z1. Missing Special Needs Groups (prioritize housing for them):** Formerly incarcerated individuals (Policy 1.1, 3.7), Single parents (not just mother's) (Policy 1.1, 3.7) young adults (Policy 1.1, 3.7) low-income non-english speakers (Policy 1.1, 3.7) youth aging out of foster care (Policy 1.1, 3.7) Black Americans (this population particularly in relation to landlord housing discrimination). (Policy 1.1, 3.7) Teachers (Policy 1.1, 3.7) **Z2. Need to integrate the following community input into Intro, Housing Needs (Appendix B) and AFFH sections (Appendix D and relevant Oakland HE sections):** Historic and Current Racism are intentional public policy choices Including intentional decrease of public housing in neighborhoods like Lower Bottoms. It was another policy choice that exacerbated racialized displacement.	S. As part of the impact fee study from Action 3.3.8, the City is studying the potential increase of onsite affordable housing instead of paying the affordable housing impact fees. Onsite requirements are already based on a percentage of the overall units, so the more units that are built the higher the number of affordable units that are required in order not to pay Affordable Housing Impact Fees. In addition, Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement will be looking at how much affordable units would be required with market rate development. **T. See response to 27-Z1** U. This comment is addressed in **Action 5.2.2:** Promote infill, transit-oriented development (TOD), and mixed use development. V. The City does not regulate homeownership sales or transfers. Policies would need to go through City Council and/or the County Assessor's Office for consideration. An anti-speculation tax is already a study item in the Housing Element (**Action 2.2.6**: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.). A direct ban on investors buying and flipping homes would likely require a change to state law. W. Each year, it is estimated that 15,786 people in 13,135 households experience homelessness in Alameda County, and approximately 60% of them reside in Oakland. The conditions at many encampments are inhumane, dangerous, often fatal. The Encampment Management policy is rooted to a shelter offer policy that places a requirement on the City to provide shelter options when closing an encampment. While improvements are still being developed in the homelessness system, when a encampment is closed, individuals at the camp are offered a shelter bed and an alternative to sleeping in a place not fit for human habitation as defined by US Department of Housing and Urban Development. X. Comment noted. This comment speaks to issues outside the scope of the 2023-2031 Housing Element Update. Y. The Oakland Construction Innovation and Expanded Housing Options Ordinance was approved by City Council on November 16, 2021, and went into effect on January 15, 2022. This Ordinance updated the City's zoning regulations to allow RVs, mobile homes, manufactured homes and tiny houses on private properties in any zone that allows residential. See more

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			Facts about ethnic enclaves created in part by racial housing covenants (Chinatown, West and East Oakland). The negative impacts of California legislature's Costa Hawkins law The negative impacts in the 1990s of the tech boom and Mayor Brown's 10k market rate housing plan to make Oakland attractive for SF tech workers. Generational economic and housing discrimination impacts Oakland residents. Market force displacement from lack of sufficient tenant protections Blighted Housing Conditions: Lower income residents in West and East Oakland are facing unhealthy housing conditions ie. no heat, electrical issues, and faulty plumbing). **Mention Housing Equity Roadmap in Appendix A.** Lots of community orgs were involved in the development of that document and may not have been involved with HCD's Strategic Plan so may not see themselves reflected in the Strategic Plan. **More information/data on assessment of previous housing cycle production.** A summary of the previous HE assessment should be included in the Oakland HE (main chapters of document) for transparency and framing for the new RHNA goals. Draft HE (Appendix A) has only one sentence on total housing built in the previous cycle. Also include 1) the number of built units by affordability level in the 2015-2023 RHNA table alongside permitted, 2) Table by planning area and income level for built units, and a map of where those sites are by income level. Just Cities ended up doing this analysis with sample data.	information here: https://www.oaklandca.gov/news/2022/new-policies-expand-housing-options-on-single-family-parcels-allow-rv-residences. Z. See response to Letter #53 Z1. Existing language aligns with federal and State funding sources, allowing projects to qualify for unique "special needs" funding that would not otherwise be available. Some of the suggested prioritizations conflict with CA Prop 209 (e.g. explicitly targeting Black residents). We have focused on deepening affordability and addressing homelessness (following US Department of Housing and Urban Development target populations under homelessness) as top priorities with the limited resources we have. Within that, we have sought to encourage projects that serve a range of household needs, and with a focus on deepening affordability. We do have several layers of local preference for our affordable projects: displaced residents (code enforcement), residents within one mile of development/same council district, and then Citywide. Z2. The revised 2023-2031 Housing Element incorporates this feedback. Additional information on historic context of discriminatory housing actions and the legacy of exclusionary zoning as a significant housing constraints and barrier to affirmatively furthering fair housing. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.5D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11). Z3. The text describing the intent of Housing Action Plan Goal 5 was updated to make it more explicit that policies and actions are focused on homeownership strategies.

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			Z3. HAP: Goal 5 should make it more explicit that policies and actions are focused on homeownership strategies	
28	**Harvey McKeon, Carpenters Local 713**	6/10/2022	The City of Oakland Housing Element notes in its housing constraints analysis that a shortage of construction labor can significantly increase "the time necessary to complete the development of a project." Indeed, the Housing Element Update also outlines that construction workers make up a lower proportion of overall employment in Alameda County than even that of the wider Bay Area, where an acute shortage of housing production and labor is also a pressing, widespread issue. To be clear, neither Alameda county nor the City of Oakland have enough skilled, highly productive residential construction workers to build the 26,000+ units that the city of Oakland is supposed to produce over an 8 year time period. This is itself an almost 80 percent increase from the prior Housing Element cycle's RHNA goals. However, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in residential building construction in Alameda County has actually decreased by 18% since 2004. A continuously shrinking residential construction workforce cannot build 26,000 units of housing in 8 years. **The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements** The Carpenters propose the following additions to the Municipal Code of the City of Oakland. for any residential project larger than 10 units	Comments noted.

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			Permitting requirements in the Municipal Code of the City of Oakland A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Oakland, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article. Apprenticeship: For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding subsmission of the pre qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5. Local Hire Policy: Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence,	

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			which is not a post office box, is, and has been, within Alameda county within 180 days of the expected date of issuance of the Notice to Proceed for the project.	
29	**Jon Gabel**	6/10/2022	1. Some of the stated goals in the Housing Element Draft are at odds with City policy, particularly with respect to Rockridge As noted in the Housing Element Draft, Chapter 1: Introduction, Page 4: "In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. "The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only households but the cultural identity and viability of these communities." As long as 100 years ago, Rockridge was a vibrant residential and business district. Construction of the Grove-Shafter freeway (Highway 24) and BART in the 1960's devastated the existing businesses. Half of them closed and crime was rampant. In 1973, the Rockridge Community Planning Council (RCPC) worked with the City of Oakland to rezone College Avenue and Rockridge, which led to its recovery and current prosperity. (For details, see www.PreserveRockridge.com/UpDownAndUp) The people of Rockridge responded and brought our neighborhood back. With no funding and little help from the City of Oakland,	Comments noted. Oakland Planning Staff presented the first Public Review Draft Housing Element to the Rockridge Community Planning Council on August 18, 2022. This presentation took place during the extended public review period (June 30 - September 30, 2022).

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			Rockridge was resurrected after the BART and Highway 24 construction was completed. Old homes, including many Craftsman houses, were preserved and restored. Rockridge funded and built its own branch library. Parental support has helped make local public schools desirable. Strong local activism has resulted in many public benefit projects. We should be lauded for this (For details, see www.PreserveRockridge.com/Accomplishments). But instead, the City of Oakland has adopted and supported policies – like SB9 - which threaten the viability of the community which rebuilt Rockridge. Quoting from the home page of www.PreserveRockridge.com: "The creation of financial incentives to tear down existing single family houses and replace them with larger market rate buildings would: "- Eventually destroy the beautiful and architecturally historic Craftsman houses that we presently have; - Push out the community that individually and collectively rebuilt itself after the construction of BART and Highway 24 right through the heart of it; - Actually be a vehicle for real estate interests to make big profits." **1. Some of the stated goals in the Housing Element Draft are at odds with City policy, particularly with respect to Rockridge** Again, from the Housing Element Draft, Pages 11-12:	

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			"This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders… The goals include: "1. Protect Oakland Residents from Displacement and Prevent Homelessness: Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities. "2. Preserve and Improve Existing Housing Stock: Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions. "5. Promote Neighborhood Stability and Health: Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities." These stated goals are at odds with the actual performance of the City of Oakland. The passage of SB9 by the State of California has enabled this threat to Rockridge and to other neighborhoods throughout the State. Oakland's support of SB9 has put it in a tiny minority of California cities. The following cities supported the passage of SB9: Alameda, Oakland, and San Diego. The following cities opposed the passage of SB9: Arcata, Azusa, Bellflower, Belmont, Beverly	

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			Hills, Brea, Brentwood, Burbank, Calabasas, Camarilla, Carpinteria, Carson, Cerritos, Chino, China Hills, Clayton, Clearlake, Clovis, Colton, Corona, Costa Mesa, Cupertino, Cypress, Del Mar, Diamond Bar, Dorris, Downey, Dublin, Eastvale, El Segundo, Escalon, Fillmore, Fortuna, Foster City, Fountain Valley, Garden Grove, Glendora, Grand Terrace, Half Moon Bay, Hesperia, Hidden Hills, Huntington Beach, Indian Wells, Inglewood, Irvine, Irwindale, Kerman, King, La Canada Flintridge, La Habra, La Habra Heights, La Mirada, La Palma, La Quinta, La Verne, Lafayette, Laguna Beach, Laguna Niguel, Lakeport, Lakewood, Lancaster, Lawndale, Lomita, Los Alamitos, Los Altos, Malibu, Martinez, Maywood, Menifee, Merced, Mission Viejo, Montclair, Monterey, Moorpark, Murrieta, Newman, Newport Beach, Norwalk, Novato, Oakdale, Ontario, Orinda, Pacifica, Palm Desert, Palo Alto, Palos Verdes Estates, Paramount, Pasadena, Pinole, Pismo Beach, Placentia, Pleasanton, Poway, Rancho Cucamonga, Rancho Palos Verdes, Rancho Santa Margarita, Redding, Redondo Beach, Ripon, Rocklin, Rohnert Park, Rolling Hills, Rolling Hills Estates, Rosemead, San Buenaventura, San Carlos, San Clemente, San Dimas, San Fernanda, San Gabriel, San Jacinto, San Marcos, San Marino, Santa Clara, Santa Clarita, Santa Monica, Santa Paula, Saratoga, Signal Hill, Simi Valley, South Gate, South Pasadena, Stanton, Sunnyvale, Temecula, Thousand Oaks, Torrance, Tracy, Upland, Vacaville, Ventura, Visalia, Vista, West Covina, Westlake Village, Whittier, Yorba Linda, Yuba City	

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			(For a more detailed discussion of SB9's impact on Rockridge, see www.PreserveRockridge.com/ZoningBusting) **2. The Housing Element Draft appears to subscribe to "Trickle-down" housing theory, which is false and similar to "Trickle-down" economics** Again from the Housing Element Draft, Page 63: "POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS "Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs. "The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures. "The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) and Mixed Housing Type Residential (RM) zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing	

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			Type Residential generally to 3,000 square feet to remove constraints on lot splitting." I believe that there is support locally for allowing single family homes to be converted into duplexes; and ADU conversions are popular under existing statutes. But SB9-style changes which would incentivize tear-downs of existing homes in favor of market rate multiple unit dwellings – with no affordable housing required – is opposed locally by a margin of around 2 to 1. Adoption of Policy 3.2 would be counter to public sentiment here, and would be in contradiction of three of the Chapter 4: Housing Action Plan goals. The concept that building more market rate housing will result in more affordable housing is called "Trickle-down" housing theory. It is false and is equivalent to "Trickle-down" economics. "Trickle-down" economics theory, also referred to as "supply side" economics, "Reaganomics", and (by President George H.W. Bush) "voodoo" economics, is believed by most Americans to be false. However, it is still being promoted by some Republicans. "Trickle-down" housing theory, also referred to as "filtering" or "housing as opportunity", is based on the same concept as "trickle-down" economics: that increases in the supply of market rate housing will "trickle-down" to provide more affordable housing. Unlike "trickle-down" economics, "trickle-down" housing theory is being promoted by supposedly progressive Democrats. The basic fallacy of "trickle-down" housing theory is that there is not a single unified	

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			housing market. To the contrary, supply and demand are different in different price ranges of housing. The "housing market" actually consists of multiple, non-intersecting sub-markets delineated by price. “Trickle-down” housing theory is not supported by econometric modeling, as shown in “The Maze of Urban Housing Markets: Theory, Evidence, and Policy” by Jerome Rothenberg et al. Unless upzoning is tied to a requirement for truly affordable housing, it serves developers at the expense of the current residents. (For a detailed discussion of this topic, see www.PreserveRockridge.com/trickledown) **3. Lack of inclusion in the process** 2.1 Summary of Community Outreach Activities, Page 19, shows that Rockridge has been omitted from the list of neighborhoods contacted for input on the Housing Element Draft – even though Rockridge will be deeply affected by the final version. There is an organization that represents Rockridge: the Rockridge Community Planning Council (RCPC). It is usual for RCPC to schedule local town hall meetings on topics of importance, which the Housing Element Draft certainly is. The City could have easily arranged with RCPC for a meeting and notified residents through RCPC’s monthly newsletter, The Rockridge News. Instead, a small number of poorly publicized Zoom meetings were held. Chapter 1: Introduction of the Housing Element Draft, Page 5 has a heading: “CHARTING AN EQUITABLE, INCLUSIVE FUTURE”	

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			Both the process of producing the "City of Oakland 2023-2031 Housing Element Draft - Public Review May, 2022" and its contents are not equitable. Some neighborhoods were excluded from the process. The draft promotes "Trickle-down" housing theory, which does not produce truly affordable housing but does produce profits for real-estate developers. And enabling the destruction of a neighborhood, Rockridge, that brought itself back from an earlier round of destruction is the antithesis of what a City Plan should do.	
30	**Colin Piethe**	6/10/2022	A. POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS - The City should take a much more proactive approach to expanding the role of land trusts and other collective ownership strategies that take housing either into the City's, or the community's hands. The words "explore" and "support" are passive words, and don't commit the City to changing how it does business. Merely studying and considering these strategies continues to let primarily private developers make decisions about how the City's housing stock is built, and their decisions are not in the best interests of our residents. We need to move the City away from relying on the whims of the market and let Oakland residents take collective ownership of their land and housing. Reduce the police budget and put it into other City priorities so that we have money in a dedicated housing fund to help subsidize rent for our most underserved residents living paycheck to paycheck. 32% of americans cannot afford a $400 emergency, and providing our	A. See Action 3.5.1: Support community land trusts and other shared equity models and Action 3.5.2: Support housing cooperatives, co-living, and cohousing models . Actions in Chapter 4: Housing Action Plan includes discrete implementation timelines and milestones within the eight-year Housing Element planning period. B. See the revised **Action 3.4.4**: Revise citywide parking standards in the Housing Element.

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			residents with stable housing can help them stay on their feet. B. Action 3.4.3: Revise citywide parking standards - Please implement parking maximums city-wide, or with neighborhood-specific approaches. Developers still think there's a "market demand" for providing more parking than necessary, even in Downtown where we're trying to limit parking. While there's no minimum Downtown, developers are not reducing parking supply, such as at 1919 Webster, where the developer is currently proposing an extra wide driveway which will create conflicts with the future bike lane that's planned for Webster.	
31	**Alliance of Californians for Community Empowerment, Asian Pacific Environmental Network, Causa Justa :: Just Cause, the East Bay Permanent Real Estate Cooperative, the Oakland Community Land Trust, Oakland Tenants Union, PolicyLink, Public Advocates, and Urban Habitat**	6/10/2022	We urge the City of Oakland to take meaningful action in the 6th Cycle Housing Element update to address the unmet housing needs of low-income households and commit to policies and programs that affirmatively further fair housing. Specifically, we are calling on the City to commit to (1) passing a strong Tenant Opportunity to Purchase Act by 2023 and (2) reauthorizing Measure KK with significantly increased funding (at least $350 million) for anti-displacement and affordable housing preservation. These actions are essential to prevent displacement, stabilize current residents and existing communities, and preserve affordable housing for the long term Renters at risk of displacement in Oakland urgently need TOPA so that they can stay in their communities and have a voice in their housing options. Tenant Opportunity to Purchase Act (TOPA) policies give tenants and qualified organizations, like community land trusts and nonprofit affordable housing developers, the right to make the first offer and the right to match competitors' offers so that	1. COPA/TOPA policies are relatively new to the Bay Area and are complex undertakings that require careful financial, regulatory, and legal alignment. Before proceeding with a COPA/TOPA policy, staff would require direction from Council on the scope and goals of such a potential policy. Such direction has not yet been received, and as such, COPA/TOPA policy must remain a study item. 2. See **Action 3.3.18:** Implement affordable housing investments contained in Measure U. . This action has been updated to include information about Measure U, the November 2022 Infrastructure Bond that was approved andincludes $350 million for affordable housing.

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			they can purchase their homes when offered for sale. As a key intervention against speculation, TOPA preserves housing as permanently affordable for future generations. TOPA expands stability and wealth-building opportunities for tenants by creating pathways to homeownership. TOPA does not require landlords to sell their properties or sell for less than market rate. Both the implementation of a strong TOPA policy and dedicated funding for preservation are essential to actually preserving units as permanently affordable. Funding to support the acquisition and rehabilitation of properties is critical to ensure that TOPA leads to meaningful outcomes. As a package, this policy coupled with much-needed preservation resources will create new permanently affordable housing in Oakland and allow Oakland residents to stay in their current homes, avoiding the disruption and trauma of displacement. Concrete commitments to pass TOPA on an urgent timeline and increase funding for affordable housing preservation will advance multiple Housing Element requirements. Among these, Oakland is required to address the housing needs of low-income households, identify specific strategies to conserve and improve affordable housing stock, and Affirmatively Further Fair Housing (AFFH). The acquisition and preservation of currently market-rate rental housing stock as permanently affordable housing is a crucial strategy that would help Oakland meet these obligations **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** "Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act," as currently	

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			drafted, is both insufficient to meet the needs of low-income community members and people of color at risk of displacement and inadequate to meet state statutory requirements. Action 2.2.8 states, "Oakland will study, and if appropriate implement, a TOPA/COPA policy by 2025." **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** "Studying" TOPA is unlikely to yield any benefit, and is also unnecessary as City Staff have already been exploring this policy for years, including drafting several different Tenant/Community Opportunity to Purchase ordinances since 2019, at the direction of two different City Council Members. **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline** Moreover, state law requires all Housing Element programs to have beneficial impact within the planning period, including identification of specific actions, which agency or official is responsible for those actions, and a timeline. Programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved." A recent survey of HCD reviews of draft housing actions from Southern California jurisdictions emphasizes that time bound actions with "specific commitments [from local actors], metrics, and milestones" are required and that jurisdictions are expressly discouraged from relying on vague words like "study" or "explore" as such non-specific actions are unlikely to have any real-world impact within the planning period **Action 2.2.8 Should Commit to More Specific Action on TOPA on a More Urgent Timeline**	

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			Action 2.2.8 should instead commit to passing TOPA by 2023. A TOPA policy should include several key components – a right of first offer and right of first refusal for tenants (and for qualified organizations if tenants assign or waive their rights); sufficient timelines for tenants and qualified organizations to organize, negotiate a contract, secure financing, and close; technical assistance for tenants to understand the process, financing, and different ownership options; permanent affordability restrictions on all TOPA purchases; and clear enforcement mechanisms if owners of covered properties fail to comply with the law. **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** "Action 3.3.18: Reauthorize Measure KK" should commit to significantly increased funding for anti-displacement and affordable housing preservation. As currently drafted, the objective simply states, "The size of the new infrastructure bond and the amount set-aside for Affordable Housing is still being determined." It goes on to provide details about the number of units of housing preserved under Measure KK. **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** Action 3.3.18 should provide additional details and clear commitments about the reauthorization of the infrastructure bond measure, such as the size of the bond, the amount set-aside for affordable housing, and the number of housing units that will be preserved. As discussed above, state law	

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			requires all Housing Element programs to include identification of specific actions, and programs to affirmatively further fair housing must identify "metrics and milestones for determining what fair housing results will be achieved." **Action 3.3.18 Should Commit to a More Specific Action on Funding for Anti-Displacement and Affordable Housing Preservation** Action 3.3.18 should commit to set aside at least $350 million of the general obligation bond for anti-displacement and affordable housing preservation projects. The 2016 measure only set aside about 16 percent ($100 million) of the $600 million general obligation bond for affordable housing. Given the scope of the housing crisis in Oakland, we need more funding for resident-led and community land trust-supported preservation projects. And because low-income tenants lack the financing to purchase their own homes, this consistent funding source dedicated to preservation will be essential to make a TOPA policy effective. **TOPA and Affordable Housing Preservation Funding Address Unmet Needs of Low-Income Households** Housing Element law requires jurisdictions to develop an assessment of housing needs for all income levels and a plan to address these needs.9 A TOPA policy and enhanced affordable housing preservation funding will clearly address the identified housing needs in Oakland's draft Housing Element. According to the draft Oakland Housing Needs Assessment, "housing affordability is particularly out of reach for lower-income households." Nearly half (46.5 percent) of all renters experience some level of cost burden. 11.5 percent of	

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			renter occupied households experience overcrowding. Nearly half of all households in Oakland live in tracts at risk of or experiencing gentrification, while almost a quarter live in tracts susceptible to or experiencing displacement. **TOPA and Affordable Housing Preservation Funding Address Unmet Needs of Low-Income Households** TOPA is a proven strategy to address these unmet needs of low-income renter households – the high rates of cost burdens, overcrowding, and displacement risk. For households facing unaffordable rent increases, doubling up with friends and family, and paying more than 30 percent of their income on rent, the time to "study" proven anti-displacement strategies like tenant opportunity to purchase policies is long overdue. TOPA policies can only effectively address the unmet needs of low-income households when coupled with a dedicated funding source to assist in financing tenant purchases. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions to address disparities in housing needs and access to opportunity, and that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Protected characteristics under California law include race, sex, national origin, and disability status. In this Housing Element Cycle, cities and counties are now required to analyze the fair housing issues, including "disproportionate housing needs" and "displacement risk" of members of protected groups, and identify and	

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			prioritize concrete actions to remedy these injustices. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** The draft Oakland Housing Element correctly identifies that "[m]ost of Oakland is considered vulnerable to displacement pressures."17 The City identified "disproportionate housing needs and displacement risk" as a fair housing issue with one of the contributing factors as "high rates of cost burden for renters and BIPOC individuals." One of the goals and actions the City identified to address this fair housing issue is "implement[ing] affordable housing preservation … strategies." This should be a high instead of medium priority. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** As communities of color continue to be the primary demographic affected by displacement and lack of affordable housing in Oakland based on local data, Oakland should put forward concrete commitments to pass TOPA by next year and significantly expand preservation funding to address these fair housing issues. TOPA policies effectively prevent displacement, preserve existing housing as affordable for the long term, and convert market rate housing into permanently affordable housing stock. **TOPA and Affordable Housing Preservation Funding Affirmatively Further Fair Housing** As stated in Oakland's draft Housing Element, "actions that preserve the affordability of existing homes also play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the gentrification of their neighborhoods… A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act,	

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			if adopted, would allow for tenants to access the wealth building and stability of benefits of homeownership." **Oakland Must Incorporate Input from Renters and Low-Income People in the Housing Element Process** Jurisdictions must make a "diligent effort [...] to achieve public participation of all economic segments of the community in the development of the housing element." During the public engagement process, low-income residents and community-based organizations representing low-income people and members of protected classes identified housing preservation as a top priority. The City highlighted that a key public participation theme that emerged to mitigate the pressures of displacement and gentrification was preserving the city's existing affordable housing stock, "including through implementation of a Community/Tenant Opportunity to Purchase Act" and "innovative solutions to maintain permanent affordability like community land trusts." As we have detailed above, "investigating" a Tenant/Community Opportunity to Purchase Act is an insufficient action to respond to this community-identified priority. **Oakland Must Incorporate Input from Renters and Low-Income People in the Housing Element Process** Our local TOPA campaign is deeply rooted in the needs of the community, as this policy aims to support tenants at risk of displacement, facilitate tenant organizing and power-building, stabilize gentrifying neighborhoods, and take property off the speculative market and place it under community control. Oakland residents need the City of Oakland to take concrete steps in the 6th Cycle Housing Element to not only	

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			meet its legal obligations, but to ensure that every resident can continue to thrive and prosper here without fear of losing their homes	
32	**Elizabeth Wampler, Bay Area LISC**	6/13/2022	Do you think the City would be open to considering an overlay for all faith-owned land as part of the housing element? We can include the folks we're working with now, but I'm guessing this will up again for faith organizations in future cohorts. Re: zoning/densities for the site at 8400 Enterprise Way (City of Refuge), it looks like 5-6 stories,up to 100 units/acre, mixed-use multi-family housing and ground floor services/retail would be ideal. Between now and the fall, COR will be doing more work to further refine a more specific project vision, and I'd love to share where they land with you.	The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites). In addition, the preliminary zoning reforms proposed include changing the zoning of some of these faith-owned sites to the new Regional Commercial CR-2 zone, where residential activities will be permitted. Furthermore, the new proposed Affordable Housing Overlay Zone will apply to all of these faith-owned sites. Also, see Action 4.3.6: Expand opportunities for permitting of Emergency Shelters, where the City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities.
33	**TransForm**	6/13/2022	A. Oakland has been a leader in the Bay Area when it comes to smart parking policy. In 2015, the City eliminated parking minimums in the downtown zone and set parking minimums for residential and commercial development. These changes greatly reduced the financial and physical constraint posed by excessive parking mandates. Also by requiring unbundling for all developments of 10 or more units in the downtown development zone, it is clear Oakland understands the power of implementing many smart parking policies in tandem, a nuance missed by other municipalities. B. Oakland's draft 2023-2031 Housing Element includes Action 3.4.3 which will fund a continued review of parking policies after the Housing Element is enacted. We commend this proposed action but are concerned with the lack of specificity in the proposed review. The action speaks to a "review of existing residential	A. Comment noted. B. See the revised **Action 3.4.4**: Revise citywide parking standards in the Housing Element and Appendix J for a summary of zoning amendments related to parking.

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			parking standards and the identifications of appropriate new standards to match long-term development and environmental goals" and, beyond a reference to exploring flexibility in parking requirements, the action lacks a concrete policy goal. With the importance of implementing smarter parking policies, especially given our climate and housing affordability crises, we at TransForm want to ensure this funded review has clear goals so it is not ignored or pushed to the next Housing Element cycle. Specifically, we encourage implementing unbundling beyond the downtown development zone, and strengthening TDM by requiring provision of transit passes and bike share memberships to each resident. To show the tremendous benefits these policies can have, we have used our GreenTRIPConnect tool to create scenarios for a potential future development site at 7000 Bancroft Ave. GreenTRIP Connect is recommended by the California Office of Planning and Research as a tool to use while developing General Plans and is especially useful during development of Housing Elements. The tool is free to use whether planning at the site or city-wide level. By implementing unbundling, and providing bikeshare and transit passes at this site, we saw a 26% decrease in parking and resident transportation savings of $988 per year. When combined with 100% affordable housing these strategies resulted in an incredible 50% reduction in driving and greenhouse gas emissions for the site, compared to the city average. If an affordable development with	

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			smart parking strategies were built on this site each household would drive 5,066 less miles per year creating a greener and safer community. With a RHNA allocation of 26,251, it is essential that Oakland makes eliminating constraints to housing development such as parking a top priority for this Housing Element. Policies and investments that also maximize the amount of affordable housing will also be critical. These two crucial issues—smart parking strategies and affordable housing—go hand-in-hand and we hope the City defines concrete goals for parking reduction.	
34	**Stuart Flashman**	6/13/2022	Stuart's annotations on Appendix A - see link in column to the right Stuart's annotations on Ch 1-4 - see link in column to the right	Comments noted.
35	**Ronnie Spitzer**	6/13/2022	A. Many terms used within the document require more precise definition. The document currently contains phrases which could be construed one way within the current context but might assume an entirely different meaning in the future. One such example is “missing middle”, which is in common usage within planning circles but might be considered “jargon” to the general public even now. B. Most important, the Housing Element states the upcoming 2023-2031 RHNA allocation is already covered by the identified inventory of adequate sites within the EXISTING General Plan, even adding in a 15% buffer. No further changes should be required. Therefore, the main purpose of this document might be to incorporate the Housing Action Plan goals listed on page 11, although that point is not clearly described in the document. This should be made explicit throughout the document.	A. See Appendix H: Glossary for key terms used in the Housing Element. B. Comment noted and the role of the Housing Action Plan to affirmatively further fair housing has been made explicit throughout the document C. The 2023-2031 is Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing. The goals seek to - Reduce racial segregation and disparities in housing opportunities and outcomes - Significantly address disparities in housing needs and access to opportunity, - Replace segregated living patterns with truly integrated and balanced living patterns - Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation and fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between

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			C. Likewise, upzoning around transit stations and along transit corridors is not required to meet 2023-2031 RHNA goals. A justification within the context of RHNA goals should be made to support statements such as, “Some initial amendments to the Land Use Element and Planning and Zoning Code along with initial zoning map changes will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing on page 14. Is this change proposed on general principles, to meet and equity goad, to encourage a more diverse mixture of housing, or some other reason? High resource areas (“high resource” itself should be precisely defined and the locations identified within the draft Element) are discussed in several places within this document. What exactly are the goals for the high resource areas; is it the exact RHNA housing mix goal or something else? Implementation of the Housing Action Plan broadly in the City’s high resource areas requires an understanding of the barriers to development there, is not cohesively described in one location within the draft. Based on studies, the largest barrier to housing production in an area such as Rockridge is the high land cost. Development of any housing other than market-rate housing is difficult to pencil out. This needs to be explicitly discussed in the HE and policies proposed to overcome this difficulty. One option proposed in the HE is an affordable housing overlay. It should be specific to each area within the City, and take into account local conditions.	market- rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low -income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing

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			Another point regards tenant and anti-displacement protections explicitly removing properties with existing units from further development to avoid displacement. Those policies look very different in higher resource areas than low ones, and would require the development of vacant parcels in Rockridge. As mentioned earlier in this comment, those are few and far between. For example, much of College Ave, Claremont and portions of Upper Broadway, i.e. the arterials, already include the types of housing proposed in the HE. How those housing goals can be accomplished should be explicitly described.	
36	**Rockridge Community Planning Council**	6/13/2022	A. As a statement of general principles, the Rockridge Community Planning Council (RCPC) wants to acknowledge that the State of California is experiencing a housing crisis of historic proportions and that Oakland as a City and Rockridge as a neighborhood within the City must do their parts to ease this crisis. Furthermore, as a "high resource" neighborhood with some of the highest housing prices in the entire region, we believe it is incumbent upon us to lead by example in advocating for more housing development within our borders. We believe that welcoming significant numbers of new residents to Rockridge would be entirely consistent with our values and the cherished historically diverse character of our neighborhood. **B. Housing Sites Inventory** First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density	A. Comment noted. B. Oakland Planning Staff included the "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley in the revised Housing Element Sites Inventory. C. Comment noted. The Draft Housing Inventory Sites Interactive Map has been updated here: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d D. The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) E. Comment noted. Goal #3 has been revised to read "Close the Gap Between Affordable and Market Rate Housing Production by Expanding Affordable Housing Opportunities." F. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. G. The City will broadly apply the Affordable Housing Overlay (AHO) citywide, except for contaminated sites, protected historical sites/districts, and selected areas in the Very High Fire Hazard Severity Zone, per **Action 3.4.10** Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right , the City will create a Housing Opportunity Sites Overlay Zone to permit sites included in the Housing Element's Housing Sites Inventory (**identified in Table C-26 in Appendix C**) to develop owner-occupied and rental multifamily

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			neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses. While some infill and densification is likely to occur organically in Rockridge's lower density residential neighborhoods, we believe the most important opportunities exist on a handful of larger sites within the neighborhood. C. The maps and tables in the draft are a little difficult to navigate, but we believe we can see the following sites identified on Figure 3-1: Housing Sites Inventory: • CCA Site • Rockridge BART Site • Triangular site at the corner of Claremont and College • A portion of the Dreyer's Ice Cream site • Wendy's site at College and Broadway D. We agree with the inclusion of these sites on the inventory but believe several other important potential housing development sites have been left out, including: • Ridge site at Broadway and Pleasant Hill (already discussed above) • Carpet store site at College and Kales • Dialysis Center site at Claremont and Clifton • DMV Site at Claremont and Cavour	uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. H. Comment noted. Staff will undertake a comprehensive update of the Land Use and Transportation Element (LUTE) and the Planning Code in Phase 2 of the General Plan Update process

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			• Chevron Station Site at Telegraph near highway 24 The omission of these sites or others yet to be identified in Rockridge contradicts a key narrative discussed in the Housing Action Plan beginning on page 60 to affirmatively further fair housing goals. The section reads: "The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive." We are aware that some of the sites on the second list above may have been omitted from the Inventory by staff because of technical guidelines governing what sorts of sites are eligible for inclusion. However, we feel strongly that we should err on the side of inclusivity due to the seriousness of the housing crisis. We would welcome an opportunity to discuss these criteria further with Planning Department staff. **E. Housing Action Plan:** <u>Five Overarching Goals</u> The first paragraph of the narrative on page 59 under Goal #3 <u>"Expand Affordable Housing Opportunities"</u> discusses the importance of the general production of housing and asserts that "thoughtfully adding housing at every level can reduce market competition for existing homes…." before going on to point out the overarching importance of making a concerted effort to increase production of homes that are	

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			affordable to very-low, low and moderate income households. We agree with these sentiments but feel that the headline “Expand Affordable Housing Opportunities” is not descriptive of the Element’s stated policy goals. We recommend the headline be amended to read something like “Expand Housing Opportunities at All Income Levels, With a Very Strong Emphasis on Affordable Housing." F. Policy 3.2: Create a More Diverse Mix of Homes to Meet Community Needs This policy would be implemented in part by zoning amendments to permit more “missing middle” type small scale multi-unit housing in low density zoning districts like those found in most of Rockridge. Our own economic studies have shown that similar to SB 9 which is already in effect, these regulatory changes will result in only a small amount of change in Rockridge, where very high land values mean that demolition of most existing houses is unlikely. However, we are supportive of these policy changes for both our own neighborhood and the City as a whole. If feasible, we would like to see these zoning amendments incentivize family, senior and disabled – friendly units. This policy would also be implemented by actions taken by the City to reduce regulatory constraints to the development of ADUs and also to help older or lower-income homeowners develop ADUs. We are very supportive of these efforts and feel that they could help bring a modest number of moderately affordable units to Rockridge G. Policy 3.3: Expand Resources for the Construction of Affordable Homes We are broadly supportive of the intent and implementation ideas contained in this section,	

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			recognizing that while it is important to add housing at all affordability levels, by far the greatest need is for affordable units. We also recognize that construction of affordable housing is unfortunately very expensive and there is a need to find more resources and innovative ways to pay for this. In particular, we are intrigued by the concept of an "affordable housing overlay" outlined in action 3.3.5. We would be interested in exploring this idea along College Avenue as well as on some or all of the opportunity sites discussed above H. Lastly, we think there is a role to play for measures that don't involve new construction, such as discouraging holding of units off the rental market and condo conversions. In addition, the City should look at amending the CN-1 zoning to prohibit conversions of upper floor residential units to non-residential uses.	
37	**Oakland Heritage Alliance**	6/13/2022	A. Some of the upzoning proposals could adversely affect historic properties, but they are presented very generally in the draft with the intent of being fleshed out as part of the upcoming zoning amendments and objective design review standards. We therefore are considering these implementing documents as the appropriate vehicles for evaluating the impact of housing element proposals on historic properties and look forward to opportunities for early input on these documents B. It is good that "landmarks/historic properties" are included among the constraints considered in Figure C-6 regarding Supplemental Housing Sites for AFFH. However, Figure C-6 does not include Areas of Secondary Importance (ASIs) as defined in the Historic Preservation Element and Oakland Cultural	A. Comment noted. B. Areas of Secondary Importance (ASIs) are not included in Figure C-6, but the City is considering how ASIs will be impacted with regard to the Housing Element and development of the proposed zoning reforms and objective design standards.

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			Heritage Survey. We therefore request that ASIs be reflected in Figure C-6 and that the housing element and follow up zoning amendments and objective design review standards be structured to avoid adverse impacts on ASIs as well as other historic properties.	
38	**Kirk Peterson**	6/13/2022	A. Affordable housing is housing very hard to find for low income families. The Housing Element should promote the construction of more affordable/subsidized units that will accommodate families, as well as families that can afford to occupy market rate housing. I'd say a family is a group of more than three related individuals, possibly including multiple generations and generally including children, or we can simply say a related group that needs three bedrooms. There are legal definitions. It's easier and more lucrative to build studio, or one or two bedroom units. Many (most?) landlords would rather rent to adults only, as the wear and tear on the unit will probably be less, and these people are more likely to move out, and not stay for a longtime. In addition to that, there is likely to be a loss of family-sized dwellings, as existing single family houses are divided into apartments, or demolished to make way for multi-unit structures with small units. It would be negligent of the City to ignore the possibility of significant demographic changes related to the Housing Element. Until such potential changes are examined it cannot be determined if they are good or not, or consistent with the goals of the City. It is important that the Housing Element include language to help promote housing for families. This means numbers of people housed, not numbers of units. B. When the draft talks about 'opportunity sites' it seems to only look at large parcels that could	A. Comment noted. This comment is addressed in revised **Action 3.7.5:** Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes. B. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. C. Comment noted. Actions in Goal 5 Policy 5.1 Sustain Affordable First-Time Homeownership Incentives address this comment, as well as actions in Goals 1 and 2, which are designed to protect homeowners from displacement pressures and provide investments to help homeowners preserve and improve their homes. D. Comment noted. Staff will study these issues as part of the Land Use and Transportation Element (LUTE) and Open Space, Conservation and Recreation Element updates, as well as through the new Infrastructure / Facilities Element in Phase 2 of the General Plan Update process.

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			hold many units, of which there are relatively few in most neighborhoods. These are often owned by entities that have no interest in building housing. I would like the Element to look at our boulevards and arterial streets as 'opportunity sites' that could yield a large number of units. There are about fifty miles of such streets, with thousands of small parcels. The element should look at how to promote development of the smaller (up to five story) multi-unit buildings along the street that are already zoned for it. This would be a more 'organic' sort of growth that could be more 'Oaklandish' and neighborhood-friendly than the huge boxes most developers want to build. The city should encourage 'mom and pop' local development done by local people who own small parcels. The Housing Element should look at how the City can facilitate such development, instead of devoting so much effort to helping corporations build big lucrative projects. C. Home ownership has many benefits for individuals and cities. The Element should address the importance of home ownership. People who are literally invested in Oakland are most likely to be involved in and contributing to the community over time, which is good for all. The City should promote home ownership, and facilitate projects that allow for it. This could include requiring that projects include for sale units, possibly with developer-subsidized down payments or financing assistance. Such a policy would be a contrast to historic institutional exclusionary practice. D. To what extent is planning considering the effects of lots of new development on the character and quality of life for Oakland citizens. present and future. I have seen the negative effects of 'redevelopment ' in Oakland	

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			in person. The Draft does not seem to include much on possible widespread cumulative negative impacts on cultural and natural resources. In the denser more crowded Oakland will the increase in housing result in diminishing the quality of and access to other things cities need. Will there be a commensurate increase of parks and open space, or libraries. or accessibility to historic sites and districts, or their expansion. Our present citizens care about these things. To what extent shall we socialize the risk of the loss or diminishment of such things, while the economic benefit of development remains private? Meeting a state quota for housing is a bureaucratic legal goal - but it cannot be a lived reality	
39	**BART**	6/13/2022	A. We also appreciate the City of Oakland's (City) interest in including BART's land in its 2023-2031 Housing Element, as shown in Appendix C: Sites Inventory of the draft Housing Element. As the City is aware, BART's Transit-Oriented Development Program Work Plan currently does not categorize all of the BART properties that are listed in Appendix C: Sites Inventory as 'Near-term (project initiation in 2020-2025)'. It is our collective goal to deliver as much housing near transit as possible, and BART would like to support local jurisdictions to achieve the Bay Area's regional housing goals. However, BART has limited staffing resources and few funding sources for the infrastructure - most notably parking replacement - that is often required to free-up space on BART's land for development. Given current resources, it will be challenging for BART to support	A. Comment noted. B. These sites have been removed from the Revised 2023-2031 Housing Element. C. Comment noted. The City has been working closely with BART during the 2023-2031 Housing Element Update. In addition, **Action 5.2.2** also promotes infill, transit-oriented development (TOD), and mixed-use development and directs staff to work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. The City has applied for the State Prohousing Designation and is awaiting final decision.

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			development of all the land that has been planned for inclusion in BART partner jurisdictions' Housing Elements during the 2023-2031 upcoming cycle. B. In addition, several BART properties that are listed in Appendix C: Sites Inventory are not suitable for development due to proximity to BART infrastructure and associated structural issues. Please see attached for a detailed analysis of each of BART properties. [see link to comment letter p.4-5 in column to the right] C. If conditions have changed since the last assessment in 2019/2020, the timeframe for TOD development in station areas can be updated in BART's TOD Work Plan. Key considerations by BART for prioritizing development projects are 1) availability of local funding and resources to support development, including staff support and funding for community outreach, affordable housing, and infrastructure, and 2) seamless coordination with local jurisdiction staff. Jurisdictions with station areas that are currently listed in BART's TOD Work Plan timeframes of Mid-term or Long-term need to meet the following conditions to be considered for prioritization: **1.Local Support and Funding:** First and foremost, we see TOD projects on our property not as solely a BART project, but a BART/local jurisdiction-partnership. BART TOD projects are civic destinations, and transformative to the community, often including off-site improvements. The City must be committed to working closely with BART to find funds and resources to facilitate community outreach, discussions, and decisions on TOD development and area-wide parking. It takes	

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			several years of pre-development work prior to issuance of a RFP for developers, so any development of BART land within the planning period of 2023-2031 must dedicate sufficient BART and City staff time to advance a TOD project within a reasonable timeframe. **2.Prohousing Designation:** BART will prioritize projects in jurisdictions that are pursuing a Prohousing Designation by California Department of Housing and Community Development. We may advance housing development on BART's property located within a Prohousing Designation even if other conditions have not yet been met. **3.Station Access and Parking Strategies:** Maintaining access to the station is important for the City and region. BART will work with City staff and developers to develop and implement a Station Access Plan that identifies potential improvement projects to enhance pedestrian, bicycle, transit, and vehicular access. The City should plan for and implement a locally led parking resource assessment and management plan for at least ¼-mile radius around the station area. It should identify parking opportunities for BART riders that would minimize the number of spaces to be included in the TOD project and address spillover concerns by neighbors. BART staff will work with the jurisdiction to provide support and guidance as needed but will not be able to lead the development and implementation of a parking management plan. **4.Environmental Studies:** The City should ensure that environmental studies associated with the 2023-2031 Housing Element assume a minimum density of 75 dwelling units per acre for BART's land that is likely to be developed	

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			within the planning period. **5. BART Policies and Standards:** Any development on BART's land is subject to BART's review procedures and approvals and shall follow relevant guidelines, policies, and regulations. The jurisdiction should commit to support and meet BART's policies andstandards. Most of these policies and are summarized on our TOD Guidelines and Procedures webpage.	
40	**EBHO**	6/13/2022	A. The draft document, which runs to more than 800 pages including all its appendices, contains no executive summary or other guide. At a minimum, both the draft and final document should include a summary narrative that outlines the key findings of the evaluation of past performance, the results of the Fair Housing Assessment including identification of the most important underlying factors to be addressed, the identified governmental and non-governmental constrains to housing, a summary of the site inventory that quantifies and maps key issues such as the geographic distribution or concentration of sites – particularly those for lower incomehouseholds, and key elements of the action plan including a listing that highlights new programs and policies. B. The presentation of the draft Housing Element to both Planning Commission and City Council was subsumed within a much larger information report on the overall update of the City's General Plan. As such it wasn't clear from the lengthy title of the agenda item that this was the opportunity to provide comments on the Housing Element. At those meetings, the presentation focused on the update process but did not include any information on the actual content of the document. It wasn't until we	A. The revised 2023-2031 Housing Element includes an Executive Summary. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions in blue text. B. Comment noted. The Draft Housing Element was presented to the Planning Commission on June 1, 2022. Staff also presented to City Council on October 18, 2022, and Planning Commission on October 19, 2022, to review the findings letter from State HCD. C. Appendix A: Evaluation of the 2015-2023 Housing Element includes a discussion on shortfalls in producing affordable housing D. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing. In addition, the 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing. The goals seek to: - Reduce racial segregation and disparities in housing opportunities and outcomes - Significantly address disparities in housing needs and access to opportunity, - Replace segregated living patterns with truly integrated and balanced living patterns - Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation and fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market- rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each

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			commented on this that a summary presentation was finally made available halfway through the public comment period. We do note that the Planning Commission scheduled a subsequent meeting to review the draft in more detail. C. Evaluation of Past Performance As noted in Appendix A, performance in meeting the RHNA goals of the 5th Cycle Housing Element has been mixed. From 2015 through 2021 (7 years out of the 8-year planning period), the City has issued permits for more units than its total RHNA. However, as the Draft notes, this has been disproportionately concentrated in the Above-Moderate Income category, where the City has already issued permits for nearly 200% of its RHNA, while falling far short for Very Low, Low and Moderate Income. The result has been a "housing balance ratio" of one unit of lower income (VLI+ LI) housing for every eight units of Above Moderate-Incomehousing, despite a RHNA goal of oneunit of lower income housing for every 1.9 units of Above Moderate-Income housing. Oakland has long passed the point where it needs to make special efforts to attract market-rate development. Over the 3rdand 4thhousing element cycles(1999-2014), Oakland permittedan average of just under 700 units per year, rarely exceeding 1,000 in a year, and of which 73% were Above Moderate Income. In the currentcycle, the average has been 2,400 permits per year, with only two years below 1,000, of which 88% were Above Moderate Income. In light of this record, the evaluation of past	goal includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low -income households. E. The interactive Sites Inventory Map includes sites, Council Districts, and affordability level and is available at: https://oakgis.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=2cb71a0c3b5e45df9dabe3e0239c245d F. The Excel table was updated on the City's Housing Element website on August 9, 2022. Please see the revised table here: https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. G. The revised 2023-2031 Housing Element incorporates this feedback and includes an updated analysis of nonvacant sites H. Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels (See Table C-8): 35% affordable to very-low-income households, 35% affordable to low-income households, and 30% affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units. To ensure that Oakland's ADU production aligns with these projections, the City has added a NEW Action 3.2.6: Monitor Affordability of Permitted ADUs to identify any additional actions in the event of a shortfall. I. The revised 2023-2031 Housing Element incorporates this feedback. The revised 2023-2031 Housing Element includes additional sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) J. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. K. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. The revised 2023-2031 Housing Element includes additional sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

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			performance should take a harder look at the reasons for this disproportionality. In particular, the City should assess the need for continuing to incentivize production of market-rate housing without conditioning such incentives on production of affordable units or payments of appropriate fees to the Affordable Housing Trust Fund, particularly since the 6th cycle RHNA requires not only a much greater numberof units, but also a higher proportion of lower income units. The evaluation needs to not just provide data on past performance, it should include analysis of what is working and what is not, the reasons for this performance, and a serious consideration of which programs need to be discontinued or seriously modified. D. Affimatively Furthering Fair Housing Despite having completed a Fair Housing Assessment in Appendix D, there still appears to be a disconnect between this assessment and the housing element itself. In the Introduction chapter, the City refers to “an affirmatively furthering fair housing analysis (AFFH), which guides the analysis of each set of requirements.” Similarly, Appendix D is labeled as the “Affirmatively Furthering Fair Housing Draft” but is primarily a fair housing analysis. The new statutory requirement to affirmatively further fair housing requires more than an analysis of fair housing issues. The analysis must identify and prioritize the key factors contributing to segregation and disparities in housing opportunity and conditions, and then the City must develop both the site inventory and the action plan in ways that address these factors, along with clear metrics for determining whether those actions result in real	L. See Action 5.2.8: Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with NEW Action 5.2.9: Prioritize investments and improvements to meet the needs of low-resourced and disproportionately burdened communities. M. Comment received. N. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes discrete implementation timelines and milestones within the 8-year planning period. O. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes updated milestones and objectives for programs and policies, especially actions that address fair housing issues, within the 8-year planning period. P. In the revised 2023-2031 Housing Element, Goal 3 of the Housing Action Plan is reframed to state "Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities." In addition, "Reduce racial segregation and racial disparities in housing opportunities and outcomes" is explicitly called out as a priority in the introduction to the Housing Action Plan. Q-1. See the revised Action 2.2.5: Extend local replacement unit provisions. Q-2: Comment noted. Q-3: COPA/TOPA policies are relatively new to the Bay Area and are complex undertakings that require careful financial, regulatory, and legal alignment. Before proceeding with a COPA/TOPA policy, staff would require direction from Council on the scope and goals of such a potential policy. Such direction has not yet been received, and as such, COPA/TOPA policy must remain a study item. Q-4: City staff dispose of public land according to Council direction and State and local law, specifically the State Surplus Land Act (SLA) and the Oakland Municipal Code (OMC) (see Chapter 2.42 which governs the disposition of real property). Decisions about the disposition of a particular parcel are made by City Council action, consistent with the requirements of the OMC Q-5: See revised Action 3.3.3 Q-6 See revised Action 3.3.5: Implement an Affordable Housing Overlay. Q-7: See updated timeline to Action 3.3.8: Right-sized development fees on market-rate developments. Q-8: See revised Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

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			improvements. It is not enough to determine after the fact whether an AFFH-neutral selection process results in non-discriminatory outcomes. The requirement to affirmatively further fair housing must fully inform the site inventory and action plan. We encourage the City to review HCD's April 2020 AFFH Memo (AB 686 Summary of Requirements in Housing Law)and its April 2021 AFFH Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements The Fair Housing analysis does not consider whether the City's zoning contributes to enduring patterns of racial segregation. The word "zoning" barely appears in the analysis, and while the Draft Housing Element notes that most of the City's residentially zoned land is zoned for single-family housing, this is not related back to patterns of racial segregation. Not surprisingly, in the absence of such an analysis, the City conducted its site inventory with the aim of meeting its RHNA numbers without having to rezone any sites. The Housing Element should include an analysis of the extent to which existing zoning is a barrier and a set of strategies to overcome this barrier through strategic rezoning. Table D-9 provides a brief summary of fair housing issues, contributing factors and proposed actions, but the proposed actions are fairly general and not tied back to the action plan. We recommend that Table D-9 be revised to explicitly cross-reference specific actions described in the action plan itself. Table D-9 notes as one issue that "Affordable housing is limited by location and housing type," but there's little examination of the reasons for this. The table recommends that	Q-9: On May 17, 2022, Oakland City Council directed the City Administration to study the creation and implementation of a citywide enhanced infrastructure financing district (EIFD) funding affordable housing and infrastructure improvements. Staff will be conducting a feasibility study of various EIFD scenarios and anticipate that a final recommendation will be provided by Fiscal Year 2024. See Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD). Q-11: Comment noted. Q-12: Please see the revised Action 3.3.15: Continue and expand density bonus incentives. The City will solicit additional ideas for incentives and expansion of the density bonus program and gather feedback from Planning Commission and City Council, as well, during a mid-cycle Housing Element assessment. Q-13: Planning Staff are exploring this with the Department of Finance. Q-14: Action 3.3.18: Implement affordable housing investments contained in Measure U has been updated to include information about Measure U, the November 2022 Infrastructure Bond that, if approved, will include $350 million for affordable housing. Q-15: See revised Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right. The City will create a Housing Opportunity Sites Overlay Zone to permit all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. Q-16: Comment noted Q-17: See Action 5.2.8: Encourage new affordable housing in higher resource areas, which seeks to increase access to exclusive neighborhoods coupled with NEW Action 5.2.9: Prioritize investments and improvements to meet the needs of low-resourced and disproportionately burdened communities.

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			this be addressed primarily throughmobility strategies including expanded use of Housing Choice Vouchers but fails to note that in many of the higher opportunity areas,rents are far higher than what's allowed for with the Housing Choice Voucher payment standards. While there is a vague call to "eliminatesingle-family zoning," it's unclear if this refers to allowing 2-4 units buildings in single-family zones, or if it means expanding multifamily zoning at densities of 30 du/acre or greater. Finally, while it is proposed that affordable housing be increased in high opportunity areas, there's no specific program referenced here by which this might be achieved, particularly given the limited number of lower income sites identified in high opportunity areas. E. Site Inventory The site map is at a scale that makes it difficult to adequately see whether these is an equitable geographic distribution of sites, particularly sites for lower income housing. The City should provide a series of maps for each planning area or council districtin addition to a single citywide map. The site maps should be overlaid on maps of key demographic indicators, particularly racial concentrations and concentrations of high-and low-incomehouseholds. It would be especially useful to map sites against areas of concentration of white residents vs concentrations of people of color. The City recently provided links to an interactive GIS map. This map would also benefit from additional layers showing key demographic indicators including race and income. Sites should be color coded for income level (lower income, moderate income, above moderate income). Rather than shading the	

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			parcels, which at best indicates the relative size of parcels, sites should be indicate with dots of different sizes representing the number of units that can be accommodated on the site. F. The Excel table for the site inventory has modified the total capacity column and eliminated the formula that is in the State's template spreadsheet and replaced it with actual numbers. The result is that in a number of places the entry for "total capacity"does not equal the sum of the columns for lower, moderate and above-moderate income capacity. This should be corrected, since at present the sum of the total capacity column exceeds the sum of the individual columns. G. The inventory should provide more detail on the current use of non-vacant sites. In particular, while the inventory identifies whether non-vacant sites have office, commercial, or other uses, it does not distinguish between sites with active uses and those with vacant buildings. That information is needed to assess the likelihood that a site will become available during the planning period. H. The projection that roughly 90% of all new ADUs will be affordable to lower incomehouseholds is significantly different from the regional ADU affordability distribution provided by ABAG (see Appendix C, page 25). The City has relied on a limited (and not necessarily representative) survey that was conducted as part of a City-commissioned report. Data on ADU rental rates is based on just 56 responses to this question. It indicated that the average rent for anexisting ADUis $1,112. However, one third of the responses indicated that their ADUs were being occupied rent free. As these units are likely being provided to family members, without further	

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			data it cannot be assumed that these units are available to and occupied by low-income households. The calculation of average rents should remove the zero rent units from the calculation. Further evidence that the $1,112 figure is unlikely to apply to newly created ADUs is contained in this same City-commissioned report. That study includes model pro-formas for several ADU development scenarios and uses rents that range between $2,360 and $3,029 per month. The City should re-evaluate its projections of affordability level for newly created ADUs and revise the site inventory accordingly. I. There is little discussion or analysis of how the inventory does or doesn't change patterns of segregation. Table C-19 on page C-83 shows that for the preliminary site inventory, 26.1%of lowerincome capacity is located in moderate to highest resource tracts, while 36.4% of above moderate-income capacity is located in these tracts. On its face this does not appear to further fair housing. While the City has provided additional AFFH sites, it has not indicated the extent to which those supplemental sites would offset the disparity described above. J. The geographic distribution of sites is not surprising in light of the City's decision to focus only on opportunity sites that require no rezoning, and to rule out in advance any rezoning of low-density areas to accommodate some of the lower income portion of the RHNA. While the City proposes, outside of the site inventory, to consider some future rezoning, the areas that will be studied are not identified and it appears that the focus will be more on	

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			accommodating “missing middle” housing types that cannot be assumed necessarily to be affordable to lower income households. K. The City explains the relatively small proportion of lower income sites in high and moderate resource areas by noting that significant portions of these areas are also very high fire hazard or seismic hazard areas, which are located primarily in the most affluent portions of the city with the greatest degree of racial segregation. At the same time, other hazards such as industrial pollution, poor air quality, or sea level rise, were not considered disqualifying. The result is a set of criteria that by definition rule out the majority of high opportunity areas and areas of concentration of affluence and white population. L. The City justifies concentration of affordable housing in lower opportunity areas as a strategy of investment in these areas to prevent displacement. However, State guidance is clear that this needs to be coupled with place-based community development strategies that involve investments not only in housing, but alsoin enhanced infrastructure, services, schools, jobs, and other community needs that serve the existing population in at-risk neighborhoods. While the Draft Housing Element makes reference to the need for such investments, it does not provide adequate detail on specific programs, strategies or non-housing investments to be pursued, the anticipated outcomes, or any metrics for determining if such programs are effective in stabilizing at-risk communities. M. Action Plan Much of the Action Plan consists of continuation of policies and programs already in place. Since it’s clear that existing policies have	

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			resulted in over-production of market-rate housing and under-production of lower income housing, the City must consider how existing programs can be recalibrated to produce better results. N. Where new programs are mentioned, they are generally described with terms such as “consider,” “study”, or “evaluate”. These are not actions in themselves. HCD has been clear in its guidance and in reviews of draft housing elements in other regions that these kinds of general statementsare not sufficient. In its reviewo f Los Angeles’ Draft Housing Element, HCD clearly stated: Programs must commit to completing an action that will have an actual impact on housing such as “amend,” “revise,” or “establish” While we would like to see the Housing Element itself be the vehicle for new housing policies, where this is not possible then at a minimum the Housing Element should commit to bringing concrete legislation before the City Council for adoption by a specific date. Moreover, these dates should be in the firstfew years of the housingelement. Postponing these studies to the later years means that many of these new programs, if implementedat all, will have limited impact in the housing elementcycle. This is not a new issue. There are a number of policies and programs that the City has pledged to “consider” for multiple housing element cycles without ever having a full policy discussion and proposed legislation before the City Council. For this update, the City should commit to move beyond this	

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			In many cases the time frames are vague. Specific milestones and deadlines for completion should be called out. O. There is no clear prioritization of the many actions contained in the Action Plan. Which actions are most important to achievement of the City's goals and objectives? For the many new programs and policies that the City will "consider" or "study," which are the most important and what resources will be available to ensure that they are completed in a timely fashion? Anticipated outcomes and metrics are insufficient. Many of the action items have no quantified objectives and it is unclear what outcomes are anticipated or how the effectiveness of these actions, particularly in addressing fair housing issues, will be assessed. While the Action Plan discusses how the City's major goals address AFFH, it doesn't clearly identify specific actions that address priority factors for AFFH. HCD's guidance on affirmatively furthering fair housing is clear that jurisdictions must identify underlying factors that create and maintain segregations and inequitable opportunities and outcomes, and then select a number of factors that are the highest priority and ensure that the site inventory and action plan are clearly related back to these priority factors. P. The City should not take actions that incentivize market-rate housing without requiring affordability in return. In the past, many policies that could be used to incentivize affordable housing have been implemented across the board without any affordability requirements, leaving the City with limited options for incentives specifically to produce affordable housing. After two decades of	

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			significant above-moderate income housing productiondating back to the “10K” plan, it’s clear that such incentives are no longer needed. Rather than continuing to “expand housing for all economic levels” the housing element action plan needs to focus on the most deficient areas and therefore must prioritize actions that will improve performance in creating and preserving housing for the lowest income individuals, including persons who are currently unhoused. Q-1 Action 2.2.5 The City should provide a specific date for adopting SB 330 anti-demolition protections. Since this is a matter of bringing the City’s code into compliance this should be implemented by the end of 2023 at the latest, including extending it beyond SB 330’s sunset date. Q-2: Action 2.2.6 We strongly support efforts to reduce speculation in housing through both a speculation tax and adoption of Tenant Opportunity to Purchase Act/Community Opportunity to Purchase Act (TOPA/COPA) legislation. Q-3: Action 2.2.8.In place of vague action to study a possible TOPA/COPA policy, the City should commit to bringing a TOPA/COPA ordinance before the City Council for adoption within the first year of the housing element. Q-4 Action 3.3.1 Any strategy regarding use of public land should start with adoption of a public land disposition ordinance consistent with the policy framework adopted by the City Council in December 2018. If the City is now proposing to abandon that framework and take a different approach, that should be clearly stated and presented to the City Council as a change in adopted policy.	

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			Q-5: Action 3.3.3 This action speaks primarily to provision of rental assistance but includes as part of its objective thestatement that “100% of tenants facing eviction will have access to counsel by the end of the Housing Element cycle.” This statement should be included in action 1.1.5, which currently contains no actual commitment. Q-6: Action 3.3.5 We strongly support an Affordable Housing overlay that provides by-right approval of 100% affordable housing projects citywide, wherever zoning currently permits it. We also support identifying specific incentives and bonuses that could be part of such an overlay, but that process should not delay the immediate adoption and implementation of a by-right overlay. Q-7: Action 3.3.8 We support revision of the Affordable Housing and Jobs/Housing Impact Fee programs, with particular attention to the amount and timing of the fee and recalibration of the on-site alternative compliance option to provide an outcome (number and affordabilityof units) comparable to what would be achieved through investment of the fee in affordable housing. This analysis was supposed to have been completed by the end of 2021 for presentation to the City Council in early 2022 and was to involve community participation throughout theprocess and not just in response to a completed study. This has not been the case. The City should commit to a firm date for revision of these ordinances, and should ensure that all evaluations and assessments include meaningful community involvement. Q-8: Action 3.3.9 We support deferral or reduction of planning and building fees to increase the feasibility and reduce the cost of producing affordable housing. In particular, we	

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			support deferring or reducing building permit fees. For City-financed affordable housing, fee payments could be deferred until a certificate of occupancy is issued, as the City has ample leverage to ensure that those fees will be paid. Q-9: Action 3.3.10 We support the creation of a Citywide Enhanced Infrastructure Financing District (EIFD) with a primary goal of providing additional funding resources for affordable housing. Q-11: Action 3.3.12 We support continuation of the Acquisitionand Conversion to Affordable Housing (ACAH) program, including support for community land trusts and limited equity cooperatives in addition to traditional nonprofit housing. Q-12: 3.3.15: We support continuation of density bonus incentives, but call on the city to evaluate any barriers to a broader use of the density bonus program, including information on what developers have shared regarding how this program might be improved or expanded. His evaluation should also distinguish between use of density bonus for 100% affordable projects vs predominately market-rate projects. Q-13: Action 3.3.16 We support increasing the Real Estate Transfer Tax on higher end transactions including dedication of that increased revenue for programs that produce, preserve and protect affordable housing opportunities. We urge the City to move forward to place such an item on the November 2024 ballot to maximize the likelihood of passage. Q-14: Action 3.3.18 We strongly support extension of the Measure KK infrastructure and affordable housing bond, with asubstantial increase in the share and amount devoted to housing production and preservation, at a scale	

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			that will make a significant impact on Oakland's pressing affordable housing needs.This is an urgent priority and should be implemented as rapidly as possible. Q-15: Action 3.4.10 For inventory sites that are carried over from previous housing element cycles, the City must commit to actually rezone those sites –perhaps through use of a zoning overlay – that provides for by-right approval on these sites if a minimumof 20 percent of the units will be affordable to lower-income households. Ideally this should be implemented as part of the Housing Element itself. If not, then the Housing Element must include a specific rezoning program for these sites. Q16: Action 3.6.4 We support active encouragement of use of SB 35 to provide by-right approval for 100% affordable housing, including training and direction to Planning staff that this should be affirmatively pursued. Q-17: Action 5.2.8 We have substantial concerns that, given the limited targeting of high opportunity neighborhoods in the site inventory, a "mixed-income" strategy in areas of concentration may lead to more gentrification and displacement. The City must ensure that a better mix of incomes in a neighborhood is not simply capturing a point in time where a neighborhood transition is actually taking place. We note that despite acknowledging the need for place-based strategies to stabilize and improve low resource areas, these programs are not included in the Action Plan.	
41	**WOCAP Steering Committee**	6/14/2022	**A. Indoor air pollution:** We are glad to see references to indoor air pollution remediation in the Housing Element, for existing homes.	A. See updates to **Action 2.1.6:** Increased Funding for Improved Indoor Air Quality B. See **Action 5.2.5**: Encourage earthquake-resilient housing

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			From an equity, resource and health perspective it makes sense to preserve existing housing wherever possible. We know that indoor air pollution is a significant health burden on Oakland residents, particularly heavy for people who suffer from other air pollution exposure burdens. We urge the City to add specifics about how it will undertake the objective of improving air pollution exposure and how that effort will be targeted. We suggest that the city commit to work with Alameda County Health Department, local hospitals, nonprofits and others to specifically target these efforts toward families with asthmatic children, for the purpose of reducing emergency room visits for treatment of asthma and other lung diseases. There was a program operating several years ago called "Pay for Success" that pioneered an approach to identify these families, coordinate housing improvement services and secure innovative forms of funding from health care providers. That program may have information or lessons that could help the City establish a larger effort. **Unintended consequences:** Actions should be more explicit about steps to avoid inequitable and unintended consequences and steps to overcome access barriers (ex. Many times do not have electrical systems that will accommodate filtration, how will people be protected from utility/PGE imposed fees resulting from electrification) **Strengthen Wording:** Actions related to air quality are currently worded too vaguely and use very weak language, and at some points don't propose any new actions. This would be fine if air quality wasn't a serious issue, however we know there are serious air quality issues in many areas that lead to elevated rates	C. Comment noted. See updates to **Action 2.1.2:** Promote Healthy Homes Lead-Safe Housing and **Action 5.2.6:** Encourage Climate Resilient Housing. D. The City recommends that the definition of a contaminated site is not expanded to include air pollution. Air pollution is too transitory to assign a "site" to it. More broadly, the definition of contaminated sites can be addressed through the Citywide Vulnerability Assessment & Comprehensive Adaptation Plan (ECAP A-3). Several long-term solutions to address unhealthy levels of air pollution in low income communities of color are provided through the Zero Emissions Vehicle Plan (i.e., reducing truck pollution through the transition to 100% zero-emission vehicles), and to a latter extent will be included in the Building Electrification Roadmap. Improving building envelopes and indoor air filtration (addressed in the Building Electrification Roadmap) are critical interim steps to protect most-impacted communities - as are vegetated buffers. However, the City currently does not have funding nor organizational placement for vegetated buffer work. **Action 5.2.3:** Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects would only pursue grant and loan programs and other technical assistance programs to support the contamination characterization and remediation costs. Pursuing funding for this program would rely upon leadership from the Sustainability and Resilience Division of the City Administrator's Office, as well as the Planning & Building Department and Economic and Workforce Development Department. Historically, the Environmental Services Division of Oakland Public Works has only worked on obtaining grants for City-owned properties or public/private partnerships where the City was listed as a property owner. F. AHSC funding is not used for existing buildings. G. Comment noted H. Comment noted. I. Comment noted.

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			of asthma and other health issues. For example 2.1.1, and 2.1.2 use the phrase "the city will continue to..." implying that they will not be doing anything new. We expect the city to step up and find additional ways to expand this important work. Additionally, 2.1.6 says the "city will explore..." explore feels like weak language - please make a more serious commitment to this important action **2.1.6 Explore funding for improved indoor air quality:** - Ways to strengthen this language could include: "Increase funding" "Create dedicated funding" "match funding" "secure funding". - Some requirements are triggered when property changes hands (ex. 1031 swap). Or at the point of vacancy (new tenant). - Additionally why just "federal and state $", why not all sorts of sources of funds, from the City, creative philanthropic partners (e.g. the California Endowment), community benefits funds from the health care sector, etc. **B. 2.1.1 Support home rehabilitation programs:** - Can this also include rehab for soft story buildings. We want to ensure that if a big earthquake hits, we aren't in danger of losing precious housing stock. **C. 2.1.2 Promote healthy homes and lead-safe housing AND 5.2.5 Encourage climate-resilient housing.** **- Get Gas Out of Residential Buildings:** Recent research shows that indoor gas appliances emit unhealthy levels of air pollution, sometimes in concentrations much higher than outdoor air pollution. Gas use in buildings regularly causes explosions - particularly in older buildings and from aging gas infrastructure. The City's ECAP rightly establishes a goal to gradually remove	

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			fossil gas from existing buildings to be replaced with heath pump technology. We understand that the City Staff is developing a Building Electrification Roadmap The Housing Element of the General Plan should contain specific actions to implement this ECAP objective and fully actualize the Roadmap. This is important from a public health and safety perspective, will help the City reduce greenhouse gas emissions, and in the long run lower the cost of residential heating, cooling and hot water services for Oakland residents. - Need to protect people from additional charges from PG&E related to decommissioning or removing gas infrastructure from existing homes - For 2.1.2, we'd encourage the city to meet with and partner with Alameda County Department of Public Health's Asthma Start Program and the Alameda County Healthy Homes Department to collaborate in future efforts. - We hope the city can think through what happens for existing buildings if they switch to electric? How can we prevent an owner from switching back to gas in the future? Please better define what it would mean to remove natural gas. Also, it might be appropriate to connect with the Fire Department and understand if they have a role? How will OFD get educated around the removal of natural gas since this will reduce the risk of explosions and fires. **D. Remediation of Contaminated Sites:** The Housing Element rightly contains planning to remediate environmentally contaminated sites. Historically this has meant cleanup of hazardous waste dump sites. That work certainly needs to continue. But there is another form of	

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			contamination that the City should address in this plan. Due to deacdes of structural racism, many low income people and communities of color live in or near places that experience unhealthy levels of air pollution. This is evident near the Port of Oakland, near freeways and places with high concentrations of heavy duty diesel powered vehicle traffic. We urge the City to expand the definition of contaminated sites to include neighborhoods exposed to high levels of air pollution. This will help prioritize remediation efforts such as retrofitting existing housing with indoor air filtration. Funding could be used to support and incentivise housing upgrades in highly polluted locations. Also consider that in West Oakland the City is working with businesses (CASS and CSW) to relocate out of the main neighborhood. This would open up some VERY large contaminated parcels for potential housing development and neighborhood amenities. These comments relate to - 3.2.3 Promote flexibility in adaptive reuse to increase the housing stock - 5.2.3 Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects - This action currently reads as if it will subsidize redevelopment regardless of who the developer is ("to property owners") and for whom the housing is being made available. This is too broad. This actions needs to be focus on equitable development and housing. - We'd like to see additional details (and we're open to brainstorming with you) related to HOW the city can help coordinate between developers and federal clean up funds. Strengthen langue to include "Support, find,	

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			locate and arrange for clean up funcs" or something similar. - Should the Building Dept also be a stakeholder / leader for this? Do Public Works and Sustinability have a role as well? Also consider partnering with foundations. - Alameda County's Dept of Environmental Health - Land and Water Protection Local Oversight Program has an initiative to map environmentally polluted sites in the whole county. They could potentially partner data and clean up funding efforts. **F. 5.2.4 "Secure funding from the State's Affordable Housing and Sustainable Communities AHSC) Program"** - Are there opportunities to use this funidng source for remediation and/or electrification / decarbonization? **G. Innovative Financing for New and Renovated Housing:** In the past year, we have entered a period of rising interest rates and inflation that makes it more difficult to finance housing. One partial pollution is to use Green or Social Bonds to finance the city's housing efforts. Recent experience indicates rising demand from investors for these kinds of bonds. There are a wide range of benefits. Green and Social bonds tend to attract wider participation from investors in bond issues, Green bonds help align city finance with other objects including: equity and climate resilience. There is also evidence from Europe and from corporate bond market that these kinds of financing instruments can attract investors to accept a lower interest rate, partly because of lower risk and partly to satisfy growing investor interest in projects having sustainability and equity attributes. We urge the City to actively consider using green or social bond frameworks	

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			to finance housing costs, and potentially lower finance costs for this part of the General Plan **H. Take advantage of point of sale or change of occupancy rules.** Across several action areas, the City can take a more programmatic approach to require or facilitate property modifications that promote environmental health at the point at which a property changes hands (e.g. someone vacates a lease, sells a home or residential building). This approach should include equity measures to ensure lower-resource property owners and/or properties that are "naturally occurring" affordable housing, can implement the improvements. Funding can come from some of the resources mentioned above. **I. 5.2.6 Consider adoption of a disaster reconstruction overlay zone.** - We hope this action can ensure that new homes have strict air quality / electrification / weatherization standards and that affordability is preserved? - Maybe consider creating a low-interest construction loan program for income-qualified owners trying to recover. This type of support should prioritize folks who need it the most and/or who's housing can be preserved for low and moderate income Oaklanders.	
42	**The Unity Council**	6/14/2022	"Housing action plan draft HE, chapter 4, action 3.6.3 (page 83): Expand by-right approvals and implement entitlement reform for affordable housing". Recommendation: Building Fee Deferral for City-sponsored affordable housing development is a Housing Element policy recommendation that the City of Oakland should enact. - Issue: The requirement to pay fees up front without ability to defer is a "governmental	Comment noted. Please see revised **Action 3.3.9:** Adjusting or waiving City fees and payment timing for affordable housing developments. The City currently requires only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of a Certificate of Occupancy. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

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			constraint on housing. - Policy solution: The solution is to provide for a deferral of fees on 100% affordable housing developments. As part of the entitlement reform, the city of Oakland will consider fee subsidies/or payment deferrals to better accommodate affordable housing developers, therefore the City of Oakland should consider including Building Fee deferral to fruition the shared goals of providing desperately needed affordable housing for Oakland's most at-risk and vulnerable residents. Reform in the process to allow building fee deferral for city-sponsored affordable housing developments would allow nonprofit organizations to build more affordable housing. This important step would allow nonprofit affordable housing developers to make it sustainable and ensure that affordable housing developers have an equal opportunity. The building fee deferral would address the specific barriers of the fees so that we can expand affordable housing in our community which is so urgently needed. By deferring these fees, the City of Oakland will be showing itself as a true partner to affordable housing organizations like The Unity Council, who has been a trustworthy, reliable and steadfast partners to the City of Oakland, and has worked together for years.	
43	**Crystal Lynn Keeler**	6/14/2022	A. "An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic	A. Comment noted. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. See updates to Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs.

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			disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in placebased strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas." - Chapter 3 We own a home in East Oakland that serves the criteria above from Chapter 3. It is an area with high displacement (displacement especially occurs on Outlook Avenue - with the View - just above us (68th Ave). We have very nice houses on our block, but areas nearby and down the hill are a bit more rugged. I believe our neighborhood region is an area with historic disinvestment, but with substantial gentrifying forces (houses on the block are now going for a million, a 2-bedroom one block over went for $750K). We're on the low hills, not the high hills, so not much risk of mudslide, or much risk of being flooded (I think we're too high). Our property is 10,000 square feet with a very large yard behind us with fruit trees and an area for an urban garden. There is another chunk of vacant lot just next to our large backyard lot that is currently housing a discarded moldy van (sometimes inhabited by homeless people) and a non-operational boat detritus. I would love to be able to purchase the small slot just next to	C. Although the state-level Costa-Hawkins Act constrains Oakland's ability to further extend rent control tenant protections, there are several provisions in the Housing Element that will better protect tenants. **Action 2.2.5** would extend replacement unit protections beyond the expiration of SB 330. **Action 1.1.9** implements a housing registry, which will be a valuable tool in enforcing existing tenant protection laws. **Action 2.2.6** studies a possible "flip tax" that might reduce speculation. D. Comment noted. Please see revised **Action 1.1.14** Protect Oakland residents from displacement and becoming homeless. E. Comment noted. Please refer to the City of Oakland's Housing Resource Center- https://www.oaklandca.gov/topics/housing-resource-center. F. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. G. Comment noted. If someone believes they are compensated below the minimum wage, they should file a claim: https://www.oaklandca.gov/topics/measure-ff-and-measure-z. H. Comment noted. Revisions to the Encampment Management Policy itself will be addressed outside of the Housing Element. I. Comment noted. J. There are multiple safeguards placed for redevelopment of contaminated sites. Alameda County Environmental Health is the local agency responsible for review and oversight of redevelopment of contaminated sites. Known contaminated sites would be required to be remediated prior to redevelopment activities with human health risk exposure screening processes that would be in compliance with local, state, and federal requirements. The proposed policy would pursue grant and loan programs and other technical assistance programs to support the contamination characterization and remediation costs.

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			our large backyard and combine the properties to build the largest ADU allowed, or possibly a small house (depending how zoning might go), or two ADUs. The area cannot stand alone without an easement off our neighbors apartment complex for access in the back, or easement off our property. My goal would be to provide it as affordable housing. However, we are stretched thin with the current mortgage and lack the capital to develop this area for affordable housing currently (building and a bit of leveling out the low hill area for proper foundation). I know second-hand of the displacement that has happened in my neighborhood, even my best friend was forced to move to Antioch (someone who had called Oakland home for 20 years). Rising rent costs caused him to be displaced along with two of his roommates, all African-American. Prior to owning this house, we previously managed a 48-unit building for several years near Lake Merritt, so we are very familiar with Fair Housing Practices and non-discriminatory methods for renting units. We employed every strategy we could to ensure absolute fairness in renting out the units available at that complex; however, we were constrained by the owner's requirements and a lack of affordable housing units in that building. We were well aware of the housing crisis when the owner asked us to rent studios for $1750 (this was four years ago), and we had two tiny efficiency units that went in a day, because their cost was only $1350 (but they were tiny rooms with a separate bathroom). Goal 3, p. 61 "Like other Bay Area cities, one of the major challenges to developing permanent affordable housing in Oakland is the extremely high cost of	

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			development, especially the cost of land, labor, and materials. As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability. Oakland also has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, can often provide significant opportunities for residential development. Further, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units." We're not a unit that falls within the category of a vacant lot. We are a unit that has a very large space that could be developed into affordable housing, but lack the capital means to do so currently. "The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential generally to 3,000 square feet	

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			to remove constraints on lot splitting." p.65 This softening of requirement would allow for at least the possibility of what I'd like to do to the land available. B. "Action 3.2.4: Provide financial incentives for older or lower-income homeowners who want ADUs." We might or might not be eligible for something like this. We aren't high income, but we have one city income and one disability income, so we might fall in the middle of this action step. C. Comment about rent control: increase the options for rent control, expand rent control I personally believe it should be within the city's housing plan to increase the rental control increase cap to all housing units in Oakland, not just those built before 1983. New developers, new housing construction should also be bound by the same laws, and rent control has saved so many people in the past (including myself when fully disabled, on limited income). D. Action 1.1.13 This is not an exhaustive list. Catholic Charities and other entities helped prevent homelessness through various programs, but have not been mentioned here. E. Action 3.7.1: This is an extremely important area. I know two elderly ladies (76 and 80) with ailing health concerns. If either one of them dies, the other will become homeless, with no housing options, because neither of them can afford the rent on their own (disability social security - only funding). Both are physically disabled, one in a wheelchair, one requiring a scooter, and need accessible housing.	

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			F. Action 3.7.3 I think this is NOT STRONG ENOUGH! Promoting affordable units in new construction is not enough. REQUIRING IT is the only thing that will force most developers to even offer. Policy efforts should be undertaken to make this kind of policy change into law. Simple carrots are not effective enough, as evidenced by what has happened in Los Angeles. Action 3.8.3 This is a tough one. The actions of this will fall primarily on the shoulders of low or underpaid property managers (with the exception of large corporate property managers - who usually do receive a salary). We worked super hard as building managers of the 48-unit complex to fill the units, but it was so much work at market rate (set by owner). We received only $300/month in compensation if the building was full (in addition to our no rent in exchange for exhaustive duties of a building manager). Most work was unpaid. Any extra city requirements, like city garbage - push/pull, bulk waste pick-ups, composting were always unpaid. An action like this will invite retaliation from building owners down on underpaid building managers. A caution should be applied here, perhaps only enacting this action after 3-months vacant. Sometimes units were also rehabbed, being updated, and this construction process took longer than 3 months, and an exception should be made for units that are being improved for tenants. H. POLICY 4.2 ENCAMPMENT MANAGEMENT Action 4.2.1 I believe offering mental health site access, or social work ability near these encampment sites should be part of this section. It would require funding, but should not just be funding security	

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			guards or police for safety, should offer the material and immaterial services really needed by this population group. I. Goal 5 First time home buyer programs should also help to address the extra mortgage insurance that folks without quite enough of a down payment have to pay, just extra, which substantially disadvantages marginalized groups and further perpetuates inequity. We didn't have to pay that extra insurance cost because we were very fortunate, but others are not so lucky. J. Action 5.2.3 The caution here is that contaminated sites truly must be deemed decontaminated and safe by EPA standards at bare minimum. Too many low income housing projects in other cities have been built over these sites, and residents were never informed of the risks. Some sites had a small sign saying do not play on the soil/grass, but parents didn't know that their children were receiving high levels of contamination. How do you have children in these areas without safety? Children should be allowed safe places to play and safe areas outside, not to mention inside. Extreme caution must be used not to perpetuate environmental injustice at the expense of meeting demand.	
44	**Scott Forman**	6/14/2022	My main point of feedback is that, especially with respect to the housing element, we should go much farther in making it possible to build lots of new homes. I think our default stance should be much closer to "all and every type of home building allowed, everywhere, by right." The same goes for any and all commercial activities that don't have significant negative externalities like lots of	Comments noted. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.

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			noise or noxious fumes. In other words, while I love that we're liberalizing and loosening some constraints, I believe most of the remaining restrictions are themselves entirely unncessary and counterproductive, and that Oakland can be much denser, and welcoming many new neighbors with dramatically lower housing costs. I think we should be planning to increase the population of Oakland by 25-50% in the next decade, and even well-meaning constraints on growth, like to preserve the character of certain neighborhoods, or to extract concessions from real estate developers in exchange for more density... as if density is a bad thing that we begrudge! -- are profoundly misguided. In short, I'm an enthusiastic "yes" to a lot of what's in this plan, but I'd like to see it go much further in actively promoting new homes and businesses, and discouraging cars and parking.	
45	**Sarah Karlinsky, SPUR**	6/15/2022	A. The Housing Element should take stronger steps to affirmatively further fair housing. We appreciate the effort that the team has taken to analyze how this Housing Element draft affirmatively furthers fair housing. However, we believe that more can be done to achieve this goal. The draft notes that most of the residential capacity for housing is located in low resource, high segregation areas due to the fact that over 60% of the land in Oakland is in these categories. And the land that is located in high and highest resource categories is impacted by environmental constraints such as very high fire hazard severity zones. These are challenging constraints to address. Nevertheless, we believe that there are some	A. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities, particularly in high resource areas, and promoting neighborhood stability and health. Also, see Appendix J for a summary of zoning amendments, including a summary of a Housing Sites Overlay zone that requires a majority of a site listed as a housing opportunity site be developed as residential. B. Comment noted. As part of the Phase 1 GPU Environmental Justice Element, as well as Phase 2 of the GPU with the Open Space, Conservation and Recreation Element update and creation of the new Infrastructure and Facilities Element, staff will be assessing the current state of community assets to identify improvements, increase assets, and identify locations in underserved residential areas. C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health, with more detail about locations impacted by these measures.

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			steps that can be taken to increase the housing capacity in high resource areas. Specifically, we believe that Oakland's Housing Element should look at sites that can be intensively upzoned within the Rockridge and Elmwood neighborhoods, including the Rockridge BART parking lot. Potential sites could include the Trader Joe's site directly adjacent to the BART station (inclusive of parking lot) and the triangular lot at the corner of College Avenue and Claremont. While some sites in this area may be too small to support affordable housing, they could accommodate apartments that would be more affordable than the single family homes that currently exist in this majority of the neighborhood. Additionally, the city may wish to consider requiring that some larger lots that are currently zoned for community commercial include housing at some required minimum density. This would be particularly appropriate for the large, currently undeveloped portions of the shopping center site at the corner of Pleasant Hill and Broadway. B. The Housing Element should identify concrete strategies to build more community infrastructure in low-income communities in order to make affordable housing in those neighborhoods more equitable. Given that so much of the residential capacity in Oakland is located in low resource and high segregation areas, and therefore that a sizable portion of affordable housing in Oakland may be located in these areas, it is important to ensure that appropriate community infrastructure is being planned in these neighborhoods. Building affordable housing in low-income neighborhoods can help stabilize communities	D. Comment noted.

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			and is an important anti-displacement strategy. However it must be paired with investments in parks, community spaces, and programs that benefit low-income families. C. The Housing Element should clarify where upzoning is being contemplated. Policy 3.4 - Reforming zoning and Land Use to Address Community Priorities references allowing additional building heights and/or housing densities along certain corridors such as International, Foothill and MacArthur Boulevards, allowing a diversity of housing types in single-family neighborhoods, increasing height and density in areas approximate to BART and BRT and increasing density in resource rich neighborhoods. We appreciate and support all these policies. However, we feel that it is important for the Housing Element to provide more specific detail about precisely which locations are being contemplated for upzoning and by how much. Additionally, we understand that the Housing Element team is considering tools such as affordable housing overlays to help encourage more affordable housing production. We support the use of affordable housing overlays, but feel that the team should provide more information about where they should be utilized. D. State housing agencies should prioritize numerous important goals - including funding affordable housing near transit and stabilizing neighborhoods at risk of displacement - when determining where to allocate affordable housing funds. Appendix F of the Draft Housing Element notes that the California Tax Credit Allocation Committee's competitive tax credit	

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			applications disadvantage Oakland because so much of the residentially zoned land is considered "low resource". While affirmatively furthering fair housing is an absolutely critical goal that the state should be advancing, it is also important that Oakland, as a regional hub with many BART stations, be able to access tax credits and other funding to build affordable housing close to transit. Additionally, as mentioned earlier, affordable housing is an important tool for stabilizing neighborhoods at risk of displacement. It would be helpful for HCD to work with partner agencies at the state level to help balance these important values in the allocation of affordable housing resources.	
46	**Thomas Cooke**	6/29/2022	A. The draft plan identifies a multitude of housing issues and problems and sets forth many admirable goals and policies to be addressed. The draft checks off all the boxes, and makes the case there are sufficient parcels and capacity to meet the State mandated housing goal, to meet compliance with State housing element requirements. However, if Oakland is to make any meaningful process in addressing its housing needs a more *proactive, implementation orientation is required.* The comments below suggest several means by which to do so. B. Expand search and identification of potential housing sites. It appears the planners relied primarily of other sources to identify potential sites and did not conduct original search and analysis. Have the many church properties for example been surveyed? Have there been any surveys done to identify underutilized commercial property with housing potential for either rezoning or mixed use. other than those suggested by the community? Provide scheduling for any planning or zoning changes	A. Comment noted. B. The revised 2023-2031 Housing Element includes these sites as part of Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites). Please also see **NEW Action 3.4.10**: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right. C. See updates to **Action 3.5.1:** Support community land trusts and other shared equity models.

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			required to facilitate housing construction and conditions thereof. Although extensive tables documenting the characteristics of many sites are provided, any sense priority is lost. To off set this problem a more selective, high priority site category should be established to promote and expedite housing construction. Sites on this list should be given priority for local and other funding resources. Criteria already provided in the draft should be refined (simplified) to distinguish such sites. As necessary such sites should be designated for plan and/or zoning changes to avoid preemption by non-residential development. A good example of such sites is the Ridge 2 site located at Broadway and Pleasant Valley Road. C. Identify and set forth more specific models for housing/rental mechanisms such as limit equity condominium, co-housing, and cooperatives.	
47	**Liana Molina, Build Affordable Faster**	6/30/2022	A. Meeting our goals to produce affordable housing is a priority for Oakland residents. In a September 2020 David Binder survey of Oakland voters (Margin of Error: ±5.7%) by David Binder for BAF, 83% of residents believe we are not building enough for low- and middle-income residents. 71% believe market rate construction is too expensive and pushes out existing residents, and 83% believe market rate housing should include as many affordable housing units as possible. [See chart on page 2 of comment letter.] B. It is not clear how the action plan outlined in the draft housing element will achieve our RHNA goals for affordable housing, especially when many of the strategies are a mere continuation of policies and programs currently	A. Comment noted. B. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element highlights new actions with blue text. C. Appendix A: Evaluation of the 2015-2023 Housing Element includes a discussion on shortfalls in producing affordable housing. See response to Letter #1 for more actions included in the Housing Action Plan to expand affordable housing opportunities and promote neighborhood stability and health. In addition, **NEW Action 3.3.19:** Sites Inventory and Fair Housing Accomplishments Tracking Program was included in the Housing Action Plan to conduct a mid-cycle assessment of progress toward meeting the City's RHNA housing production goals and to ensure there is adequate capacity to develop units at each income level. D. Goals 1 and 3 of the Housing Action Plan address anti-displacement measures and affordable housing production. The description of Goal 4 in the Housing Action Plan explicitly reaffirms the principle of housing as a human right.

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			in place which have not been sufficient to prevent displacement of long-term residents and have resulted in the massive under-production of moderate- and lower-income housing. C. There is no reflective assessment of what program elements have been most successful, nor indication of how existing programs should be amended to produce better outcomes. The site inventory and action plan should include an explicit correlation with and metric for how these components address patterns of racial segregation that exist in Oakland, and specific action steps that will affirmatively further fair housing (AFFH) and correct exclusionary neighborhoods. While each section features a discussion of how the overarching goals address AFFH, the site inventory and action plan are not clearly related back to the priority contributing factors identified in the fair housing assessment, along with clear metrics to measure results, as directly by HCD's guidance. D. The housing element should reaffirm the principle of housing as a fundamental human right, as this has been a recurring theme in many of the community workshops and other public meetings over the past several years. In these meetings and in our poll, it is clear - Oaklanders want stronger anti-displacement measures and more affordable housing. **Below we highlight and comment on key issues and action steps we encourage the city to prioritize:** **Tenant Protections, Anti-Displacement and Preservation of Existing Affordable Housing** E. We support Action 1.1.3 to strengthen Ellis Act Ordinance protections. The city should be more actively advocating for state legislative reform to ensure the Ellis Act is not used by	E. Although the state-level Costa-Hawkins Act constrains Oakland's ability to further extend tenant protections, there are several provisions in the Housing Element that will better protect tenants. **Action 2.2.5** would extend replacement unit protections beyond the expiration of SB 330. **Action 1.1.9** implements a housing registry, which will be a valuable tool in enforcing existing tenant protection laws. **Action 2.2.6** studies a possible "flip tax" that might reduce speculation. F. Comment noted. G. Comment noted. Staff will address this as part of the Land Use and Transportation Element (LUTE) update in Phase 2 of the General Plan Update process. H. Comment noted. I. The City will work on establishing a standardized approach to the community benefits provided within a development agreement. Language updated in **Action 1.1.13:** Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land" to reflect this. J. City staff currently prioritize review of affordable housing projects. Please see updated Actions 3.3.1, 3.3.4, and 3.3.5 in the revised 2023-2031 Housing Element. K. Almost all of Oakland's zoning allow both residential and commercial, except industrial zones and the CR-1 and CC-3 zones. The Affordable Housing Overlay and Housing Sites Overlay Zones will apply in areas that could help facilitate commercial-residential conversions. L. The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers. See updated language for **Action 3.3.11**: Support innovations by design. M. Please see the revised **Action 3.3.15**: Continue and expand density bonus incentives. The City will solicit additional ideas for incentives and expansion of the density bonus program and gather feedback from Planning Commission and City Council, as well, during a mid-cycle Housing Element assessment. N. The Affordable Housing and Infrastructure Bond Measure (Measure U) allocates $350 million to affordable housing preservation projects. O. An economic feasibility study is underway as part of the five-year impact fee update to determine the potential for increasing impact fees. In addition, the affordable housing impact fees automatically increase at the beginning of each fiscal year with the rate of construction inflation. Most recently, in

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			large conglomerates to push out tenants. We encourage more specificity regarding City Council direction to ensure that this is a legislative priority for the firm representing the city's interests in Sacramento. F. We support Action 1.1.5 to provide eviction defense and implement a right to counseling. Post pandemic, the city needs to increase its ability and capacity to represent individuals in unfair evictions. The administration and city council should ensure adequate funding for these programs during the current and upcoming two year and mid cycle budget processes. G. We support Action 1.1.7 to monitor neighborhood displacement risk factors. The city should build on the mapping work already produced for the site inventory, zoning, environmental justice analysis and other components of the housing element and general plan by conducting further analysis including an overlay of key demographic information to identify communities vulnerable to displacement. The city should allocate resources accordingly and center outreach and advocacy efforts in these areas in appropriate languages. H. We strongly support Action 1.1.11 to provide a local preference in affordable housing projects, Action 2.2.6 to reduce housing speculation through an anti-speculation tax, and the adoption of Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act that grants the right of first offer and right of refusal to tenants, community land trusts and nonprofits. I. Regarding Action 1.1.12 to negotiate for appropriate community benefits during development agreement approvals for major	July 2022, the affordable housing impact fees went up by 15% because of the high construction inflation rate. P. On May 17, 2022, Oakland City Council directed the City Administration to study the creation and implementation of a citywide enhanced infrastructure financing district (EIFD) funding affordable housing and infrastructure improvements. Staff will be conducting a feasibility study of various EIFD scenarios and anticipates that a final recommendation will be provided by Fiscal Year 2024. Please see **Action 3.3.10:** Citywide Enhanced Infrastructure Financing District (EIFD). Q. Comment noted. Revisions to the Encampment Management Policy itself will be addressed outside of the Housing Element.

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			entitlements and use of City land: we urge the city to set strong community benefits standards including deeply affordable housing requirements and anti-displacement resources for tenants, across the board, which the approval of development agreements is conditioned upon. This would help offset the impacts of further displacement and gentrification and help provide more certainty for the city, project developers and other stakeholders, versus an unpredictable and resource intensive negotiation process. **J. Housing Production** We strongly support the recommendations in the overarching Policy Goal 3.1 to facilitate production of deeply affordable housing. This policy goal goes hand in hand with Action 3.3.5 to implement an affordable housing overlay to establish by right (non-discretionary) zoning for 100% affordable housing developments and development projects that offer higher affordability and Action 3.3.1 is key to make all available city-owned property for affordable housing and ensure that city-owned property goes to extremely low-income households as stated in Action 3.3.4. For any streamlining of 100% affordable, the city should explicitly mandate city staff to prioritize affordable housing projects. K. In addition, Action 3.2.3, is key to opening more land, and to promote flexibility in adaptive reuse to increase the housing stock. The city should look at vacant commercial stock and make it easier for it to be residential with higher affordability. In our previously referenced 2020 David Binder poll, allowing for residential for underutilized commercial properties had 90% support among Oakland voters. We believe in unlocking the potential of	

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			thousands of square miles of urban and suburban commercial districts, transforming underutilized office parks and expansive parking lots into hundreds of thousands -- or even millions -- of new market-rate and affordable homes L. The cost of construction materials, high interest rates, and cost/competition for land are huge factors that will impact the delivery of housing projects, especially affordable housing projects. The city should not only engage Action 3.3.11: Support innovations by design but convene stakeholders such as labor and developers to significantly increase production of housing using construction innovations, such as exploring modular, to match housing needs. M. Lastly, given the city's absolute failure to deliver adequate affordable housing, and exceeding the market rate production goals, any implementation of Action 3.3.15 (density bonus incentives) should always be coupled with increased affordability requirements. **N. Financing** If the City is to meet its goal of building housing for the working and middle class it must provide a comprehensive financing plan for how we will build 10,000 very low-, low-, and moderate-income units by 2031, as required by our RHNA. We support Action 3.3.16: Consider revising the Real Estate Transfer Tax to use "a portion of the revised tax rate as a dedicated funding stream for affordable housing." We also support Action 3.3.18 to reauthorize Measure KK if it is a bond that predominantly addresses our housing affordability crisis. O. We also support Action 3.3.8 to right-size development fees on market-rate developments. In our analysis below, the city only gets a mere fraction of what a developer	

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			could afford in 2020. Factors such as the current recession conditions, interest rates, and cost of construction materials may need to be re-visited. [See Table on page 4 of comment letter.] **P. EIFD** In 2019, the Mayor's Housing Cabinet published recommendations in the report *Oakland at Home: Recommendations for Implementing A Roadmap Toward Equity* which explored an Enhanced Infrastructure Financing District (EIFD) for affordable housing. Three years later, the draft Housing Element, also recommends considering an EIFD via Action 3.3.10, Consider a citywide Enhanced Infrastructure Financing District (EIFD). We're concerned about the proposed timeline and advocate that the city act with urgency regarding an EIFD that invests in the public good- affordable housing and associated infrastructure. A study and subsequent steps to form an EIFD should be completed in the near term, not 2028. Our agency has contracted with a respected third-party agency to do this analysis and is working with the city administration and other stakeholders to identify specific boundaries and uses for the EIFD revenues. An EIFD would allow for increased bonding capacity to leverage funding that local Oakland based developers can access to support the production and preservation of affordable housing. **Q. Homelessness and Services for the Unhoused** Regarding Goal 4. Address Homelessness and Expand Services for the Unhoused, the codification of the controversial "Encampment Management Policy" in Policy 4.2, Action 4.2.1 and 4.2.3, should be reconsidered. While addressing homelessness should be a top	

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			priority for the city, many directly impacted members of the unhoused community and advocates for the homeless have registered formal opposition to the EMP and have requested that City Council rescind the ordinance. We urge the city to continue to engage these stakeholders to identify and build more consensus on ways to meet the health and safety needs of both unhoused residents and the greater Oakland community.	
48	**Jeff Levin, EBHO**	7/26/2022	**A. Item 3.1: Housing Element Annual Progress Report (APR)** This report summarizes the City's progress in meeting its Housing Element goals after 7 of the 8 years of the current housing element cycle have been completed. Unfortunately, the City has fallen far short of meeting it's assigned housing production targets. The report notes that building permits peaked at slightly more than 4,000 annually in both 2017 and 2018, and have since fallen off. In 2021, there were "only" 1,667 units permitted. This needs to be taken in historical perspective. These are still record-breaking numbers. - For the previous two housing element cycles, covering the period 1999 – 2014, the average number of units permitted was 690 per year. - For the last seven years, the average is nearly 2,400, more than three times the average over the preceding 16 years. This record level of production has been anything but equitable. As we have pointed out many times before, there is a tremendous imbalance between production of housing for above-moderate income and production for very-low, low and moderate income. - While the City has permitted nearly double its	A. Comment noted. See also response to Letter #1 for more actions included in the Housing Action Plan to expand affordable housing opportunities and promote neighborhood stability and health. In addition, NEW Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program was included in the Housing Action Plan to conduct a mid-cycle assessment of progress toward meeting the City's RHNA housing production goals and to ensure there is adequate capacity to develop units at each income level. B. The revised 2023-2031 Housing Element includes additional sites in Rockridge to meet the State's requirement to AFFH. In addition, Chapter 4: Housing Action Plan (HAP) describes in more detail the goals, strategies, and actions the City will implement in the 2023-2031 planning period to reduce racial segregation and eliminate racial disparities in access to opportunity and housing. NEW Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program was added to the Housing Element to conduct a mid-cycle assessment of the effectiveness of AFFH programs, including sites that develop in high resource areas. See response to Letter #1 for more actions included in the HAP to expand affordable housing opportunities, particularly in high resource areas, and promote neighborhood stability and health. C. The revised 2023-2031 Housing Element incorporates this feedback. This context is incorporated in the Introduction (1-1 through1-4); Appendix D (section D.2, pp. D-14 and 15, and new section D.5D.6 [Housing Sites Inventory Analysis]); Appendix F (F-10 through F-11). D. Chapter 4: Housing Action Plan in the revised 2023-2031 Housing Element includes discrete implementation timelines and milestones within the 8-year planning period

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			RHNA target for above-moderate income, it has permitted only 26% of the RHNA target for lower and moderate income. - Put another way, while the RHNA called for 53% of new housing to be targeted to above-moderate income, 89% of the building permits for new housing have been higher-end, above-moderate income housing that very few Oakland renters and first-time homebuyers can afford, while only 11% have been for affordable housing. - Only 1 affordable unit has been built for every 8 unaffordable market-rate units. Given this track record, a vague call to develop "housing for all economic levels" is not enough. Oakland needs a housing strategy that explicitly prioritizes affordable housing for those with the greatest needs, and does not need to provide additional incentives for above-moderate income, market-rate housing, which has been substantially over-produced. We hope you will consider this as Oakland moves forward to update its housing element for the 2023-2031 cycle. B. We believe the draft Housing Element falls far short of meeting the State requirement to affirmatively further fair housing – that is, to identify concrete goals, strategies and actions to reduce racial segregation and eliminate racial disparities in access to opportunity and housing outcomes. C. While the draft Housing Element contains an extensive Fair Housing Assessment with a wealth of data and maps, it falls short on at	F. In the revised 2023-2031 Housing Element, Goal 3 of the Housing Action Plan is reframed to state "Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities." In addition, "Reduce racial segregation and racial disparities in housing opportunities and outcomes" is explicitly called out as a priority in the introduction to the Housing Action Plan. G. The Housing Element was taken to City Council on October 18, 2022, and Planning Commission on October 19, 2022 to review the findings letter from State HCD, and will be presented to Planning Commission and Council for adoption in January 2023.

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			least two counts. While there is a description of current racial and economic segregation and disparities, there is little analysis of the history and underlying factors that gave rise to, and continue to perpetuate, these conditions. The most glaring issue is that the Fair Housing Assessment completely fails to analyze exclusionary zoning patterns as a key factor in racial segregation, despite passing mention that zoning was an issue. This is particularly disappointing in light of the informational report on redlining, segregation and reparations in West Oakland that you received at your meeting last week, which does a far better job of identifying historical, structural and systemic factors and policies to address these. The draft Housing Element does not clearly identify and prioritize factors underlying racial segregation and disparities, and therefore also does not adequately link the goals, strategies and actions to the prioritized fair housing factors. This is explicitly required by the State, and failure to do so will likely result in the State rejecting the City's draft Housing Element. **Inventory of Available Sites** Of particular concern is the inventory of availability of suitable sites to meet Oakland's Regional Housing Needs Allocation (RHNA) targets for the various income levels. The draft was developed with the stated intent to create an inventory based on current zoning, without the need to identify additional parcels to be rezoned to accommodate the City's housing needs. As a result, most of the sites suitable for affordable housing continue to be concentrated in lower opportunity areas with higher concentrations of low income households and	

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			communities of color, particularly Black residents who historically have suffered the worst segregation and discrimination. Even if all the identified housing sites were developed as projected, racial segregation would not be significantly reduced, and the high opportunity, historically exclusive areas would remain as inaccessible as before. The City cannot say that it is affirmatively furthering fair housing if its plans and goals don't even mention reducing patterns of segregation and overcoming the historical barriers posed by exclusionary zoning. **Proposed Strategies and Programs** D. Another area of concern is the identification and description of new strategies and programs. Many of the new actions described in the draft Housing Element are policies and programs that EBHO and many other organizations had long advocated, such as greater tenant protections, a Tenant and Community Opportunity to Purchase Act, finalization of the City's public land policy, and more, and we are pleased to see these included here. Unfortunately, the language in the draft element says only that the City will "study" or "consider" such programs, with no concrete steps, milestones, expected outcomes, or performance metrics. The State has explicitly instructed cities that such vague statements are not sufficient, and has rejected draft housing elements from other cities for just this reason. If it is not possible to fully adopt new policies and programs as part of the Housing Element, then at a minimum the document must commit to bringing concrete legislation before the City Council by a specific date in order to implement these new programs. Simply continuing the	

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			same actions that have been undertaken to date is not sufficient, since as clearly demonstrated in the City's Annual Performance Report, the City is falling far short of meeting its RHNA goals in the current cycle. **F. Additional Goals** - The draft Housing Element is organized around five goals. We would suggest that at least two additional goals be included: Reduce racial segregation and racial disparities in housing opportunities and outcomes. Simply stating a goal to "expand affordable housing opportunities" is not sufficient. - Close the gap between market-rate and affordable housing production by prioritizing preservation and development of housing affordable to those with the greatest needs, including Black and Brown households that constitute the bulk of the lower income population. Instead of "promoting housing opportunities for all economic levels," the City must explicitly prioritize actions that address these pressing needs, in both its funding priorities and its land use and other regulatory actions. **G. Council and Public Review of the Draft Housing Element** To date the City Council has not had an opportunity to consider the draft Housing Element. Despite an extensive community outreach process during preparation of the draft, once it was completed, consideration of the draft was subsumed within a larger report on development of the entire General Plan update. Initially there was no summary or overview of the content of the housing element and particularly new policies and actions and	

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			consideration of the obligation to affirmatively further fair housing until we explicitly called for such a summary. Previous draft Housing Elements have at least included an Executive Summary; there was no such summary in the current draft. We note with some dismay that the title of today's agenda item was modified in Rules Committee to remove the reference to "Receive Public Comments And Provide Feedback To Staff On The Draft Housing Element." While the initial formal 30-day public comment period closed on June 13, staff have repeatedly stated that they will continue to accept and consider public comment while the draft undergoes a 90-day review by the State. We are therefore puzzled and concerned that this language was omitted from the title as it suggests that the City is not prepared to consider public comments on the draft Housing Element at this meeting. We call on the City to ensure an open and inclusive process in the next revision of the draft Housing Element. Once staff receives comments from the State, that information should be brought before the City Council to get input on how best to address the State's comments. After the new draft is developed, there should be a public comment period of not less than 30 days, including a public hearing before the Council to consider and comment on the revised draft, prior to preparing a final draft for adoption and submission.	
49	**Sangeeta Sarkar, Save the Bay**	8/5/2022	As the City of Oakland plans to meet its RHNA goals, selecting sites that are resilient to the impacts of climate change is critically	Comment noted.

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			important. New housing construction, especially for low-income communities who face the greatest risk from climate impacts, should be located away from areas prone to fires, flooding, extreme heat, and sea level rise. Dense, affordable, infill development close to transit can connect historically under-invested communities to resources and infrastructure across the city and region. Building SMART housing will also advance Oakland's climate goals by mitigating greenhouse gas emissions from driving by supporting the use of alternative modes. One opportunity to add more climate SMART housing in Oakland is in the Rockridge neighborhood. Housing built here would be accessible by BART and bus lines, and would be more resilient to extreme heat due to an abundance of trees and parks. This neighborhood is also more resilient to other climate impacts, as it is outside of the sea level rise and fire hazard zones. Affordable housing in this high opportunity area is especially impactful toward reducing income inequality and racial segregation, which the City of Oakland is required to address under AB 686. Prioritizing dense, affordable housing development in this and other high opportunity areas through strategic rezoning is necessary to affirmatively further fair housing as required by law, and to move toward racial and environmental equity in Oakland.	See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
50	**Louis Eisenberg**	8/15/2022	I am writing to express my strong support for a comment letter submitted by the Rockridge Community Planning Council (RCPC) Board on the topic of Oakland's draft Housing Element. In particular, I want to emphasize my support for the following paragraph:	Oakland Planning Staff included the "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley in the revised Housing Element Sites Inventory.

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			First and foremost, we were extremely surprised and disappointed to see that the large "Shops at the Ridge Phase II" site at Broadway and Pleasant Valley was not included in the Inventory and we cannot understand the reasoning behind this omission. This site, which is flat, not within an established low-density neighborhood and less than a 15-minute walk from Rockridge BART, is clearly one of the most important undeveloped housing opportunity sites in the City. The current Home Depot proposal for this site would be an extremely inappropriate use. A survey of Rockridge residents from RCPC indicated that neighbors overwhelmingly prefer housing at the Ridge Phase II. The site should be included within the Inventory. As an implementation action of the Housing Element, the site should be rezoned to encourage high density residential development and prohibit stand-alone non-residential uses.	
51	**Maya Schechter**	8/16/2022	I am writing to share a comment in advance of Thursday's Rockridge meeting on the draft Housing Element. I cannot attend the meeting but I strongly support the points made by RCPC in the letter sent to the city, including allowing and incentivizing housing, especially affordable housing, on all of sites listed in the letter: - CCA Site - Rockridge BART Site - Triangular site at the corner of Claremont and College - A portion of the Dreyer's Ice Cream site - Wendy's site at College and Broadway - Ridge site at Broadway and Pleasant Hill - Carpet store site at College and Kales - Dialysis Center site at Claremont and Clifton - DMV Site at Claremont and Cavour - Chevron Station Site at Telegraph near highway 24	Comment noted. See Response to Letter #36

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			I also support the other points made to encourage housing in Rockridge.	
52	**Khanh Russo, Partnership for the Bay's Future**	8/26/2022	We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities: A. Favorable Zoning and Land Use + Make multifamily infill easier to develop + Allow, require or encourage multifamily housing in more places + Allow or encourage missing middle housing in single-family neighborhoods + Provide incentives for affordable housing development + Provide incentives for affordable ADUs and "missing middle" housing B. Accelerating Production Timeframes + Streamline development approvals and environmental review process for multifamily housing + Streamline permitting process for multifamily housing C. Reducing Construction and Development Costs + Ensure local requirements are not making development more expensive without requisite benefits + Actively support the use of modular and factory-built construction methods D. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing F. Advocating for Rent Control and Just Cause for Eviction Policies + Adopt or update rent stabilization policies + Adopt or update just cause eviction policies G. Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts	Comments noted. A. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health. B. Please see the following actions, which address this issue: - **NEW Action 3.3.5:** Implement an Affordable Housing Overlay - **Action 3.3.15** Continue and expand density bonus incentives - **NEW Action 3.4.3:** Revise Conditional Use Permit (CUP) requirements - **NEW Action 3.4.8:** Implement Objective Design Standards - **NEW Action 3.4.10** Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right - **NEW Action 3.6.1:** Streamline the City permitting process, especially for low-income and nonprofit builders - **Action 3.6.4:** Continue SB 35 streamlining and encourage projects to use it C. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health, in particular Action 3.3.5: Implement an Affordable Housing Overlay and NEW Action 3.4.10: Implement a Housing Sites Overlay Zone. In addition, please see Action 3.3.11: Support innovations by design, which addresses support for modular and factory-built construction methods. D. Measure U was placed on the ballot for November 2022. If passed by voters, Measure U will issue bonds to raise $850 million, including $350 million dedicated to funding affordable housing. F. This comment is addressed in the Housing Element by **Action 1.1.1**: Continue to implement the rent adjustment ordinance. G. HCD's Acquisition and Conversion to Affordable Housing (ACAH) Notices of Funding Availability (NOFA) for the 2019-20 and 2020-21 funding rounds contained funding set-asides for Coop/CLT projects and will continue with this approach in upcoming NOFA rounds. HCD staff is also preparing revised loan documents to address potential tenant ownership in properties. H. An economic feasibility study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary requirements. This analysis will be presented to City Council for further

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			H. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements I. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas	discussion and direction. Legislative authority to enact an Inclusionary Zoning law must come from City Council action. I. See Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health.
53	**Deeply Rooted**	10/1/2022	Community Proposed Strategy A. Treat unhoused people with dignity and respect the communities they have built rather than allowing for City evictions under the current Homeless Encampment Management Policy. B. Prioritize Compassionate Care and Facilities: Support humane and positive spaces with services such as showers, coffee, and groups that encourage individual expression; hire counselors and formerly/currently unhoused people to conduct outreach in communities they are familiar with; improve benefits and higher pay for social service workers and homeless shelter staff. C. Ensure Clean Environments: Support trash removal and address illegal dumping around homeless encampments in active partnership with unhoused residents. D. **[New City policy states]** Update zoning of single family (one home per parcel) to allow for duplex, fourplex, townhomes, and accessory dwelling units. Upzoning to allow for more live/work housing (live in and run a business) and artist housing in cultural districts). **Create Cultural Preservation Districts** to **protect existing residents** from displacement, i.e. require on-site affordable units from market rate projects (instead of in-lieu fee), use neighborhood area median income for defining affordability, require fair housing impact	A. Each year, it is estiated that 15,786 people in 13,135 households experience homelessness in Alameda County, and approximately 60% of them reside in Oakland. The conditions at many encampments are inhumane, dangerous, often fatal. The Encampment Management policy is rooted to a shelter offer policy that places a requirement on the City to provide shelter options when closing an encampment. While improvements are still being developed in the homelessness system, when an encampment is closed, individuals at the camp are offered a shelter bed and an alternative to sleeping in a place not fit for human habitation as defined by US Department of Housing and Urban Development. B. Many of the Emergency Shelter interventions operated by the Human Services Department offer showers, groups, services and housing navigation as part of a managed program. Futhermore, the local Continuum of Care (CoC) provides training and opportunities for individuals with lived expertise to contribute to the development of the Homeless Services System in Alameda County and the City of Oakland. Lastly the Commission on Homelessness regularly recruits individuals with lived experience to participate in meetings and inform the city on issues faced by people experiencing homelessness. C. It is the goal of the City to provide regular and adequate trash collection from encampments, to ensure that porta-potties and hand-washing stations are serviced regularly as needed, and that encampments receive regular deep cleanings to ensure that our unhoused residents are not living in conditions that threaten health and/or safety. D. Typically, affordable housing needs to be built at fairly sizable densities for it to be feasible to develop on-site affordable units. It would be challenging to finance affordable units for small increases in density, such as any upzoning projects to allow for duplexes, fourplexes, townhomes, and accessory dwelling units. Requiring affordable units to be developed for small-scale upzoning projects could limit development of single family neighborhoods altogether and therefore keep them single-family. In addition, this would create an equity problem where it would be more

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			assessment of market rate projects, have a Community Planning Council to vote on new development projects, etc. F. Support streamlined communication with affordable housing applicants for quicker response times and accurate updates on housing application status [Action items in the current Housing Element include housing preference policies for displaced residents and current Oakland residents and workers]. **G. Provide Financial Assistance:** Consider publicly subsidized housing stipends for Oakland natives. **H. Grow Shared Ownership/Homeownership Opportunities:** Support pathway to homeownership and shared ownership programs for Black and other residents of color; create shared housing options for formerly incarcerated people. **I. Fund Supportive Housing:** Fund permanent supportive housing with intensive wraparound services, including mental health and case management services; dedicate housing for unhoused veterans and people with disabilities.* **J. The State Affirmatively Furthering Fair Housing** new rules requires the City to acknowledge the history of and current fair housing violations, and to affirmatively solve for these problems. The City's consultants should work closely with DR groups to include the history of Oakland's different communities that have experienced housing and racial exclusion and fair housing discrimination in Housing Element sections. **K. Value Community Assets:** Prioritize community assets such as recreation centers	expensive to build additional units in these proposed cultural preservation districts than those areas that would not have this requirement of building affordable units on site. And, it is a more complicated process that the average mom and pop home owner would have difficulty managing (often duplexes, fourplexes, and ADUs are a home owner or smaller developer). Anti-displacement protections are outlined in detail in Chapter 4, Goal 1 of the Housing Element. These existing and proposed anti-displacement programs and policies will be implemented during the 2023-2031 Housing Element planning period. F. This is a major challenge for most jurisdictions. Oakland HCD has been working with the County to develop an online affordable housing access portal for residents to apply to new construction lease ups; several Oakland projects and other projects in the county have gone through the portal. We are currently in conversations on how to improve the portal's functionality. Please also note that Bay Area Housing Finance Authority is working on developing a region-wide portal: http://housing.acgov.org/. G. Oakland HCD focuses on producing new affordable housing units and rehabilitating existing units. We rely on our partnership with the Oakland Housing Authority to subsidize unit affordability via vouchers or other operating subsidy. The City is monitoring pilots that offer "shallow subsidy" programs which offer a middle path between one-time emergency rental assistance and long-term Section 8 vouchers. Such a program would most effectively be run through Oakland Housing Authority, but could be piloted together with HCD. A challenge overall has been the difficulty of finding rental units in the City, as demonstrated by the Emergency Housing Vouchers absorption rates. H. City of Oakland has continuously applied for State funding to support homeownership opportunities for Oaklanders, but we have consistently been denied (three years in a row now) because we are a "high-cost city." Oakland HCD staff are advocating with State officers and lobbyists to shift scoring criteria and priorities for future application rounds. We encourage Deeply Rooted to work with us and Council on these and other State advocacy efforts - many of the State's programs are in conflict with each other (e.g. Multifamily Housing Program deeper affordability that is higher cost, or Affordable Housing Sustainable Communities in transit rich areas,

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			and parks; increase trees and green spaces in underserved residential areas. L. Require/Provide an air purifier per unit in neighborhoods with high levels of pollution. This will also help address wildfire smoke. M. Commission a market force displacement study (building on the City's 2005 West Oakland Wood Street Project Impact study conducted by Mundie & Associates) and utilizing data from the City's Affirmatively Furthering Fair Housing, develop a moratorium on market rate housing in displacement vulnerable areas.	but Oakland is too high cost or too low opportunity to be competitive for CDLAC/TCAC or CalHOME). With the limited funds Oakland HCD has available, we continue to operate a First Time Homebuyer program. Though not large in scale, it exists and can be scaled up again once additional funding sources are identified. (https://www.oaklandca.gov/topics/first-time-homebuyer-mortgage-assistance-program-map) Other opportunities include the Acquisition and Conversion to Affordable Housing (ACAH) program, which has provided funds for Community Land Trusts and Coops. I. The City will continue funding permanent supportive, homeless, and extremely-low income units, and have focused more intensely on expanding homeless units. Specifically, the New Construction Notice of Funding Availability requires a minimum of 20% homeless set aside, but the points encourage 30% or more set-aside for homeless units. The challenge continues to be funding: we are pursuing every funding opportunity we come across, like aggressively competing for HomeKey or LHTF, or creating local operating subsidy from new State sources like PLHA and working with the Oakland Housing Authority to stretch their operating dollars. We have learned from working with City Human Services Department and Alameda County Continuum of Care that while full PSH and wrap-around services are desired, deeply affordable units with a range of services are just as critical. J. The Oakland General Plan Update includes Deeply Rooted Collaborative and Dyett and Bhatia as the City's consultant team. Deeply Rooted Collaborative serves as the Community Consultant and Dyett and Bhatia serve as the Technical Consultant. How would DR like City Staff to acknowledge/include this history beyond what was provided as part of the DR (and DR partner) feedback that was provided to City staff on the Draft Housing Element? Staff have shared DR's feedback with D&B for incorporation. K. As part of the Phase 1 GPU Environmental Justice Element, as well as Phase 2 of the GPU with the Open Space, Conservation and Recreation Element, and the Infrastructure/Facilities Element, staff will be assessing the current state of community assets to identify improvements, increase assets, and identify locations in underserved residential areas. L. Installation of air filter devices rated MERV-13 is required for new construction in Oakland.

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				If funding became available, the City would pursue funding sources such as grants to provide property owners with standalone air purifiers for existing residential buildings. The City is actively working to support and expand neighborhood resilience hubs and respite centers so that residents in heavily-impacted areas who lack sufficient air purification systems can have a central, convenient place to go to escape smoke. See also Housing Element Action 2.1.6: Increase funding for improved indoor air quality. M. The State will not approve a Housing Element that places a moratorium on market rate housing or any type of housing at any affordability level.
54	**EB4E**	10/14/2022	A. Revise the Missing Middle Program to ensure high-resource neighborhoods allow four units on most lots in practice, including providing setback relief and reducing/eliminating off-street parking minimums. <u>Missing Middle Program:</u> ● Sixplexes: Sixplexes are more likely to be both feasible in the context of high land values and produce middle income housing (see study from San Jose; attached as Exhibit A). Consider allowing up to six units by right in certain high-opportunity residential zones, as well as on corner lots and lots over 5,000 square feet. ● Minimum Lot Sizes and Lot Splits: ○ Please confirm explicitly that lot splits in residential zones will be approved ministerially. ○ The minimum lot size in residential zones should be reduced from 2,500 to 2,000 square feet. Under SB9 the minimum lot size post-split is 1,200 square feet. While we appreciate Oakland reducing minimum lot sizes across residential zones, the 2,500 square foot minimum is twice that of the SB9 baseline. Moreover, 4,000 square feet is a common Oakland lot size, perhaps the most common. A 2,000 square foot minimum lot size would facilitate lot splits in most cases, whereas a	A. Comments noted, see Appendix J for a summary of zoning amendments the City will implement. The following changes below also summarize some of the Missing Middle Planning Code Amendments that will be implemented in June-July 2023 to include the following changes: - Reduce minimum lot size and setback standards where appropriate throughout the Planning Code to facilitate small lot development. - Minimum lot size will be reduced to 2,000 sf. in RD and RM Residential Zones - Residential side setbacks will be reduced to 3' for lots less than 3,000 sf. and 4' for lots 4,000 sf. or greater in RD and RM Zones - Revise density, maximum building heights, and minimum lot size standards to permit more housing units per lot where appropriate throughout the city in Hillside Residential RH-4, all Detached Residential (RD) Zones, all Residential Mixed Housing Type (RM) Zones, and Urban Residential RU-1 and RU-2 Zones. - Create new RD zone to replace RD-1 and RD-2 - All RD, RM and RU Residential Zones will now allow 4 or more units - Maximum floor area ratio (FAR) and lot coverage will be increased in RD and RM Zones - Minimum lot frontage for RD and RM Zones will reduced from 25 ft. to 20 ft. in RD and RM Zones - Open space requirements reduced in RD, RM, and RU Zones - Rezone Lower Rockridge and Temescal to RM-4. - Rezone Adams Point to RM-4 - Reduce minimum lot frontage to 20 feet - Increase lot coverage to 55% in all residential zones for projects seeking 3 or more units. - Create a new RD zone to replace RD-1 and RD-2 to ensure that 2-4 unit development is feasible in high-resource residential neighborhoods

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			2,500 square foot minimum would largely exclude them. As it stands, the proposed minimum lot sizes constitute a downzoning of development capacity in residential zones from SB9 and should be revised. ● Lower Rockridge and Temescal: ○ To ensure Lower Rockridge and Temescal allow fourplexes in practice, consider rezoning them to RM-4. Lower Rockridge and Temescal typical lots are roughly 4,000 square feet. The proposed rezoning of these high-resource and low-VMT areas requires 1,500 square feet of land per unit. In practice this means only 2 units are allowed, which is the bare minimum under SB9. Moreover, 2 units does not meet the goals of Oakland City Council to allow at least 4 units in residential zones and reduces owner incentives to add those units (these projects will often be complex and expensive). Rezoning these areas to RM-4 would require 1,000 square feet of land per unit, which would allow 4 units per lot by right in most or all cases. ● Adams Point: The zoning map shows a rezoning of the center of Adams Point from RM-1 to RM-2. This neighborhood is already full of medium-sized apartment buildings (see Figure 1 below, taken from the Oakland Map Atlas) These zoned capacity should match the existing built environment to allow for 4-8 story apartments. Alternatively, consider rezoning this area to RM-4. ● High Resource Areas: Bushrod, Santa Fe, Trestle Glen, Crocker Highlands (currently RD-1 – mostly not on VHFHSZ. Only a small portion is in VHFHSZ) are all high-resource or moderate-resource areas that are untouched by the proposed Missing Middle Program rezonings. These are also low-VMT	- Create a new residential facility type called “Two- to Four-Family Residential Facility” that would replace the current “Two-Family Residential Facility” Type throughout the Planning Code; and change the definition of a “Multifamily Residential Facility” from the current 3 or more units to 5 or more units. - Eliminate all conditionally permitted densities throughout Planning Code (densities will all be by right); and the current requirement for a Major Conditional Use Permit for 3 or more dwelling units in the RM-2 Zone; 7 or more dwelling units in the RM-3 or RM-4 Zone; and for any project that exceeds the basic or permitted density resulting in 7 or more dwelling units in the RU or CBD-R Zones. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City’s proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and “missing middle” housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands As part of the city's rezoning proposal to implement the rezoning actions in the Housing Action Plan, the undeveloped western edge of the Mills College campus adjacent to MacArthur Blvd. was identified as a potential location for the addition of infill housing. Any rezoning of that portion of the campus would only occur if the community and decisionmakers support such a change and only for the purpose of facilitating the addition of housing along this undeveloped campus edge. The City has not received any proposals for the redevelopment of the Mills College campus, nor does it any seek to encourage such a proposal. The rezoning, if adopted, would only apply to the MacArthur Blvd.-fronting campus edge to facilitate the addition of housing on a currently undeveloped portion of the campus. RM-3 is the Mixed Housing Type Residential-3 Zone and RM-4 is the Mixed Housing Type Residential-4 Zone. Both these RM zones allow a variety of residential, commercial, and civic activities. The primary difference between RM-3 and RM-4 is the amount of allowed residential density: RM-3 allows 1 unit per 1,500 sf. of lot area, whereas RM-4 allows slightly more density (1 unit per 1,100 sf. of lot area).

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			neighborhoods with easy non-car access to jobs, parks and schools. They should be rezoned to at least RM-2. (Also in Figure 1 below). ● Heights: RM-1 should allow 3 stories by right. ● Parking: The current requirement of 1 unit of off-street parking requirement in most Oakland greater than ½ mile from transit makes most missing middle projects infeasible. The off-street parking requirements should be fully eliminated. Alternatively, the city could match the California ADU standard by eliminating off-street parking requirements within one (1) mile of any bus stop, but if so should require no more than 0.5 spaces per unit elsewhere. ● Setbacks: ○ As written, the Missing Middle Program offers no reduction in setbacks. As we have seen in Minneapolis and other places the failure to reduce lot coverage and setback rules in tandem with upzoning for 2-4 units will result in few to any construction. The existing RM front setback of 15-20' is a nonstarter for middle housing development. ○ Consider reducing RM setbacks to 10' for front setbacks (or average of immediately adjacent neighboring buildings, whichever is less), 4' on all sides, and 0' for inner side or street side on lots less than 50' wide. ○ Increase lot coverage to allow 50% lot coverage in all residential zones for projects seeking 3 or more units. - increased to 55% ○ Some zones have not only minimum lot area but minimum average width and minimum frontage. Those should be reduced in tandem with minimum lot areas. ● High-resource/Low-VMT gradation: ○ In order to reduce patterns of spatial segregation, Oakland should make special effort	Comment noted. Staff will undertake a comprehensive update of the Land Use and Transportation Element (LUTE) and the Planning Code in Phase 2 of the General Plan Update process B. Guidance from State HCD requires sites to be between 0.5 to 10 ac to accommodate lower income RHNA. Using that guidance and feedback from State HCD, staff identified additional sites in Rockridge (that are not included in the Draft Sites Inventory) that conform to State HCD requirements (0.5 - 10 ac) to accommodate lower income RHNA. THe 3 sites that were identified include: 5354 Claremont Ave, 5257 College Ave, and 6209 College Ave. The 51st and Broadway site has also been added to the updated Sites Inventory for the Revised Housing Element. This site was previously excluded as the City had received a pre-app for development on the site, but Staff recently provided a decision that the proposed activity was not an allowed use. In order to avoid split zoning/zoning inconsistencies along Claremont Ave, other sites such as the DMV site at 5300 Claremont Ave were included. Claremont flatiron parcels are included in the sites inventory The revised 2023-2031 Housing Element includes additional sites as part of Appendix #: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites) (list Table #) See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands C. Comments noted and the City will create a 55 feet height area and increase heights along College Avenue and Claremont Avenue to 55'. These changes will be implemented via the Missing Middle Planning Code Amendments in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action

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			to ensure that 2-4 unit development is feasible in high-resource residential neighborhoods. The high land values of these neighborhoods also makes it harder for 2-4 residential uses to outbid luxury single-family homes. Therefore, we have previously written to Oakland suggesting that additional density beyond 4 units and additional setback relief be offered in high-resource areas. The proposed Missing Middle Program makes no effort in that regard. We recommend Oakland revise the program to confer additional density (baseline 5 units) and additional setback relief in high-resource residential zones. ○ In order to reduce VMT, Oakland should allow additional density and setback relief in residential zones near BART stations. ● Mills College: ○ Please clarify the reasoning behind rezoning Mills College at Northeastern University from RM-3 to RM-4. Plans for student housing on the actual Mills site should be tailored to student housing; RM-4 is a residential neighborhood standard. Without additional context, this appears to be a paper upzoning that will result in no new housing. ● Accessory Commercial Units: ○ The Proposals' key points from community engagement cites the need to attract retailers in food deserts. In many Oakland neighborhoods, especially East Oakland, the distance between commercial corridors where retail uses are permitted exceeds easy walking distance. Moreover commercial floor plates are often too big or expensive for many start-up or would-be retailers. ○ All RM zones in the current intent section	Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands D. Comment noted and the City will upzone Lower Rockridge from RM-2 to RM-4 via the Missing Middle Planning Code Amendments that will be implemented in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands E. Comments noted and the City will increase heights along Shattuck Avenue back to 45' or more to facilitate housing development in this high-resource and low-VMT neighborhood via the Missing Middle Planning Code Amendments that will be implemented in June-July 2023. See also Response to Letter #1 for actions included in the Housing Action Plan to expand affordable housing opportunities and promoting neighborhood stability and health and • Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands F. As part of the Safety Element Update, the City is studying the potential for areas that might be appropriate to be included in the Very High Fire Hazard Severity Zone (VHFHSZ) based on analysis regarding evacuation scenarios. The City will implement the Affordable Housing Overlay between June - July 2023 **Action 3.3.5:** Implement an Affordable Housing Overlay includes the

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			include "and neighborhood businesses where appropriate", but in practice all subzones except RM-5 make food sales, restaurants, cafes, and retail sales require conditional use approval, and alcohol sales are only allowed if grandfathered. Consider allowing a wider range of commercial businesses as permitted in any space less than 600 square feet in all RM and RU zones ("Accessory Commercial Units") to facilitate greater food access, increased walkability and low impact diversity of uses. B. The proposed Rockridge rezoning sites have sig related to feasibility, equity and displacement risk swath of land rather than picking a handful of site effective. "● DMV: Does Oakland have written confirmation that DMV plans to redevelop its property on Claremont? The use of state-owned land for redevelopment must be accompanied by a firm commitment by the Department of General Services to redevelop the site within the eight year planning period. ● 5248 Claremont Avenue: Site 5 on Figure 4 is a 3-story, 42-unit apartment building constructed in 1959 called Claremont Park Apartments. It is highly likely that this property is subject to Oakland's rent control ordinance. In any case, this property should not be rezoned. If it remains as a rezoning site either: 1) no redevelopment will occur due to the costs associated with SB330/SB8 replacement, relocation and right to return requirements; or 2) redevelopment will occur and 42 units of rent-controlled housing will be destroyed when vacant, commercial and owner-occupied sites abound nearby. Oakland should not be in the business of designating rent-controlled housing in high-resource areas for upzoning and redevelopment. Please remove this site.	following revisions: The City will create an Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. Proposed ~~otential~~ features of this overlay ~~could~~ include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will ~~study the feasibility of~~ broadly apply~~ing~~ this overlay, except for , limitations on designated historic resources as well as ~~selected~~ areas in the Very High Fire Hazard Severity Zzone (VHFHSZ). ~~contaminated sites, and protected historical sites/districts~~. The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will ~~also study allowing~~allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. 100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not be appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

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			● Trader Joe's parking lot: This is a high-volume grocery store with two surface parking lots. It is highly unlikely either the store itself or the parking lot fronting College Avenue will be redeveloped. The Miles Avenue fronted surface parking lot may be feasible for redevelopment, but it will be difficult given that the CN-1 standards only permit approximately 40 units. ● 5264 Claremont and 5256 Claremont: These sites include approximately four residential units. Under the CN-1 density standards and unchanged 35' height limit these sites could yield 9 units at most each. If there are existing low-income tenants on-site then 1 or 2 of 9 units will be required to be replaced with deed-restricted units. Does Oakland have a track record of producing developments with less than 10 units and on-site affordable housing in this manner? If not, they should be considered for higher density or removed. ● 6209 College: This site has an existing banking use and surface parking lot. Under the CN-1 standards it can yield at best 20 units. It is unlikely that 42 dwelling units per acre will outbid the existing banking use. ● 5220 Claremont: This site has an existing pediatric use that is part of UCSF Benioff Hospital. Has Oakland obtained written evidence that the property owner intends to discontinue this use within the eight year planning period? ● Unpicked Sites: As seen above, there are significant issues with Oakland's Rockridge rezoning sites. There are many sites that Oakland could identify for rezoning that would be more feasible for housing while minimizing displacement. ○ The vacant site at Pleasant Valley/51st Street and Broadway - This is a large vacant site near	

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			BART and Lines 51A and 18. It is in a high-resource tract and has easy access to health services, grocery stores and open space. - Home Depot ○ Claremont flatiron - This vacant parcel at Claremont and College is currently zoned to only allow 18 units. It was also a very popular site in the city's survey data. Consider rezoning to allow 75 dwelling units per acre. ○ Gas Stations - There are several gas stations that could be rezoned within Rockridge. - can be considered for rezone/upzoning but not for sites inventory due to non-vacant sites issues and contaminants-cleanup ○ 51st Street - This is a 75' wide residential street with bus service and is within a ½ mile of Rockridge BART. It is proposed to be rezoned to RM-2. It should be rezoned to allow for multifamily housing with heights of 45' and up to 55 dwelling units per acre. The existing uses of mostly owner-occupied single family homes and a few duplexes would reduce the impacts of potential displacement and relocation costs. ○ In practice, most development usually occurs in places outside those designated in housing elements, because for- and non-profit developers evaluate prospects in different ways from planning professionals and often come to different conclusions. In addition to trying to pick winners among sites, the city should consider a broader upzoning to 6+ stories and 75+ units per acre in a one-mile radius of Rockridge BART." C. Choosing to leave in place current heights in Rockridge along College Avenue and Claremont Avenue, while miles of MacArthur Boulevard and International Boulevard in East Oakland are rezoned to allow significantly more height and	

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			development, is reinforcing patterns of spatial segregation. Oakland needs to be more ambitious with North Oakland standards to affirmatively further fair housing as required by state law. ● Commercial Corridor: ○ As noted below, commercial corridors throughout West and East Oakland are having their heights increased. These include commercial corridors close to BART and high-frequency bus (Fruitvale, West Oakland, Coliseum, and Telegraph Avenue near MacArthur BART) as well as on BRT lines (International Boulevard in San Antonio and between 73rd Avenue and Durant Avenue) and also some corridors miles from BART (Dimond District and Laurel District). All the while, heights for the commercial corridor of College Avenue near Rockridge BART remain untouched at 35' in CN-1 zones. ○ While Oakland proposes to rezone eight sites along College Avenue and Claremont Avenue, there are significant issues with many of these sites (see below). Moreover, it is concerning that Oakland seems perfectly willing to increase heights along miles of MacArthur and International boulevards but cannot countenance allowing more than two parcels to go up to 65' on College Avenue. ○ While we support height increases in commercial corridors generally, we are concerned about the horizontal inequity of excluding College Avenue and Claremont Avenue. Why should a strong commercial corridor in the Laurel District, over 2 miles from Fruitvale BART, be rezoned from 35' to 65', while College Avenue, within 1⁄2 mile of Rockridge BART, remains at 35'? Why should	

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			commercial land in Deep East Oakland in Elmhurst along International Boulevard go from 75' to 95' while Claremont Avenue near Rockridge is stuck at 35'? Are the existing commercial uses in Rockridge simply more valuable to Oakland than the existing commercial uses in East Oakland? ○ This concentration of multifamily development potential in lower income and non-white neighborhoods, especially in East Oakland, while preserving the height limits of commercial land in high-income and mostly white Rockridge is reinforcing, not reversing, existing patterns of spatial segregation. ○ Oakland, in order to affirmatively further fair housing, should increase heights along College Avenue and Claremont Avenue to 55'. D. RM Zoning: As noted above, Lower Rockridge needs to go from RM-2 to RM-4 in order to allow for 3- or 4-unit development to occur - or the entire RM zone needs to allow 3- or 4-unit development both by right and in practice. E. Oakland should undo the 2011 downzoning along the high and moderate-resource Shattuck Avenue commercial corridor and increase heights to 45'. Commercial Corridors We understand that many of Oakland's proposed commercial corridor rezonings are meant to reconcile planning code with building typologies. In addition, the Proposals increase heights in commercial corridors in several key areas near transit (excluding College Avenue and Claremont Avenue in Rockridge). While these heights increases are certainly helpful for increasing housing feasibility and lowering VMT we are concerned about the lack of height	

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			increases in key areas. Park Boulevard: Heights along the commercial sections of Park Boulevard in Eastlake and Glenview should be increased. Shattuck Avenue: This section was downzoned in 2011 to 35' in response to housing development in the mid-2000s. Homeowners in these high-resource areas pushed to downzone the corridor due to concerns about development exceeding existing zoning (through use of State Density Bonus Law) but within the general plan designations; the groups supporting the downzoning cited impacts to "sunlight, privacy and appearance." [Oakland Planning Commission staff report, July 14, 2010; attached as Exhibit B]. This was a poor justification for downzoning a high-resource, low-VMT transit corridor and should be undone. In February 2021 a 45' multifamily development project at 6501 Shattuck Avenue (½ mile from Ashby BART) that had submitted an application prior to the 2011 35' downzoning was appealed and delayed for months by nearby homeowners and landlords. The appeal was ultimately rejected but such appeals add risk and cost to housing development. Recently, a proposal was submitted for an apartment building at 6341 Shattuck Avenue. Consistent with the zoning, it is limited to 3 stories; allowing 4 stories would likely enable a 30-40% increase in new homes built. Consider increasing heights along Shattuck	

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			Avenue back to 45' or more to facilitate housing development in this high-resource and low-VMT neighborhood. F. We make various suggestions to improve the proposed Affordable Housing Overlay, including removing the exemption for height bonuses for prospective Areas of Primary Importance that are formed after the effective date of the rezoning. Overall we are highly encouraged by the Affordable Housing Overlay (AHO) proposal. We believe it has the potential to open up more residential land for affordable housing development, including in high-resource areas. The by-right provisions of this rezoning program can provide needed greater certainty to affordable housing developers. The AHO, if implemented with care, can deliver more low and moderate income housing and help reverse patterns of spatial segregation. We offer the following suggestions: Co-ops and CLTs: Make sure the ordinance explicitly allows co-ops and land trusts to use the AHO. Relax open space requirements: convert open space per unit into open space per residential living space, so that more density does not penalize them in terms of open space requirements. For further context, the CN zone already has lower requirements for efficiency units but residential zones do not. Cohousing: Allow cohousing with shared bathrooms and shared kitchens.	

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			Historic Districts: Not allowing +20ft height in historic areas, aka Areas of Primary Importance (APIs), is inequitable. Some of the high-resource areas affected include most of the rectangle between Alcatraz, Woolsey, College, & Telegraph; as well as the entire CCA site at 5200 Broadway. A historical building is not demeaned or diminished by having a taller building next to it. We strongly request that Oakland does not allow newly formed, prospective APIs at the effective date of the rezoning to be exempted from AHO height bonuses. Roof Heights: Many zones like RM currently allow 5 feet more roof height than wall height to allow for pitched roofs. But when this proposal adds 20 feet that +5 feet often vanishes. What is the rationale for this? Pitched roofs can work in taller buildings too. Consider allowing +5 feet for pitched roof in every AHO zoning category. DBL Consistency: Clarify the meaning of 100% affordable in terms of income levels that the units must be restricted to. At a minimum, 100% affordable projects under the definition of State Density Bonus Law (AB1763), which are defined as 20% moderate-income, 80% extremely, very low or low-income, and one manager's unit, should qualify under the city AHO. Additionally, the city could consider allowing more than 20% of units to be moderate-income-restricted to open more options. Parking: Off-street parking requirements	

Letter #	Name Organization/Agency/ Meeting	Date	Comment	Staff Response to Comment
			represent significant hard costs and opportunity costs for low-income housing. Parking requirements are a binding constraint on development of multifamily housing that reduces site viability. AB2097 and other state bills have reduced parking requirements within ½ mile of transit and in low-VMT areas. Oakland should go further and require no off-street parking for AHO projects anywhere. Fire Zones: The Very High Fire Severity Zones (VHFSZs) are exempted from the AHO. While there are valid safety concerns related to fire risk and escape we would be remiss not to point out the inequity of exempting high-resource and historically exclusionary VHFSZs. Oakland should explore allowing AHO projects in VHFSZs with hardening and other mitigations.	

Appendix M: Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)

The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are included in the inventory already (shown in yellow); the City will analyze these sites for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer term General Plan Update.

Name	Organization	Future Opportunity Site	Address	APN_1
	Dimond Improvement Association	Empty lot at MacArthur Blvd and Dimond Ave	2114 MacArthur Blvd	029A130205100
	Dimond Improvement Association	Bank of America	2154 MacArthur Blvd	029A130205200
	Dimond Improvement Association	Wells Fargo	3450 Fruitvale Ave	028 090500100
	Dimond Improvement Association	Chase Bank	3438 Fruitvale Ave	028 090501000
	Dimond Improvement Association	Giant Burger	2055 MacArthur Blvd	026 083500601
	Dimond Improvement Association	Safeway	3550 Fruitvale Ave	029A130402904
	Dimond Improvement Association	7 Eleven	2411 MacArthur Blvd	028 090602701
	Dimond Improvement Association	CVS	3320 Fruitvale Ave	028 090502608
	Dimond Improvement Association	Old “Hopkinstown” intersection and strip mall	2818 MacArthur Blvd	028 091602602
	Dimond Improvement Association	Old “Hopkinstown” intersection and strip mall	2833 MacArthur Blvd	028 091602702
	Dimond Improvement Association	Old “Hopkinstown” intersection and strip mall	2844 Georgia St	028 091604305
	Dimond Improvement Association	Diamond Market building	2979 MacArthur Blvd	028 091600101
	Dimond Improvement Association	Solar Car Wash	3092 MacArthur Blvd	028 093900300
	Dimond Improvement Association	Oakland Imported Cars	3200 MacArthur Blvd	028 094402000
Derek Sagehorn		Claremont/College flatiron	6029 College Avenue	014 126800200
Derek Sagehorn		Claremont/College flatiron	6039 College Avenue	014 126800100
Derek Sagehorn		-	5354 Claremont Ave	014 122902103
Kevin Morsony			4025/4035 Park Blvd	024 053300700
	LISC	First AME Oakland	2701 Telegraph Ave	009 068900203
	LISC	City of Refuge- United Church of Christ	8400 Enterprise Way	042 431803907
	LISC	Genesis Worship Center Family Church	7964 Hillside St	040 340702401
	East Bay for Everyone		514 Shattuck Avenue	013 115400905
	East Bay for Everyone		6029 College Avenue	014 126800200
	East Bay for Everyone		6039 College Avenue	014 126800100
	East Bay for Everyone		4400 Telegraph	013 109902600

East Bay for Everyone		525 21st Street	008 064503301
East Bay for Everyone		4225 Broadway	012 100200900
East Bay for Everyone		4200 Broadway	013 110902001
East Bay for Everyone		4220 Broadway	013 110902200
East Bay for Everyone		4224 Broadway	013 110902501
East Bay for Everyone		6028 Claremont Avenue	014 126803501
East Bay for Everyone		3875 Telegraph Avenue	012 096800301
East Bay for Everyone	underutilized commercial use at the corner of two commercial corridors.	501 MacArthur	012 096600100
East Bay for Everyone	1.5 acre underutilized commercial use surrounded by a large parking lot.	5352 Claremont Avenue	014 122902103
East Bay for Everyone	underutilized fraternal lodge and parking lot.	3901 Broadway	012 098200403
East Bay for Everyone	one of two Shell Gas stations within ½ mile of each in a high-resource neighborhood.	5300 Broadway (not 5216)	048A703501901
East Bay for Everyone	0.6 acre surface parking lot near Rockridge BART.	6046 Claremont	014 126803800
East Bay for Everyone	0.5 acre surface parking lot near Rockridge BART		014 126800901
Rockridge Community Planning Cou	“Shops at the Ridge Phase II” site at Broadway and Pleasant Valley		014 124200600
Rockridge Community Planning Cou	Carpet store site at College and Kales		014 126205600
Rockridge Community Planning Cou	Dialysis Center site at Claremont and Clifton		014 122902103
Rockridge Community Planning Cou	DMV Site at Claremont and Cavour		014 122901904
Rockridge Community Planning Cou	Chevron Station Site at Telegraph near highway 24		014 122401001
BART	12th Street		001 013100801
BART	19th Street		008 066005203
BART	Coliseum		041 416402403
BART	Coliseum		041 416403102
BART	Coliseum		041 416200105
BART	Fruitvale		025 069200600
BART	Fruitvale		033 219302300
BART	Fruitvale		033 219201900
BART	Fruitvale		033 219202300
BART	Fruitvale		033 219102300

BART	Fruitvale	033 219102103
BART	Lake Merritt	001 016900100
BART	Lake Merritt	001 016700300
BART	Lake Merritt	001 017100200
BART	Rockridge	014 126504000
BART	Rockridge	014 126503806
BART	West Oakland	004 007700300
BART	West Oakland	004 007100300
BART	West Oakland	004 007300900

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0 Executive Summary

Oakland's 2023-2031 Housing Element is a plan that presents goals, policies, and actions to address Oakland's need for more affordable homes and to promote integrated, vibrant communities. By expanding housing options in more affluent neighborhoods and reinvesting in less affluent neighborhoods, the Housing Element will affirmatively further fair housing for all Oaklanders. The Housing Element takes significant action to address urgent community needs, including protecting Oakland residents from displacement, improving Oakland's existing housing stock, expanding affordable housing opportunities, expanding resources for the unhoused, and promoting neighborhood stability and health.

The Housing Element includes five specific goals with associated programs that are priorities for the City of Oakland. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

Many of Oakland's existing housing programs will be carried forward, but there are many **new actions, that are shown in blue,** that address the city's housing needs that are added to the Housing Element.

GOAL 1: PROTECT OAKLAND RESIDENTS FROM DISPLACEMENT AND PREVENT HOMELESSNESS

The Housing Element protects Oakland tenants from displacement and creates conditions that enable them to remain in their homes and communities.

- Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.
- **Action 1.1.2: Enforce Just Cause for Eviction measures.**
- Action 1.1.3: Enforce and Strengthen Ellis Act protections.
- **Action 1.1.4: Implement tenant relocation measures.**
- **Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.**
- Action 1.1.6: Enhance housing related legal services
- **Action 1.1.7: Expand our ability to enforce rent control to maintain affordability.**
- **Action 1.1.8: Monitor neighborhood displacement**
- **Action 1.1.9: Implement a rental housing registry.**
- Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).
- **Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.**
- **Action 1.1.12: Provide a local preference in affordable housing projects**
- **Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.**
- Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

GOAL 2: PRESERVE AND IMPROVE EXISTING HOUSING STOCK

The Housing Element conserves and improves the affordability of existing housing stock in Oakland and addresses substandard conditions.

- Action 2.1.1: Support home rehabilitation programs.
- Action 2.1.2: Promote healthy homes and lead-safe housing.
- **Action 2.1.3: Conduct proactive rental inspections.**
- Action 2.1.4: Support historic preservation and rehabilitation.
- **Action 2.1.5: Implement universal design strategies**
- **Action 2.1.6: Increase funding for improved indoor air quality.**
- Action 2.2.1: Continue to implement resale controls on assisted housing.
- Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.
- Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.
- Action 2.2.4: Limit condominium conversions.
- Action 2.2.5: Extend local replacement unit provisions.
- **Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.**
- **Action 2.2.7: Provide additional subsidy for residential hotels.**
- **Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.**

GOAL 3: CLOSE THE GAP BETWEEN AFFORDABLE AND MARKET-RATE HOUSING PRODUCTION BY EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

The Housing Element facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

- **Action 3.1.1: Develop a project-based rental or operating subsidy program for extremely-low-income residents.**
- **Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.**
- **Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs**
- **Action 3.2.2: Promote and protect live/work housing and housing for artists**
- Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.
- **Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs**

- **Action 3.2.5: Reduce constraints to the development of ADUs**
- **Action 3.2.6: Monitor affordability of permitted ADUs**
- **Action 3.2.7: Proactive Short-Term Rental Enforcement**
- Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.
- Action 3.3.2: Expansion of Section 8 vouchers.
- Action 3.3.3: City of Oakland Emergency Rental Assistance Program.
- **Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.**
- **Action 3.3.5: Implement an affordable housing overlay.**
- Action 3.3.6: Access to low-cost financing for development.
- **Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement**
- **Action 3.3.8: Right-sized development fees on market-rate developments**
- **Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.**
- **Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD)**
- **Action 3.3.11: Support innovations by design**
- Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.
- **Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing**
- Action 3.3.15: Continue and expand density bonus incentives.
- **Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund**
- Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.
- **Action 3.3.18: Implement affordable housing investments contained in Measure U**
- **Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program**
- **Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements**
- **Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update**
- **Action 3.4.3: Revise Conditional Use Permit (CUP) requirements**
- **Action 3.4.4: Revise citywide parking standards**
- **Action 3.4.5: Revise open space requirements**
- **Action 3.4.6: Correct zoning district boundaries that cut through parcels**
- **Action 3.4.7: Capture the diversity of existing built fabric in zoning**
- **Action 3.4.8: Implement objective design standards**

- Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.
- **Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right**
- **Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing**
- **Action 3.5.1: Support community land trusts and other shared equity model**
- **Action 3.5.2: Support housing cooperatives, co-living, and cohousing models**
- **Action 3.5.3: Advocate for statewide legislation on social housing**
- **Action 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households**
- **Action 3.5.5: Study Feasibility of Single-Stair Residential Buildings**
- **Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders**
- **Action 3.6.2: Provide increased flexibility in development standards**
- **Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing**
- **Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.**
- Action 3.6.5: Continue one-stop and online permitting services.
- **Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.**
- Action 3.7.2: Provide housing for persons with HIV/AIDS.
- Action 3.7.3: Accessible units in new housing developments.
- Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
- **Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes**
- **Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right**
- **Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act**
- **Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right**
- **Action 3.8.1: Continue to implement the Vacant Property Tax (VPT)**
- **Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations**
- **Action 3.8.3: Tax vacant residential rental units**
- Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.
- Action 3.8.5: Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

GOAL 4: ADDRESS HOMELESSNESS AND EXPAND RESOURCES FOR THE UNHOUSED

The Housing Element recognizes housing as a human right and reduces homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

- **Action 4.1.1: Expand, improve, and maintain crisis response beds**
- **Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color**
- **Action 4.1.3: Expand health and hygiene facilities and services and improve access to bathrooms and showers.**
- **Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.**
- **Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy**
- **Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator**
- **Action 4.2.3: Strengthen interdepartmental Encampment Management Team**
- **Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.**
- **Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.**
- **Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.**
- **Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis**
- **Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing**
- **Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist**
- **Action 4.3.5: Provide development standards for low barrier navigation centers**
- Action 4.3.6: Expand opportunities for the permitting of emergency shelters

GOAL 5: PROMOTE NEIGHBORHOOD STABILITY AND HEALTH

The Housing Element promotes resilient development in safe, healthy, and just communities. It also increases resources in disinvested communities and create long-time stability through homeownership opportunities.

- Action 5.1.1: Provide first-time homebuyer programs.
- Action 5.1.2: Expand access to low-cost financing for home purchase.
- Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

- **Action 5.2.1: Protect against smoke and wildfire.**
- Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.
- **Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.**
- **Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.**
- Action 5.2.5: Encourage earthquake-resilient housing.
- Action 5.2.6: Encourage climate-resilient housing.
- **Action 5.2.7: Consider the adoption of a disaster reconstruction overlay zone**
- **Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods**
- **Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.**
- **Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration**
- Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.
- Action 5.3.1: Provide fair housing services and outreach.
- Action 5.3.2: Promote awareness of predatory lending practices.
- **Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.**

1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community over the next 8 years (covering the years 2023-2031). In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

The actions in this Housing Element also account for Oakland's production of affordable and market rate housing over the previous eight-year Housing Element period. The California legislature has found that the state of California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.[1] Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals. Many other cities throughout the state fell short of their assigned goals, which exacerbates the current housing affordability crisis and creates additional displacement forces on cities like Oakland.

However, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. This Housing Element explores why this occurred and focuses actions on increasing affordable housing production to address this imbalance. The 2023-2031 Housing Element finds that there are sufficient parcels of land under existing zoning regulations to meet the City's assigned eight-year housing production goals, and that these sites are zoned at a sufficiently high density so as to not preclude affordable housing development. Nevertheless, this Housing Element additionally concludes that even if the land is available for housing development, this is only one necessary factor to create an environment where affordable housing is constructed at sufficient levels. Given the shortfall in affordable housing production over the previous eight-year period, there is little reason to expect different results over the next eight years unless

[1] See California Government Code Section 65589.5, subdivision (a)(2).

constraints are removed, incentives are added, and additional funding sources are identified. This Housing Element seeks to do that.

Finally, the Housing Element's actions are also proposed in the context of the longer historical patterns of segregation and exclusion that have resulted in racial and geographic disparities throughout the region and within the City of Oakland. It is not by accident or coincidence that Oakland has historically had more Black residents and more lower income residents than other cities in Alameda County. Nor is it a coincidence that Black, Indigenous, and People of Color (BIPOC) and lower income residents disproportionately live in the Oakland flatlands and disproportionately not in single-family neighborhoods north of Highway 580.

The historic factors that led to this segregation are numerous and can be difficult to untangle, but it is clear that the City has an obligation to undo these patterns of past harms by taking affirmative steps to further fair housing opportunities for all residents. Again, looking at the past eight-year period, it is apparent that the majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, West Oakland, and other major transit corridors. These patterns of growth may be appropriate for purposes of creating transit-oriented development and reducing automobile reliance, but without other actions also serve to maintain the existing exclusivity of other neighborhoods. This Housing Element recognizes that the City's obligation to affirmatively further fair housing compels the City to redress the fact that some Oakland neighborhoods were purposefully designed to be exclusive, and preserved that exclusivity through racial covenants, unfair mortgage lending practices, and exclusionary zoning. The Housing Element proposes actions to reverse those trends.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[2]

[2] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places, including Chinatown, West Oakland, and East Oakland, formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices, including exclusionary single-family zoning (see 'Constraints' chapter for more information).[3] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[4] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. Segregation pressures and private developer interests prevented additional expansions of public housing, and Hope VI initiatives to replace larger public housing projects decreased the overall number of rent-subsidized units, particularly in West Oakland. During the period between 1960 to 1966 alone, 11,800 housing units were razed in Oakland to make room for freeways, BART projects, new public housing, and other urban renewal developments.[5]

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[6] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core with infill, market-rate housing, has reinvigorated downtown and uptown.[7] The 10K plan aimed to attract new residents, often with higher salaries than existing communities, to spend incomes at commercial establishments downtown. At the same time as this influx, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland.[8] Massive regional job

[3] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

[4] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[5] See Oakland City Planning Department, Oakland's Housing Supply: Cost, Condition, Composition, 1960-1966.

[6] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[7] *Ibid.*

[8] See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. https://darrellowens.substack. com/p/where-did-all-the-black-people-in?utm_source=url, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland

growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable homes.[9] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[10] California's Costa Hawkins Law, passed in 1995, also exempted newly constructed units and single-family homes from rent control and effectively banned local vacancy control laws, exacerbating displacement and socioeconomic exclusion in the city.[11] Generational economic and housing discrimination continues to impact Oakland residents: significant disparities remain in home ownership, household incomes, and health outcomes that are tied to race, income, neighborhood poverty level, and housing status, among other social and environmental conditions.[12, 13]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[14] Although the individual causes for homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans

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General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https:// https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

[9] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[10] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[11] Wolfe, T. California's Affordability and Displacement Crisis: The Role of the Costa Hawkins Rental Housing Act. UC Berkeley, Goldman School of Public Policy, 2016. Accessed October 25, 2022. https://static1.squarespace.com/static/5c09723c55b02cf724c3d340/t/5d517d8db0194b0001a1e29b/1565621653633/Displacement_Dellums_FINAL_022617.pdf

[12] Menendian, S., Gambhir, S. and Gailes, A. "Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets. The Othering and Belonging Institute, 2020. Accessed October 31, 2022 at https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5

[13] Nguyen, T. et al. Housing Habitability and Health: Oakland's Hidden Crisis: A Report on Childhood Lead and Asthma by Alameda County Public Health. 2018. Accessed October 25, 2022. https://www.acgov.org/cda/lead/documents/news/health,housinginoakland.pdf

[14] Oakland 2022 Point-in-Time Count: Unsheltered and Sheltered Report. EveryOneHome. Accessed November 18, 2022. https://everyonehome.org/wp-content/uploads/2022/05/Oakland-PIT-2022-Infographic-Report.pdf

residing in ethnic enclaves including Chinatown.[15] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health consequences of Oakland's housing disparities.[16] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (Oakland HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;

[15] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

[16] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

- anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

The 2021-2023 Strategic Action Plan also details a series of specific actions and policies Oakland HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) with the intent of establishing a shared vision of a healthy, equitable community. The guidelines promote policies, goals, and development guidelines that strengthen environmental justice, sustainability, health, and racial equity in Oakland. In particular, the guidelines are intended to empower residents to address planning, policy, and public health issues in Oakland, so that no neighborhood or demographic group is unduly burdened by development that exacerbates health disparities, economic inequality, or access to open space. A City Council resolution recognized the guidelines, which commended the coalition for their collaborative and engaging partnership with the community.

The East Oakland Neighborhood Initiative (EONI) is a collaborative partnership between the City of Oakland and CBOs leveraging the Transformative Climate Communities grant administered by California's Strategic Growth Council. The EONI plan is a community-driven plan for a just transition to a regenerative economy for East Oakland, led by frontline communities, to strengthen the health, wealth, and resilience of East Oakland neighborhoods in the face of displacement and climate impacts. The plan is focused on five goals: reduce greenhouse gases, prevent displacement, improve public health, build economic empowerment, and plan "by and with" the community.

Callout: Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; preserving existing affordable housing and protecting residents from involuntary displacement.

The East Oakland Neighborhoods Initiative highlights anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

Goals, Policies, and Actions included in the Housing Action Plan seek to overcome patterns of segregation, foster inclusive communities free from barriers that restrict access to opportunity and housing, and close the gap between market rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element of the General Plan, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline
The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Map

1.2 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use, transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. The actions proposed by this Housing Element cover a wide range of housing issues but are largely focused on addressing two major issues: the City's shortfall of housing production and affirmatively undoing past patterns of exclusivity. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address shortfalls and reduce identified constraints to the maintenance, improvement, and development of housing.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element;
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions;
- An assessment of existing and projected housing needs;
- An analysis of special housing needs, such as those of older adults and people with disabilities;
- An analysis of existing assisted housing units at risk of conversion from affordable to market-rate;
- An analysis and inventory of resources and constraints relevant to meeting housing needs;

- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements;
- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels;
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH)

requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The General Plan update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element Planning Code amendments, as well as the Safety and Environmental Justice Elements and related General Plan and Zoning Map amendments.

1.3 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2. The Housing Action Plan is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.
2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.
3. **Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership

opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland has sufficient zoning capacity to meet Oakland's RHNA requirements, the City's Housing Action Plan includes several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. A few examples of actions in the Housing Action Plan include:

- Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);

- Reduce constraints to the development of accessory dwelling units (Action 3.2.5);
- Implement an affordable housing overlay zone that would allow for 100% affordable housing development at any density up to a specified height in most areas where housing is currently permitted (Action 3.3.5);
- Revise development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1);
- Remove conditional use permit requirements for housing in RD-2 and RM zones (Action 3.4.3);
- Implement objective design standards (Action 3.4.8);
- Implement a housing sites overlay zone that would allow all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households (Action 3.4.10);
- Promote infill, transit-oriented development (TOD), and mixed-use development (Action 5.2.2); and
- Encourage new affordable housing in higher resource neighborhoods (Action 5.2.8)
- Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities (Action 5.2.9)

The Housing Action Plan and Housing Sites Inventory reflects feedback from members of the community and the goals, policies, and actions reflect both local priorities and State obligations.

1.4 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 Housing Element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.

- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.

- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.

- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; Close the gap between affordable and market-rate housing production by expanding affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.

- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.

- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as the rapid aging of the population and continued prevalence of poverty.

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's

RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.

- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, which is reflected in the unequal opportunities available for communities of color. Additionally, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

    - The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.
- **Appendix E – Housing Resources and Opportunities**: Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity. Both market rate and affordable housing also face constraints from development

standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, rising interest rates, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.
- **Appendix H – Glossary.** Defines key terms used in the Housing Element.
- **Appendix I – Public Outreach Materials.** Includes meeting materials, outreach and survey summaries.
- **Appendix J – Proposed Rezoning and Height Changes.** Illustrates proposed rezoning and height changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods. The proposed changes are also available as an interactive map.
- **Appendix K – Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22 and Responses.** Provides a brief summary of the changes in response to the State HCD letter and where they were made in the revised draft.
- **Appendix L – Response to Public Comments.** Provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period. Appendix L-1 includes comment letters; Appendix L-2 includes responses.
- **Appendix M –Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)** The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are in the inventory already (shown in yellow); others have been analyzed for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer-term General Plan Update.

1.5 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last comprehensively updated in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards prescribed by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use and Transportation Element and Planning Code and initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part

of adoption of the Housing Element. As other elements are updated as part of Phase 2, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.6 Sources of Information

In preparing the City's Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
    i. California Department of Finance, E-5 series
    j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
    k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
    l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
    m. California Housing Partnership, Preservation Database (2020)

    n. Zillow, Zillow Home Value Index (ZHVI)
2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022
10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022
12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)

39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021
42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021
44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021
46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
52. Yelp, 2022
53. Zillow, Mortgage Rates, October 2021
54. Zillow, ZHVI, December 31, 2010, and December 31, 2020

2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I. Appendix J provides an overview of public comments and staff responses to illustrate how the revised draft reflect public input received during the public comment period.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach by bringing on two collaborating consultant teams to assist on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative, and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that: 1) meets state deadlines and requirements for the GPU, and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinate closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with

additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Community Consultant Team, Deeply Rooted Collaborative, focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices

- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

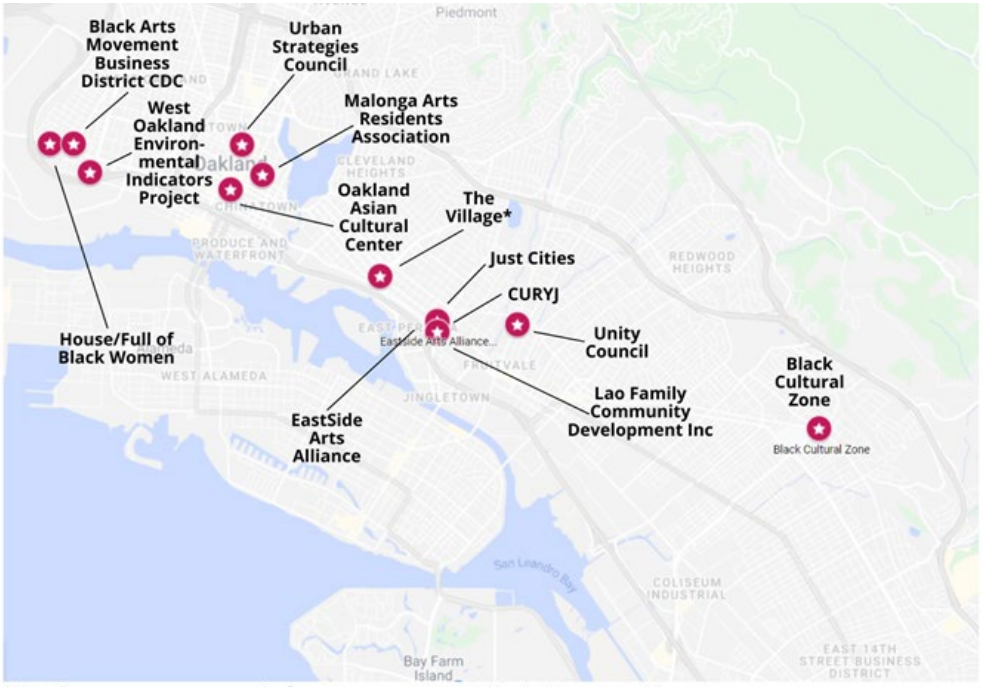
- EastSide Arts Alliance | Cultural Programming Partner

- Just Cities | Technical Assistance/Community Education Partner

- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porch-side chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1,006

people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.

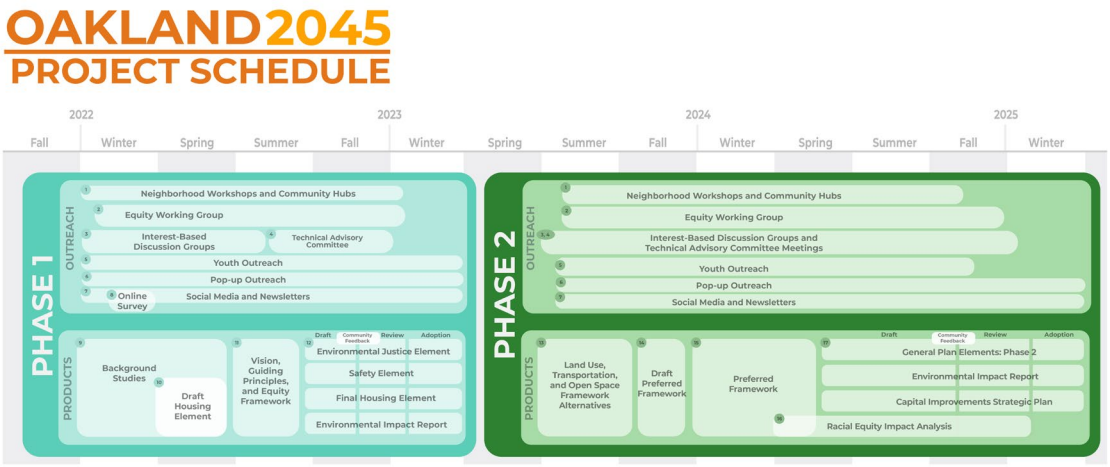
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022. On August 31, 2022, twenty (20) young leaders were selected as inaugural Deeply Rooted (DR) Fellows. These young people will lead DR outreach efforts to engage Oakland's youth in the GPU update. DR Fellow activities will include interviewing and surveying young people about their visions and aspirations for the City; educating elementary, middle and high school students about the OGP; gathering data and conducting research to identify the challenges young people face in the City and their proposed solutions; and, implementing a social media campaign to increase youth awareness of the GPU.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.

- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will: 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks); and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.

Additional information about the EWG selection process can be found at https://www.oaklandca.gov/news/2022/general-plan-equity-working-group-members-selected.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

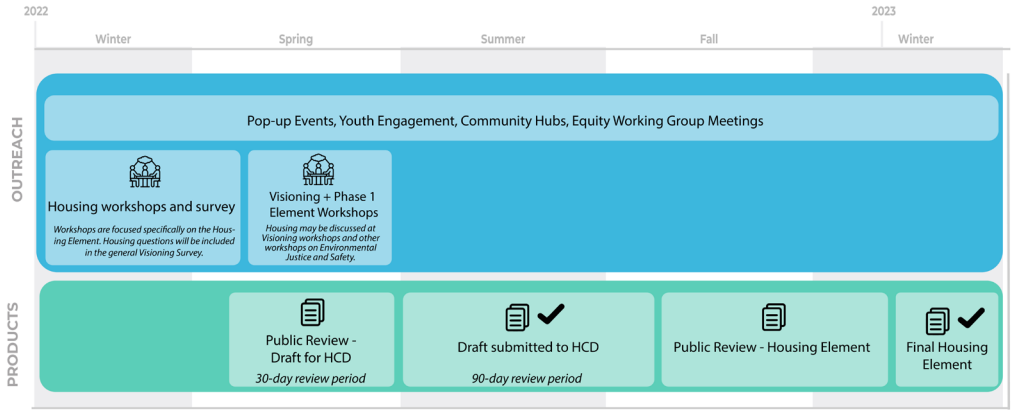
Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted four virtual housing workshops on February 10, 2022, February 17, 2022, March 12, 2022, and June 9, 2022 to solicit feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. Workshop

4 was held on June 9, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (State HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

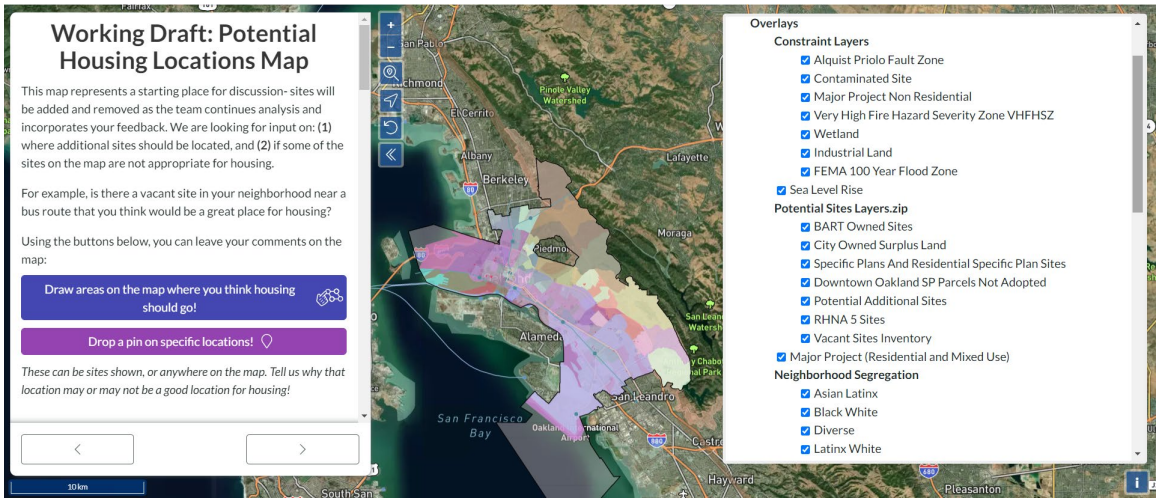
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (June 8, 2022): Draft Housing Element

Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

Figure 2-2: Interactive Map Survey Snapshot- Draft Housing Element Plan Release



The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. Pursuant to AB 215, the city made the first draft available for public review for 32 days between May 12, 2022, to June 13, 2022.

The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. During the 30-day mandatory public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions.

During this initial comment period, the City received 18 letters from Oakland residents and organizations. Staff also sought feedback on the 2023-2031 Draft Housing Element from the Community and Economic Development (CED) Committee of the Oakland City Council on May 24, 2022, and from the Planning Commission on May 18, 2022, and June 1, 2022. City staff incorporated changes to the draft prior to submittal to State HCD where it was feasible to do so within the short time period.

The city provided its draft Housing Element to State HCD for the first 90-day review period on June 30, 2022. The Draft Housing Element (clean and redlined versions) submitted to State HCD is available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element.

EXTENDED PUBLIC REVIEW PERIOD FOR COMMUNITY FEEDBACK

To ensure that the community had enough time to review and comment, the City committed to keeping the first draft of the Housing Element available for public comment during the 90-day State HCD review period, until September 30, 2022. The first Draft Housing Element was available for public review and feedback for a total of 142 days between May 12, 2022, until September 30, 2022.

Staff presented the draft Housing Element to neighborhood and community groups such as Monarch Senior Homes – Satellite Affordable Housing Associates (SAHA) development, East Bay Housing Organizations (EBHO)'s Oakland Committee, Allen Temple Public Ministry's Virtual Townhall, Rockridge Community Planning Council (RCPC) Townhall and the Piedmont Avenue Neighborhood Improvement League (PANIL). Finally, staff conducted study sessions with the City Council and Planning Commission in October to seek additional feedback on the 2023-2031 Draft Housing Element.

Equity Working Group

Between June 2022 and October 2022, the Equity Working Group (EWG) group met eight times to provide feedback and housing policy recommendations on the 2023-2031 Draft Housing Element. EWG members also shared a list of their housing policy recommendations and met with the Directors from the Planning and Building (PBD), Human Services Department (HSD), Oakland Housing and Community Development (Oakland HCD) and the Office of the City Administrator (CAO) and the CAO Homelessness Division to review the policy recommendations.

Response to Public Comments

Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period.

Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[17] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

[17] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

Housing Element Community Education Materials

The GPU Deeply Rooted in Oakland Partnership is preparing a Housing Element community education summary intended to synthesize the complex and lengthy housing element as well as community priorities heard throughout the year of outreach and conversations with Oaklanders (i.e., pop-ups, Equity Working Group, Deeply Rooted Community Partners). This summary will provide a focused look at housing issues and their structural roots, key points, community solutions and what policies were integrated into the element to help address these issues. It will also provide a deep dive into people's history and how it shaped housing quality, access, and opportunity for the following areas: Citywide, Chinatown, East Oakland, West Oakland, and North Oakland. The summary is expected to be released in winter/early spring of 2023.

2.2 Public Participation Themes

Across discussion groups, workshops, EWG meetings, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[18] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities,

[18] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:

  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.14, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.4, 4.2.1 through 4.2.5, 4.3.1 through 4.3.6

- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

  - **Goals:** 1, 2, 3
  - **Policies:** 1.1, 2.1, 2.2, 3.3, 3.5
  - **Actions:** 1.1.1 through 1.1.14, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.2.7, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of accessory

dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.6, 3.3.1 through 3.3.18, 3.4.1, 3.4.3 through 3.4.11, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:
  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5, 5.2.6
- **Keep Oakland Communities Together.** All Oakland neighborhoods deserve high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, concerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most

impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:

  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.14, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3

- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.8, 1.1.9, 2.1.3, 3.2.5, 3.3.13, 3.3.17, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3, 5.2.11

3 Summary of the Housing Sites Inventory

The Housing Element of the General Plan must include an inventory of land suitable and available for residential development to meet the city's regional housing needs allocation (RHNA) by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, but many nearby jurisdictions have been assigned a larger percentage increase than Oakland compared to their prior RHNA allocation. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. Table 3-1 shows the income breakdown of the Oakland RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. Oakland's analysis of potential to accommodate new housing growth has considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.

The Inventory identifies sufficiently zoned land to accommodate the Oakland RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the Oakland RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 Oakland RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,978	2,191	776	10,176	**15,261**
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,201***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects[3]	413	1,332	194	5,417	**7,167**
Vacant	*203*	*787*	*23*	*1,201*	***2,235***
Non-Vacant	*211*	*545*	*171*	*4,217*	***4,932***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,578**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,866**	**1,307**	**7,204**	**10,327**
		118.2%	**129.3%**	**162.5%**	**139.3%**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

CREDITS TOWARDS THE RHNA

State HCD Guidance provides that the RHNA can be accommodated by looking at: 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the City's 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-5a and b, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet their RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 ADU permits were issued annually in the City of Oakland. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[19] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to State HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[20] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the

[19] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[20] More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/adequate-sites-alternative

regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this Housing Element cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the City's remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. Capacity of and rationale for nonvacant sites redevelopments can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to

redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in identified Environmental Justice Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[21] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the process of developing the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[22] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



[21] Gov. Code, § 8890.50. subd. (b).

[22] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. With the exception of Rockridge BART, which has historically not been available for lower income housing, many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards, high fire risks, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a Very High Fire Hazard Severity Zone (VHFHSZ), as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods.

Many of these higher resourced neighborhoods currently reflect a historic pattern of exclusionary zoning; to address this, the City is taking action to upzone these areas to further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing

in high-resource neighborhoods. These reforms would also affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. See Appendix J-1 for more information on these rezoning actions, and Chapter 4: Housing Action Plan for other actions that support affirmatively furthering fair housing. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below

Figure 3-2: Housing Sites Access to Opportunity, 2022

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[23] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that

[23] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

The 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing.

- Reduce racial segregation and disparities in housing opportunities and outcomes
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

The five goals are:

Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness

Goal 2: Preserve and Improve Existing Housing Stock

Goal 3: Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

Goal 4: Address Homelessness and Expand Resources for the Unhoused

Goal 5: Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as **new actions** needed to address the city's housing needs.

In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation, fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market-rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal below includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low-income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City's Housing and Community Development Department (Oakland HCD) has established a balanced approach to investing its available resources, with 25 percent of available resources to rehabilitation/preservation of existing deed-restricted affordable housing, 25 percent

to acquisition and conversion of unsubsidized affordable housing opportunities, and 50 percent dedicated to the new construction of affordable housing with a required homeless set-aside. These funding priorities are outlined in HCD's Strategic Action Plan (2021-2023), found here: https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The City's Notices of Funding Availability (NOFA) and Request for Proposal (RFP) processes are key for how the City supports many of the goals outlined below. NOFAs and RFPs released by Oakland HCD are competitive application processes for awarding City of Oakland funds for the development of affordable housing. Currently, HCD has three NOFA programs: 1. Acquisition and Conversion to Affordable Housing (ACAH), 2. New Construction of Multifamily Housing, and 3. Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing. When funding is available, NOFA are released under the three programs to issue funds for affordable housing projects, which are then reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects are recommended for funding to the Oakland City Council. NOFA scoring is guided by the values centered on advancing racial equity and to prioritize assisting housing projects where the tenants are at risk of displacement and that target assistance towards extremely low income households. In recent years, the City has also implemented its Homekey Program, which uses State Homekey funds to expand housing for people experiencing homelessness or at risk of homelessness. The City chooses Homekey partners via an RFP process seeking proposals for the rapid acquisition and operation of homeless housing .

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[24] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[25] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[26] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options

[24] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[25] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[26] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

declined.[27] Rising rents are a factor in increasing rates of homelessness. According to the 2022 Alameda County Point in Time Count, 25 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (22 percent) and other money issues (13 percent).[28]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal of protecting Oakland residents from displacement and preventing homelessness —including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect Oakland renters and owners from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For example, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing residents from diverse backgrounds are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

[27] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[28] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at https://everyonehome.org/wp-content/uploads/2022/10/2022-Alameda-County-PIT-Report_9.22.22-FINAL-3.pdf

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.

The Oakland Rent Adjustment Ordinance (Chapter 8.22, Article I of the Oakland Municipal Code) limits rent increases on covered units (most units built before 1983) based on a formula tied to increases in the Consumer Price Index. In 2022, the City Council adopted an amendment to change the formula used to calculate the annual allowable rent increase to 60 percent of the change in CPI, or 3 percent, whichever is lower. The Rent Adjustment Program (RAP), a division of Oakland Department of Housing and Community Development, will continue to enforce the Rent Adjustment Ordinance.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Revisions to formula to calculate allowable rent increase completed in 2022. Implementation ongoing, 2023-2031.*

Objective: *All tenant rights and protections under applicable City law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Eviction protections are enforced by the Rent Adjustment Program (RAP) and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. In 2022, the City Council voted to place on the November 2022 ballot an expansion of the Just Cause for Eviction ordinance. In particular, the ballot measures asks: Shall the Measure amending the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction; and (4) make other clarifying amendments, be adopted? The City will continue to enforce just cause measures, undertake efforts to ensure the public is aware of revisions if enacted by the voters, and expand tenant protections as feasible—including identifying additional limitations to just causes.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.3: Enforce and Strengthen Ellis Act protections.

The Ellis Act is a statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act

evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. This includes filing withdrawal notices with the Oakland Rent Adjustment Program, and the provision of relocation assistance. Recent efforts to reform or repeal the Ellis Act at the State level have gained significant traction but have not to date been successful. The City has supported those efforts—for example, see City Resolution No. 88571 C.M.S. in support of Assembly Bill 854 (Lee) that would have prohibited a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners of the property have held their ownership interest for at least five years. The City continues to hold that reform is necessary to reduce speculator abuse and protect tenants. The City will join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Furthermore, the City's requirements when removing a property through the Ellis Act Ordinance are bolstered by protections under the City's Just Cause for Eviction Ordinance (see Action 1.1.2 above) and Relocation Ordinance (Action 1.1.4 below). The City's newly implemented rental registry (2022) will also help the City monitor Ellis Act-related eviction cases.

The City will continue to enforce the Ellis Act Ordinance and, based on any changes allowed by statewide reform, explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ellis Act Ordinance Protections are ongoing, 2023-2031; staff will continue to process Ellis findings, which have averaged 25 annually over the past four years, and will continuously seek ways to improve efforts to inform owners and tenants of their rights and obligations under the Ellis Act through robust outreach and counseling. Furthermore, the rental registry will be required as of July 1, 2023 and monitored thereafter. Lastly, the City will engage its legislative lobbyists annually and submit a support letter to the State annually to continue Statewide advocacy efforts.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced, and the City will continue to seek ways to improve tenant protections under the related ordinances.*

Action 1.1.4: Implement tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ord. No. 13468) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.

The City will implement a tenant right to counsel in Rent Adjustment Program (RAP) proceedings, where qualified tenants who participate in RAP hearings have right to free legal representation within the funding availability restrictions. This includes partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: In October, 2022 *Council approved a service provider contract to provide legal representation during RAP proceedings beginning in providing representation services in Fall 2022.* **Objective:** *Resources permitting, all tenants participating in RAP proceedings will have access to legal representation. to prevent displacement by preventing unlawful rent increases. (see Action 1.1.6 below).*

Action 1.1.6: Enhance housing related legal services

As funding becomes available, the City will increase housing related legal services, including eviction defense services and legal counseling through community partners. Housing Related legal services will help address displacement risks, eviction defense, and housing instability through legal representation, consultation, and education. T

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Local, State or federal sources as available, and Annual Rent Adjustment Fee*

Timeframe: In July 2022 Council approved a direct grant to a consortium of nonprofit legal service providers to continue eviction protection and other legal services. Other tenant legal service contracts are administered through the Rent Adjustment Program. Staff will continue to *seek funding to ensure services will be ongoing.*

Objective: *Resources permitting, all at risk tenants may seek free legal services from external partners to prevent evictions and housing instability.*

Action 1.1.7: Expand the City's ability to enforce rent control to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. In addition, the City's new rental registry, approved in 2022, will require

property owners to report rent and tenancy information to RAP on an annual basis. This new tool will allow the City to better monitor rent control and will help both tenants and owners understand whether their rents comply with Oakland's Rent Adjustment Ordinance. The City will consider how to expand the number of units subject to rent control to maintain affordability.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Rent control measures are ongoing, 2023-2031. As of July, 1, 2023, the City's rental registry will require owners of these units to report rent and tenancy information to RAP on an annual basis. With this new tool, staff will be able to better monitor rent control measures.*

Objective: *To the extent permitted by State law, Oakland will use the rental registry to ensure rent control laws are being followed, enabling better renter protections.*

Action 1.1.8: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031; conduct Resident Mini Pulse Survey on biannual basis.*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.9: Implement a rental housing registry.

A rental housing registry is a database of rental units within Oakland and will be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. In June 2022, the Oakland City Council adopted Ordinance No. 13695 CMS to establish a rental registry in Oakland. The City will use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Implement the rental registry by 2023, maintain it *ongoing, 2023-2031*

Objective: *By 2023, the City will design and implement a rental housing registry. This registry will cover housing units subject to rent stabilization and/or just cause protections under City law.*

Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) recognizes tenants' right to live in safe, dignified, harassment-free homes. The TPO deters and makes unlawful harassment by property owners and their agents, including property managers, recognizing that such harassment can frequently force tenants from their homes. The ordinance provides tenants strong legal recourse in the event of such prohibited harassment. On July 21, 2020, the City further amended the TPO to strengthen existing protections and include additional remedies. For example, the amendments established heightened penalties for violations against elderly, disabled, and/or catastrophically ill tenants. The amendments further expanded the ordinance's application to non-profit-owned rental housing and rental units in newly constructed residential properties. City enforcement of the TPO can prevent and remedy violations against tenants, for example by deterring unscrupulous landlords from undertaking "self-help" evictions and securing building and/or citywide relief for tenants. City enforcement therefore is critical to ensuring that Oakland's most marginalized tenants also receive the protections of the TPO.

In October 2020, the Oakland City Attorney launched the Housing Justice Initiative, a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through the enforcement of the TPO and other similar or related local and State laws.

Through the Housing Justice Initiative and the work of the City Attorney's existing Neighborhood Law Corps, the City will continue to expand its enforcement of the TPO.

Responsible Party: *Oakland City Attorney*

Potential Funding Source: *Additional grant sources will be pursued.*

Timeframe: *Ongoing, 2023-2031*

Objective: *Tenants' rights and protections under applicable City and State law will be enforced more systematically and on a larger scale over time, with a focus on actions that protect the most marginalized tenants and hold large-scale bad actors to account.*

Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.

Currently, through the Tenant Move Out Ordinance (Chapter 8.22.700, Article VI of the Oakland Municipal Code), Oakland renters have protections from unfair or coercive buyout agreements. Further, State law (SB 330) requires that property developers provide the right to return to low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will continue providing awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5, the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *Legal fees associated with case parties involved*

Timeframe: *SB 330 rights will be extended by the end of 2024.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.12: Provide a local preference in affordable housing projects.

Oakland Municipal Code [Chapter 15.63] grants preference in City-assisted affordable housing projects to (1) Oakland residents displaced due to City actions or no-fault evictions, (2) neighborhood residents, and (3) Oakland residents and workers. All three preferences are applied at initial occupancy, to the extent permitted by other funding sources. After initial occupancy, displaced households and Oakland residents and workers continue to receive priority preference for available units. Oakland's Housing and Community Development Department recently updated its findings to support its preferences and ensure that its preferences may be permitted in County-assisted projects. The City will continue its efforts to streamline the process by which these preferences are applied, including through a regional housing portal and a more robust tracking system for displaced households.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *n/a*

Timeframe: *Ongoing, 2023-2031. While the ability of the City to require its projects to participate in a regional application portal depends in part on the readiness of such portals, the City currently attends regular meetings around the design of a regional portal. The City intends to identify a suitable application portal to partner with by the end of 2024.*

Objective: *The City will continue to apply local preferences in City-assisted affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will continue to identify ways to streamline the administration of its preferences, including through a regional housing portal and a more robust tracking system for displaced households.*

Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for establishing an appropriate set of standardized community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development; Economic and Workforce Development Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

Keep Oakland Housed, the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently help prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis. The City will also expand these types of programs and design new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: *Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: Continue implementation of the ERAP program 2022-2023, and *The City of Oakland to issue a Request for Proposals and award a contract to a homeless prevention program provider(s) by mid-2023.*

Objective: *The City of Oakland will continue to implement a homeless prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable housing units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle. In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland though actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will expand housing rehabilitation assistance to very low- and low-income homeowners to address code violations, repair major building systems in danger of failure, abate lead-based paint hazards, conduct minor home repairs for seniors, and perform or fund emergency repairs. Per the Council-adopted target of 100 percent building electrification by 2040 (Equitable Climate Action Plan (ECAP) Action B-2) and energy resilience for all (ECAP Action A-2), the City will pursue resources to integrate holistic building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Per the ECAP, electrification refers to the replacement of methane (aka "natural") gas systems and appliances with efficient, effective, all-electric alternatives, such as heat pumps or induction cooking. Electrification is intended to be permanent: to meet the Council's 2040 target, buildings switching away from gas to efficient electric systems and

appliances should not later add gas infrastructure or appliances. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program
- Bay Area Regional Energy Network's HomePlus Program and Home Energy Advisor
- TECH Clean California
- California Energy Smart Homes
- Low Income Weatherization Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's homeowner rehabilitation programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *The City of Oakland Department of Housing and Community Development will continue to accept applications for and serve residents through its established low-income homeowner rehab programs and facilitate access to other resources on an annual basis. The City will also pursue additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs. The timing on pursuit of these additional funding sources depends on when such opportunities are available, as State funding streams for home rehabilitation/electrification are unpredictable or trade off with other Housing Element priorities (for example, the CalHome program could fund rehabilitation, but that would potentially mean applying for less money for down payment homebuyer assistance which has no other dedicated funding).*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue, and seek resources to expand, implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions. The City will seek resources to integrate electrification, lead abatement, and home rehabilitation activities in order to maximize public health and housing security benefits for frontline Oaklanders. The City will also seek resources and inter-agency partnerships to monitor public health impacts of new programing and requirements.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City is adopting a proactive, data-driven housing inspection program for City Council's approval in early 2023 to improve housing habitability conditions among the City's rental stock. Covered rental units will be inspected on a regular basis at designated intervals thereby reducing the likelihood of deterioration and escalation to substandard housing conditions by identifying and targeting exterior and interior code violation early on. The City will continue to monitor and inspect properties in response to a complaint driven process from the public on habitability and blight condition. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection. Guidelines are being developed to identify issues that may qualify as delay of enforcement actions to provide property-owners with sufficient time to complete the needed repairs, thereby mitigating displacement of existing tenants and preserving affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Permit fees*

Timeline: *2023*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.3, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of Americans with Disability Act provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: Increase funding for improved indoor air quality.

The City will seek State, Federal, and other funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation, air filtration systems (e.g., MERV filter systems), and efficient electrification to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways. The City will adopt and implement an Existing Building Electrification Roadmap, using an equity-centered approach to transition all homes away from methane (aka "natural") gas systems by 2040. The Roadmap will specify policy strategies, necessary

incentives and safety nets, and other steps to avoid increasing housing displacement or energy insecurity in the electrification transition.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office

Potential Funding Source: *State funding such as Technology and Equipment for Clean Heating Initiative, Building Initiative for Low-Emissions Development, and California utility repayment funding. Federal funding is available through the Inflation Reduction Act. Additional sources of funding could include CEQA mitigation funds, philanthropic sources, and other public-private partnerships.*

Timeline: *Identify funding by 2026; bring Existing Building Electrification Roadmap to Council for adoption by end of July 2023*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100 percent of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants. Pursuant to law, the City will also engage in required noticing, tenant education, and coordinating with qualified entities.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: Program monitoring and enforcement of this program is ongoing, 2023-2031. Furthermore, the City has issued Preservation and Rehabilitation NOFAs on a periodic basis, per funding availability to capture existing affordable units at-risk of conversion to market-rate, and perform rehabilitation work on properties in exchange for extending the term of affordability restrictions. Recent NOFA under this program were released in 2017 ($9.5M) and 2019 ($11M), and the next NOFA release is anticipated in 2023. The City is aiming for approximately $10M in this round, but will likely bolster that amount with the 2022 Bond Measure funding for affordable housing and infrastructure approved by voters.).

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible. Currently the City's policy is to allocate approximately 25 percent of available local funding towards Preservation and Rehabilitation NOFA, and future funds will be allocated contingent upon availability.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing needs.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. The City will require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice. The City will require developers to comply with applicable tenant right to refusal provisions. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions, and the maintenance of a displaced tenant database. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Enforcement of SB 330 requirements: Ongoing, 2023-2031. Adoption of Requirements above SB 330: 2024.*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study the root causes of unaffordability and displacement and consider possible taxes to prevent displacement and maintain affordability. Looking specifically at the cost to rehabilitate a home and incentivizing the market to maintain neighborhood level affordability through tax incentive or disincentive.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland, the neighboring City of Berkeley, East Palo Alto, and San Jose. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include equity-building mechanisms, funding needs and sources, racial equity impact considerations, or other approaches that may be appropriate to Oakland. Enactment of a TOPA/COPA policy would require City Council review and approval.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate a TOPA/COPA policy and present findings to Oakland City Council for discussion by Fiscal Year 2025. If adopted, implementation will occur at maximum two years after the date of adoption.*

Objective: *Oakland will study by FY2025, and if appropriate, implement a TOPA/COPA policy by 2027 at the latest.*

Goal 3. Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness, Oakland also needs more deeply affordable housing. Oakland especially needs housing affordable to extremely-low-income residents and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

As stated above, the City fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve Oakland's targets for low- and moderate-income households. Public funds for affordable housing would need to be expanded *tenfold* in order to meet these 6th Cycle RHNA targets. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs, and introduce new strategies to close the gap between market-rate and affordable housing production, and further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area); micro units (units usually less than ~250 square feet); and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of

amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the residential permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential permitting process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like its permitting procedures and zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear infrastructure burdens from the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the absence of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices. Community members sought more duplexes, fourplexes, cottage courts, and garden apartments throughout the

city. These smaller, "missing middle" housing types[29] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of housing that is more affordable by design. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other rental options that are affordable. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

On March 16, 2021[30], the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[31] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges to finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging: in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations,

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[29] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[30] March 16, 2021, City Council Resolution to study and consider criteria for allowing four-plexes in areas designated for single family residences: https://oakland.legistar.com/LegislationDetail.aspx?ID=4815334&GUID=C981D0A8-C841-43F1-A33F-12CA0DA76B07&Options=&Search=

[31] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[32]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.*

Objective: *As vouchers or funds are available, at least 20 percent of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes

[32] Deeply Affordable housing for persons at 30 percent area median income or below.

(triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) Zones and additional multi-unit housing types in Mixed Housing Type Residential (RM) Zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential lots to 2,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 3.4 and Policy 5.1. See Appendix J for a summary of missing middle zoning amendments.

Under Action 3.4.1, the City will revise development standards, including allowable building heights, densities, open space and setbacks requirements.

Under Action 3.4.8, the City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *June – July 2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes, along with other multi-unit housing types) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote and protect live/work housing and housing for artists.

The City will update development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to JLWQs in specific commercial/industrial locations while considering the impacts on nearby viable businesses. The City will support bringing existing, unpermitted JLWQ units in commercial and industrial buildings into compliance with Building Codes and the Planning Code in a way that mitigates displacement of existing tenants and preserves affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production and protection of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use, and help make clear how the Historic Building Code and Alternate Materials and Methods Request (AMMRs) can be used to facilitate the adaptive reuse of older commercial buildings. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs.

The City will implement its "ADU Loan Program" to provide deferred loans to low-income homeowners who want to legalize an ADU.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.*

Timeframe: *The City's ADU Loan Program opened in Fall 2022 and will offer loans into 2023. As additional funding becomes available, the City will provide additional funding opportunities. For more information on the City's Accessory Dwelling Unit Loan Program (ADULP), see https://www.oaklandca.gov/adulp.*

Objective: *Using the ADU CalHome grant, the City anticipates supporting at least 25 low-income and/or senior households with the cost of legalizing at least 25 Accessory Dwelling Units. This is based on the 25 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City's current Planning Code already meets the requirements for recently passed ADU state laws under SB 897 and AB 2221. City Staff will work to implement the new requirements for these laws through the City's administrative approval process.

The City will continue to provide pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity for the "one-stop shop" to distribute information to property owners, contractors, and tenants. The City will budget a new staff position for an ADU Specialist whose assignments would include community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will comply with State law (including recently passed SB 897 and AB 2221) and Building Code requirements for ADUs, and also study how the implementation of the Building Code may constrain the legalization of unpermitted ADUs. Oakland's Planning & Building Department will take the lead in implementing these efforts, with support as needed from Oakland's Department of Housing and Community Development.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *January 2023 (Comply with 2022 State ADU law requirements); 2023-2024 (One-Stop Shop); by 2025 (Budget a new ADU Specialist position)*

Objective: *Significantly increase production of ADUs to match housing need.*

Action 3.2.6: Monitor Affordability of Permitted ADUs.

Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels: 35 percent affordable to very-low-income households, 35 percent affordable to low-income households, and 30 percent affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units.

To ensure that Oakland's ADU production aligns with these projections, the City will send a survey to the property owners of ADUs that received a certificate of occupancy within the prior two-year

period requesting information on household size and rents charged for these recently constructed ADUs. If the survey identifies a shortfall in the numerical affordability production projections, within six months of the survey report being published the City will provide to the Planning Commission a report summarizing the survey report and identifying additional actions that can be taken to either increase the production of affordable ADUs, and/or proposing other rezoning programs that will enable additional affordable housing production to fill any identified affordable housing production shortfall.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *First survey to be conducted first quarter of 2024. Results to be presented to Planning Commission by end of 2024. Any necessary reforms to ADU regulations and/or rezoning programs to be adopted in 2025. Second survey to be conducted in first quarter 2026.*

Objective: *To match affordability projection included in Table C-8 of Appendix C, produce on average 86.5 very-low-income ADUs, 86.5 low-income ADUs, and 74 moderate-income ADUs per year.*

Action 3.2.7: Proactive Short-Term Rental Enforcement.

With limited exceptions in single-family homes with a CUP for a traditional owner-run bed and breakfast, Oakland's current planning regulations prohibit any rental of an accessory dwelling unit (ADU), single-family home, duplex, apartment/condo, live/work unit, or other dwelling unit for less than 30 consecutive days. In addition, State laws that govern ADUs do not allow for any ADU to be rented as a short-term rental of less than 30 consecutive days. The City's code compliance division reviews zoning code violations on a complaint-driven basis, which has not sufficiently deterred property owners from operating short-term rentals that do not comply with planning regulations. Additionally, code compliance often lacks sufficient evidence to clearly document that an ADU or other dwelling unit is operating as a short-term rental.

In response, the City will pursue additional data collection tools that will allow the City to access information showing addresses of units listed on short-term rental platforms. Upon securing this data, the City will engage in proactive enforcement against property owners who are operating short term rentals in ADUs and in other dwelling units throughout the City.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Violation Fees, permit fees, transient occupancy tax collection*

Timeframe: *Secure additional data collection tools and begin proactive enforcement in 2023. Complaint-based enforcement is ongoing and would continue, supplemented by the additional data collection tools.*

Objective: *Reduce the number of unauthorized short-term rentals in Oakland by having bi-yearly data scrapes of short-term rental platforms and automatic mailing notifications to owners in violation.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

Consistent with the California Surplus Lands Act (SLA) and the Oakland Municipal Code, the City will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year for permanent affordable housing development projects, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors, consistent with the SLA. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units. If the SLA process does not conclude in an affordable housing development for a particular site, the City will issue Request for Proposals (RFP) for its designated surplus properties. If the RFP process results in an agreement with an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233 of the SLA. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. The Planning Bureau provides priority processing for affordable projects that are located on surplus sites. The City will also continue to seek to utilize surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs (e.g., safe RV parking and community cabins) and other community-serving uses prior to disposition under the SLA.

> **Responsible Agency:** *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development, Oakland Planning and Building Department*
>
> **Potential Funding Source:** *City subsidy*
>
> **Timeline:** *The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete EIR for rezoning by July 2023.*
>
> **Objective:** *Issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. Notices will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to coordinate with the Oakland Housing Authority to advocate for additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding at the federal level as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for

voucher holders (see Action 5.2.8). In 2022, Oakland secured 515 emergency housing vouchers as part of its advocacy to expand the number of housing vouchers for Oakland residents.

Responsible Agency: *Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031. As part of its landlord education efforts, the Oakland Department of Housing and Community Development will promote voucher acceptance. The Oakland Department of Housing and Community Development hosts multiple landlord education workshops each year that can serve as an opportunity for this promotion. The Mayor's Office will lead federal advocacy during budget discussions with the federal government on an annual basis.*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Emergency Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program (a public-private partnership) and the Federal Emergency Rental Assistance Program (ERAP) to offer homeless prevention services to those most at risk of experiencing housing instability or homelessness including rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling and other services to increase housing stability and prevention of homelessness. The City will work with community partners to provide these direct services and to advance racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness.

Responsible Party: *Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *The City of Oakland allocated over $42 million of Federal and State ERAP funding for emergency rental assistance between 2020-2022 and, if resources are available, will allocate additional ERAP funds to an existing waitlist in 2023. Of the approximately 3,500 Oakland households served by the ERAP program, over 85 percent earned less than 30 percent AMI. The City of Oakland will also issue a Request for Proposals and award a contract of approximately $2.3 million to a collaborative of homelessness prevention program providers by mid-2023.*

Objective: *The City of Oakland will continue to implement a homelessness prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program with a focus on advancing racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness*

Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.

The City will continue to work with development partners including Community Land Trusts, co-ops and emerging developers for possible partnerships involving City land as mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. To support Action 3.3.1, the City will assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units that are designated for extremely-low-income households. In addition, the City will ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. The City will prioritize affordable housing developments that dedicate at least 20 percent of units for extremely-low-income (ELI) or homeless households in accordance with current policies. The Planning Bureau provides priority processing for affordable projects located on surplus sites. The City will review City-owned sites to identify, and, where appropriate, address land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development; Oakland Human Services Department*

Potential Funding Source: *City subsidy*

Timeline:. *The City will continue to release future NOFAs contingent upon funding and staff availability. The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete rezoning by July 2023.*

Objective: *The City will continue to release future NOFAs contingent upon funding and staff availability. City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. NOFAs, Notices of Availability and/or Requests for Proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers and community partners.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. Proposed features of this overlay include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will broadly apply this overlay, except for limitations on designated historic resources as well as areas in the Very High Fire Hazard Severity Zone (VHFHSZ). The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. See Appendix J for a summary of the AHO.

100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and

meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Objective: *Enable development of additional affordable housing throughout the City, including in higher resource areas.*

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.*

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

The City currently relies on development impact fees to provide local funding for affordable housing. A study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced through impact fees versus inclusionary affordable housing requirements and their likely affordability levels; and whether targeted inclusionary housing requirements may increase the provision of affordable housing units in higher-resource neighborhoods.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *By mid-2024, complete a study on targeted inclusionary housing requirements and present to Council.*

Objective: *Ensure implementation of affordable housing impact fees and/or inclusionary housing requirements maximizes production of affordable housing in all areas of the city.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including for affordable housing, to ensure that new market-rate development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in 2026*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The City currently requires for Affordable Housing Impact Fees only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of Certificate Of Occupancy (COO), while the Transportation and Capital Improvement Impact Fees are paid in full before building permit issuance. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance; City Attorney's Office*

Potential Funding Source: *Permit fees, and General Fund for any reduction of fees*

Timeline: *Review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD).

On November 1, 2022, the Oakland City Council enacted a resolution expressing the City's interest in establishing one or more Enhanced Infrastructure Financing Districts (EIFD) to fund affordable housing that affirms the City's commitment to furthering fair housing and infrastructure improvements. The resolution directed the City Administrator to study proposals for the creation and implementation of an EIFD exclusively for East Oakland, exclusively for West Oakland, and a combined East and West Oakland EIFD. Upon completion of this study, the City Administrator is to return to Council with reports and recommendations. The City will consider implementing the EIFD to increase available local funding for affordable housing.

An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing. The Draft Downtown Oakland Specific Plan is also recommending the creation of an EIFD in the downtown area to support the construction of onsite and offsite affordable housing as part of future development in the downtown.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By end of 2024, complete studying the implementation of one or more EIFDs and determine proposed EIFD boundaries.*

Objective: *Implement one or more EIFDs to significantly increase affordable housing development and fund infrastructure improvements to match need, if feasible and financially appropriate.*

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods). The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH Program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH Program, formerly known as the Site Acquisition Program, was formalized through the passing and issuance of local Measure KK bond funds but continues under other funding sources even as Measure KK funds have all been allocated. With the passage of Bond Measure U, it is expected that funds from this new

funding source will continue to support the acquisition and conversion to affordable housing of existing units. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *The ACAH Program has issued 3 Notices of Funding Availability (NOFA) since the program's inception: in 2017, 2019, and 2020, issuing approximately $45 million to affordable housing developers through the 3 NOFAs. The Oakland Department of Housing and Community Development will continue to release future NOFAs contingent upon funding and staff availability. The next ACAH NOFA release is anticipated in December 2022, and pending City Council approval, staff expect to begin reviewing the next round of ACAH NOFA applications in 2023.*

Objective: *Provide loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing throughout the City of Oakland. Currently the City's policy is to allocate approximately 25 percent of available local funding towards continuing the ACAH program, and future funds will be allocated contingent upon availability.*

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

Timeline: *The City applied to HUD for Section 108 authority in 2022 and will seek to use these funds starting in 2023, pending HUD approval.*

Objective: *As suitable funding and projects become available, predevelopment funding and low-cost debt products will be made available for affordable housing development.*

Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market-rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds. The City will also assess the feasibility of raising the Council authorization threshold for site acquisition to enable the faster purchase of sites.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

Timeline: *Conversations with Community Development Financial Institutions (CDFIs) and other funders have been ongoing since 2021, but any fund will require a significant stream of new City subsidy to support takeout of acquisition loans. The City will further explore this item in 2023, pending the passage of Measure U.*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the* feasibility and appropriateness of a small sites fund.

Action 3.3.15: Continue and expand density bonus incentives.

The City will continue to implement Chapter 17.107, Density Bonus and Incentive Procedure, which was updated and adopted by the City Council on April 19, 2022. The Density Bonus Ordinance offers developers density bonuses in exchange for the provision of affordable housing and provides:

- Greater certainty to project applicants about the City's implementation of the State Density Bonus Law, density bonuses, and incentives for affordable housing;
- Clarifying and accessible language that aligns the ordinance with the City's existing density bonus application intake and regulatory agreement requirements, including clear timelines and a list of all required information;
- Offers an opportunity to streamline the production of affordable housing; and
- Ensures affordability of both rental and homeownership units and prevents potential displacement of existing tenants.

To ensure that the Chapter 17.107 remains compliant with state law, and to solicit additional ideas for incentives and expansion of the density bonus program, the City will review the density bonus program mid-cycle, bring necessary amendments to conform to state law, and solicit feedback from Planning Commission and City Council on additional incentives that could be included in the local density bonus program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *In 2025, bring forward informational report to Planning Commission and City Council on effectiveness of City's density bonus program and in 2026 return with proposed amendments to ensure conformity with state law and incorporated any recommended policy changes.*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will study the impact that the RPTT has on the affordable housing subsidy and the effect on the General Purpose Fund. In the study, the City will explore revisions to the RPTT including:

- Expanding the current progressive tax;
- The impact of reducing or waiving the tax for affordable housing; and/or
- Using a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Fund Surcharge for any applicable studies*

Timeline: *Conduct the analysis and provide a recommendation to the City Council and City Administration by Fiscal Year 2023-2024*

Objective: *Complete an analysis by Fiscal Year 2023-2024.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will continue to work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will continue to develop solutions to ensure that the permitting process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

Timeline: *The City's Breakthrough Grant Fellow is currently researching and implementing strategies to address this action item from 2022 to 2024.*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: Implement affordable housing investments contained in Measure U

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects.

The City successfully sought voter approval in November 2022 to authorize issuance of $850 million in General Obligation Bonds to fund and prioritize affordable housing preservation projects among other purposes. This Affordable Housing and Infrastructure Bond Measure (Measure U) will allocate $350 million towards affordable housing preservation projects.

Responsible Party: *Oakland Department of Housing and Community Development;*

Potential Funding Source: *Measure U Bond Funds*

Timeframe: *As described in Action 3.3.12 and other actions related to the expenditure of affordable housing bond funds, expend the proceeds of Measure U*

Objectives: *Measure U requested authorization for $850 million in General Obligation Bonds with $350 million set-aside for affordable housing. For reference, for the 2016 Infrastructure Bond (Measure KK) where $600 million of General Obligation Bonds were authorized, $100 million was set-aside specifically for affordable housing and anti-displacement projects and supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside more than the program minimum (currently 20 percent) of units for extremely-low-income residents will be prioritized, per the City's process for awarding funds to affordable housing developers, through their New Construction Notice of Funding Availability (NOFA). The City will also be able to make substantial funding allocations to the Acquisition and Conversion to Affordable Housing (ACAH) and Preservation NOFAs to acquire and convert additional market rate units to affordable housing, and also preserve the City's existing affordable housing portfolio, extending affordability restrictions, and investing in the rehabilitation of older properties where needed.*

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess the effectiveness of its AFFH programs (including Action 3.3.6), including sites that develop in higher resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Mid-cycle (2027)*

Objective: *Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements.

The City will allow additional building heights and densities in certain corridors and districts. These changes include**:**

- **Zoning for diverse housing types:** As discussed in Action 3.2.1, the City will develop revised zoning standards for a diversity of housing types in lower density neighborhoods, including but not limited to duplexes, triplexes, and fourplexes in zoning districts such as the RD Detached Unit Residential, RM Mixed Housing Type Residential, and RU-1 and RU-2 Urban Residential Zones. Zoning changes will include revised standards for building heights, densities, open space, lot coverage, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums).
- Elimination of Conditional Use Permits for Density: Under Action 3.4.3, the City will also eliminate all conditionally permitted densities throughout Planning Code to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs.
- Objective Design Standards: Under Action 3.4.8, the City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.
- **Increased Heights and Densities along Corridors:** The current building height map and permitted densities along key corridors such as International, Foothill, College, Claremont, and MacArthur Boulevards does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake zoning map revisions to allow increased heights and densities. The City will also increase heights and densities on interior residential streets within close walking distance of key corridors.
- **Increased Heights and Densities in Transit-proximate areas**: Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near Rockridge BART and International Boulevard BRT Stations.
- **Increased Heights and Densities in Resource-rich areas:** Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State

funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes will include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects and height increases along College and Claremont Avenue. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.

- **Utilizing Senate Bill 10 Provisions:** Under Senate Bill 10 (Weiner) provisions, the City will identify parcels located in transit-rich areas and/or in Racially Concentrated Areas of Affluence (RCAAs) to allow up to ten units of residential density and increased heights, and provide additional opportunity for infill housing within high-resource areas.
- See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need. Create additional opportunities for development along transit-rich areas and in urban infill sites to significantly increase production of housing to match housing need and to affirmatively further fair housing.*

Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update.

The City is updating the 2023-2031 Housing Element as part of a comprehensive update to the General Plan. The General Plan Update (GPU) is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, as well as preparation of a Racial Equity Impact Analysis, Zoning Code and Map update, and creation of a new Environmental Justice (EJ) Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by the end of 2025.

As part of the LUTE update, the City will study the impact of historic and contemporary zoning restrictions, especially single-family zoning, on ongoing patterns of racial segregation. Existing data on historic zoning patterns highlights the racial disparities in homeownership and rental patterns. The City will utilize this study to direct zoning changes in the LUTE as part of Phase 2 of the GPU.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Study complete by mid-2025*

Objective: *Through this study, inform zoning and land use designation changes to promote inclusive, equitable and diverse housing patterns.*

Action 3.4.3: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits (CUPs) are currently required for multi-unit buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.8, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.4: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards, such as elimination of parking minimums within ½ mile of major transit stop and reduction of minimum parking standards in other areas as well as lower parking maximums in downtown and new parking maximums near BART stations will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will revise parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations. (See Appendix J for a summary of Zoning changes as well as strategies regarding parking included in Oakland Equitable Climate Action Plan: Transportation and Land Use Action 1.)

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

July 2023

Revise citywide parking standards for all housing types and zones, including but not limited to housing inventory sites, downtown and corridors.

Implement January 1, 2023 the elimination of minimum parking requirements for residential developments within ½ mile of major transit stop to conform with state law and update Planning code by July 2023.

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.5: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. In this context, "open space standard" refers to the city requirement for new housing to feature courtyards, patios, balconies, and other open areas in the development. As noted in Appendix F, Housing Constraints, Oakland's open space requirements vary substantially across zoning districts, but in some cases are more than double the open space requirements seen in comparator jurisdictions. To meet these requirements, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted.

To reduce this development constraint, the City will review the open space requirements in zoning designations where minimum usable open space requirements currently exceed 60 square feet of private open space/120 square feet of common open space per unit and revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Revise common and private open space standards for residential developments, and allow flexibility on its onsite location and configuration

Objective: *Significantly reduce existing open space requirements to remove constraints on development and increase production of housing to match housing need.*

Action 3.4.6: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.7: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to facilitate the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints on development to significantly increase production of housing to match housing need.*

Action 3.4.8: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed

affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and will result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community. Housing development projects will have the ability to utilize the objective design standards that will not require evaluation under the regular design review criteria provided under Planning Code Section 17.136.050, including the existing criteria that the project will "enhance desirable neighborhood characteristics." Project applicants may also choose to instead utilize the regular design review criteria and process in order to have greater flexibility and creativity in design criteria.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

Timeline: *The City will adopt objective design standards that will be available to all housing development projects by 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of ADUs to help address housing need.*

Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right

Pursuant to State law, the City is required to permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects.

The City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to build 20 percent or more of the units are affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle)if redeveloped will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay. This action is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to State requirements.

This means that the City cannot require any form of discretionary review or approval for such projects. A proposed project would also not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Sites Overlay Zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. See Appendix J for a summary of the Housing Sites Overlay Zone.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing.

Several school districts and community college districts in California have successfully built affordable housing for educators and/or students on their property. In some cases, this housing was built on district offices and other non-instructional sites. In other cases, housing was carefully co-located with an active school campus. The State has also recently invested hundreds of millions towards student housing on community college property. The City will review OUSD- and Peralta-owned sites to identify, and when practical correct, land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2025 with the adoption of the Land Use and Transportation Element*

Objective: *Reduce constraints to development to allow for at least one educator and/or student housing project during the sixth cycle RHNA period.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing (ACAH) Program, which has provided funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units (see Action 3.3.10). Starting in 2019, the ACAH Program was bifurcated into two subprograms to establish a set-aside for community land trusts and limited equity housing cooperatives after Council passed the 2019-21 Budget, which allocated $12 million to the Preservation of Affordable Housing Fund (PAHF). The City will continue to offer the ACAH Program and support community land trusts and limited equity housing cooperatives using additional funding sources. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund Surcharge, infrastructure bond funds, HOME, Measure U Bond Funds, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing NOFAs on an annual or bi-annual basis (2023-2031). The next ACAH NOFA release is anticipated in December 2022.*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how the Planning Code and building occupancy standards affect the viability of these models. The Oakland Department of Housing and Community Development will also continue to support cooperatives and community land trusts through its Acquisition and Conversion to Affordable Housing program.

Responsible Agency: *Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *Impact fees, General Fund Surcharge, Measure U bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Since 2019, the Acquisition and Conversion to Affordable Housing (ACAH) program has included set-asides for coops and community land trusts, based on input received from community stakeholders. $12 million was allocated through the 2019-2021 budget, and the City will continue to implement a significant set-aside in future ACAH NOFAs, which are expected to be issued at least every other year through the 2023-2031 Housing Element cycle*

depending on staffing capacity and funding availability. The next ACAH NOFA is anticipated to be released in December 2022 (see Action 3.3.10). In 2024-2025 the City will study the Planning Code and building occupancy standards as well.

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to housing cooperatives as per current practice. The City will also include cooperatives, co-living and cohousing models in its study of the Planning Code and building occupancy standards.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.*

Objective: *The State of California will successfully adopt social housing legislation and repeal Article 34.*

Action: 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households.

The City will continue to evaluate the merits of shallow-subsidy acquisition and development models to assist in the construction or preservation of housing for lower-income households, potentially in partnership with other regional agencies including Alameda County and the Bay Area Housing Finance Authority. However, such a program typically involves acquisition of rent-stabilized housing stock, which often enjoy strong protections under Oakland's Rent Adjustment Program. Recent changes to the Rent Adjustment Program Ordinance may provide equal or greater benefit to target households as a shallow subsidy affordable housing program. For this reason, it would make sense to evaluate the impact of these changes before further considering the adoption of a program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by de minimis appropriations of general fund revenue, with additional ongoing subsidies in the form of property tax abatements.*

Timeline: *By December 2025, the Oakland Department of Housing and Community Development will conduct an analysis of the added benefits a project-based shallow subsidy program may bring, compared to the benefits associated with existing rent stabilization measures.*

Objective: *Use property tax abatements to preserve, improve, or increase the supply of housing available to lower-income households*

Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings.

Building regulations serve to establish minimum safety standards in construction. Historically, fire and life safety strategies have focused on standards that ensure building occupants are able to safely evacuate a building during an emergency. Modern strategies focus more on containing fires where they occur through sprinkler systems, fire alarms, pressurized stairwells, fire-treated lumber, and similar strategies.

The California Building Code Section 1629 currently requires buildings to provide a minimum of two stairways in buildings exceeding 3 stories or 36 feet, and California Building Code Section 1006.2.1 generally requires two means of egress where the design occupant load exceeds values specified in an accompanying table. In contrast, the City of Seattle allows for building up to six stories to include only one stairway for egress, and many European residential buildings are constructed as tall as ten stories with single-stair access. A single-stair, or vertical shared access, building construction allows for greater flexibility in design, more efficient layouts, and potentially reduced costs. Currently, there are gaps in available data regarding the impact of these building code requirements on increasing construction cost and the safety benefits of requiring a second egress in combination with fire containment strategies.

The City of Oakland cannot unilaterally relax these California Building Code stairway and egress code requirements; change would be required at the state level. Nonetheless, to catalyze discussion on the issue and prepare for implementing future reforms, the City will study current stairway and egress requirements, including consideration of what cost savings could be incurred through revision of the second egress requirement and review of any potential fire safety concerns.

Responsible Agency: *Oakland Planning & Building Department; Oakland Fire Department*

Potential Funding Source: *General Plan Surcharge and permit fees.*

Timeline: *The City will present a report on the topic of existing second egress requirements and the impact of potential reforms to the Oakland Community and Economic Development Committee of City Council by the end of 2024.*

Objective: *Create additional information on single-stair reform that could assist in promoting statewide changes to the California Building Code second egress requirements.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.8, and/or increasing staffing at the Planning and Building Bureaus to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions without the need for a variance, which can also reduce project timelines and costs. Alongside the efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.8, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects (see Action 3.3.9). The City will

work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted. Special needs populations may include, but are not limited to, formerly incarcerated individuals, former foster youth, and persons with developmental disabilities.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing 2023-2031; By December 2023, the City will complete an analysis of how the clients served by its funded affordable housing compare to the demographics of Oakland residents, including an analysis of age.*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority (OHA) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

OHA has its own community and social services arm, the Family and Community Partnerships Department (FCP). FCP educates and assists residents including search assistance and also works closely with owners during the leasing process to remove barriers and identify needed resources. OHA offers an array of Owner Benefits such as vacancy loss, an owner leasing bonus, and repair cost assistance. OHA's operations include two dedicated Owner Services teams and ongoing owner focused activities such as our Owner online Portal, educational webinars and emails, electronic forms options and outreach events such as our Owner Appreciation Day.

Responsible Agency: *Oakland Human Services Department; Oakland Housing Authority*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Between 2023-2031, the City and OHA will promote and encourage OHA landlords to participate in this program through ongoing activities and annual events.*

Objective: *The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.*

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups.

Responsible Agency: *Oakland Department of Housing and Community Development; Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *The City will monitor available data from affordable housing application portals to comprehensively evaluate the unit size needs of Oakland residents and adjust NOFA scoring accordingly, to prioritize allocating City funds to projects by 2024. Furthermore, the City will aim to regularly evaluate local household needs prior to NOFA releases. This will be prioritized, but not limited to, the new construction NOFA released approximately every other year to ensure affordable housing production is aligned with community needs.*

Objective: *The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.*

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

The Oakland Planning Code currently provides for rooming units to be developed at twice the residential density otherwise allowed for regular dwelling units in Neighborhood Center, Community Commercial, Central Business District, Housing and Business Mix, and Transit-Oriented Development Commercial Zones, as well as within the special districts for implementation of the Broadway Valdez, Lake Merritt, and Coliseum Specific Plans. Recent Planning Code amendments similarly allow for efficiency units to be built at twice the density of more typically sized residential dwelling units. The City will expand these provisions to additional zoning districts, including in zones covered by the proposed affordable housing overlay. The City will also revise the Planning Code to permit rooming house facility types more similarly to multifamily residential facilities. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Enable increased production of rooming units and efficiency units.*

Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Section 17021.6 of the Employee Housing Act requires employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use. The City will amend the Oakland Planning Code to modify the definitions of Limited Agricultural Activities, Extensive Agricultural Activities, and One-Family Dwelling Residential Facilities to comply with the Employee Housing Act.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Ensure compliance with the Employee Housing Act.*

Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.

The Oakland Planning Code currently permits residential care facilities in residential and nonresidential zones if located in single family dwellings. Conditional Use Permits are required for residential care facilities if they are located in any other residential facility type and/or when located on the ground floor of a street fronting building in certain commercial zones. The City will amend the Planning Code to expand where residential care facilities are permitted by right. The amendments will include all residential facility types and those located on the ground floor of a street fronting building. In addition, the City will amend the Planning Code to allow residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility, since the State calls out this exemption in the overconcentration restriction in California Health and Safety Code Section 1520.5.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Enable expansion of residential care facilities by right and allow the exemption of facilities for foster family homes and the elderly in the overconcentration restriction provided in California Health and Safety Code Section 1520.5.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City

will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will analyze expansion of exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers, discussed under Action 3.8.3. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: *Oakland Department of Finance; Department of Human Services; Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: *End of 2023 (Analysis of exemptions will be complete)*

Objective: *Through the vacant parcel tax, seek a 10 percent reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live/work or other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing, in alignment with the recently passed AB 2011 and SB 6.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: *Expand the areas where residential space is an allowable ground-floor use.*

Action 3.8.3: Tax vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: *Increase the housing stock by ensuring existing units are made available to rent.*

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City continues to administer the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program. Oakland Housing & Community Development has secured a full-time fellow through the Breakthrough Grant Program to focus on creating an emerging developer program (Action 3.3.17), and exploring how tax-defaulted properties, among other development and funding opportunities, could be leveraged as an entry point for emerging developers.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031. Breakthrough Grant fellow completes BIPOC and emerging developer program development in 2023, and will analyze tax-defaulted property program opportunities by end of his term in 2024.*

Objective: *As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Goals, policies, and actions in this Housing Action Plan recognize housing as a human right. and that permanent housing is the solution to homelessness. Policies and actions proposed as part of Goal 3 seek to expand affordable housing options. Goal 4 seeks to address homelessness through strategies that enable coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent supportive and deeply affordable housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain emergency interim housing.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded by one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

Timeframe: Expand on the availability of outreach and social services to increase connections to emergency, interim, and *long term* housing supports by 2031

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population. The Centering Racial Equity in Homeless Response System Design (Berkeley, Oakland, Alameda County Continuum of Care published in 2021) outlines suggested investment for scaling to solutions for unsheltered communities of color utilizing recent Point in Time count data.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: The City of Oakland will continue to develop a data informed strategy for increasing equitable investments in homelessness systems to serve people of color by 2031.

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District (OUSD), higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; Economic and Workforce Development Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Increase and expand support for systems navigation, social services, and employment by 2031. Continue development and implementation of low barrier work opportunity programs in partnership with OUSD and other partners by end of 2026. Develop and implement programs to match small business owners with job seekers who are homeless or formerly homeless by end of 2026.

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

POLICY 4.2 ENCAMPMENT MANAGEMENT AND SHELTER OFFER POLICIES

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions

on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. The City will continue implementing the Encampment Management Policy during the 2023-2031 Housing Element period. The City of Oakland will also continue to scale the appropriate level of public works related services to address debris, garbage and illegal dumping associated with encampments. The City will continue to improve and expand on the development and implementation of Emergency Shelter and crisis response beds in an effort at address and abate conditions at homeless encampments in Oakland. The Encampment Policy will continue to being predicated by an offer of shelter as outlined in City of Oakland Resolution 88077.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: The City of Oakland will continue improving the implementation of the Encampment Management Policy throughout the duration of this Housing Element Period, 2023-2031.

Objectives: *The Encampment Management Policy is intended to connect unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to provide regular and adequate trash collection from encampments, close areas where encampments are not permitted, and ensure that porta-potties and hand-washing stations are serviced regularly as needed and that encampments receive regular deep cleanings so that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;

Designate low-sensitivity areas, where enforcement will not be prioritized;

Make findings that will prompt Encampment Management Team intervention; and

Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects. The division serves to

implement best practices, strategic planning in the City's Homeless System, and serve as a connection to local, state, and federal partners.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Design, review, implement and evaluate a strategic planning process in response to homeless services and interventions during *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.*

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless services. The City of Oakland has formed a Commission on Homelessness that will provide robust opportunity for people with lived experience to inform and contribute to solutions related to individuals experiencing homelessness reaching maximum self-sufficiency. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and

quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Improve and develop mechanisms for individuals with lived experience to provide input to the Commission on Homelessness by 2024. Develop, implement and evaluate opportunities for individuals with lived experience to better interact with law enforcement by 2026. Identify and implement best practices that center race and equity in the strategic response to homelessness by 2031.

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents, will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 30 percent of AMI with additional points awarded in the competitive funding process for projects with units targeting 20 percent of AMI. In addition, the City will increase this homeless set-aside with the issuance of future City funds, awarded through its Notice of Funding Availability (NOFA) programs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing.

The City will also continue pursuing the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's affordable housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

For example, in September 2022 the City issued a Request for Proposals in advance of for Round 3 State Homekey program funding, and has allocated a total of $35,285,154 from the previous two rounds in local contribution to capital and operating expenses to this program. Through Council approval and in the RFP, the City intends to allocate at least 25 percent of its Round 3 matching funds to projects serving Transition Aged Youth (TAY) clients, through a separate scoring pool for TAY-serving projects. The City is also making a city-owned site, the Clara/Edes parcel, available for Homekey applications. Through Homekey, the City of Oakland partners with experienced housing organizations and service providers to develop and expand housing for people experiencing homelessness or at risk of homelessness. The City will continue to support six projects that have been awarded through past rounds of Homekey. These projects have added 285 units of affordable housing for people experiencing homelessness since 2020 to 2022.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: Housing Trust Fund, HOME-ARP, *State Homeless Housing Assistance and Prevention Funds, California Housing and Community Development Department Homekey Funds,*

Timeframe: As funding is available the *City* will continue to apply for competitive state and federal funding throughout this Housing Element period. The *City* will continue to identify ways to expand and finance the ideal matrix deeply affordable housing, permanent supportive housing, below market-rate housing, and strategic acquisitions of hotel, motel and dorm facilities by 2031.

The City is planning to release a New Construction NOFA targeting the production of additional permanent supportive housing (PSH) units in 2023. For example, the 2021-22 New Construction NOFA funded 324 units, XXX121 of which are designated homeless units.
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The City released the Round 3 Homekey Request for Proposals in 2022 in order to identify projects prior to the State releasing the Homekey Notice of Funding Availability (NOFA) which is expected to be released in Spring 2023. The City will continue to participate in Homekey, if and when future rounds are funded through the State budget.

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalent to similar permanent residential uses in the appropriate zone.

The City will amend the Planning Code to remove minimum parking requirements for transitional housing. For supportive housing, minimum parking requirements will only apply to employee parking for onsite services, and no minimum parking requirements will apply to the residential units.

The City currently processes supportive housing streamlined projects utilizing Assembly Bill 2162 (2021)/Government Code Section 65651 using the City's multipurpose basic application but has received few applications utilizing this procedure. The first such application was received during the drafting of this Housing Element. To provide greater clarity and encourage the use of this streamlining provision, the City will codify the by right requirements of Government Code Section 65651 into the Oakland Planning Code, and will modify the basic application to identify streamlining under this provision.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing.*

Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist.

California Government Code Section 8698.4 allows the City Council to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. Upon a declaration of a shelter crisis, the city may allow persons unable to obtain housing to occupy designated public facilities, including facilities leased by the city, during the duration of the crisis. Further, upon a declaration of a shelter crisis, the City may apply reasonable local standards and procedures for the design, site development, and operation of homeless shelters and emergency housing that the City adopts by an ordinance reviewed and approved by State HCD, and provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures or laws, as applied to public facilities, may be suspended.

On January 5, 2016, and subsequently on October 6, 2017 and September 30, 2021, the Oakland City Council adopted ordinances (No. 13348, 13456, and 13662 respectively) declaring a shelter crisis in the City of Oakland. These ordinances were adopted pursuant to the authority provided under state law beginning at California Government Code Section 8698. As these conditions continue to persist, the City Council has regularly renewed its declaration of a local public health emergency about the homelessness crisis at each of its regular Council meetings. On May 21, 2019, after review and approval by State HCD, the City Council additional adopted an Ordinance for Emergency Building Standards Amendments to the 2016 California Building Standards Code that incorporated emergency building standards for emergency housing buildings and facilities, including health and safety standards for recreational vehicles, emergency sleeping cabins, membrane structures, and other emergency housing on property owned or leased by the City of Oakland. Statewide building standards for emergency housing were incorporated into the 2019 California Building Code and the 2019 California Residential Code and on December 10, 2019 the City Council passed Ordinance No. 13576 adopting these emergencies housing provisions, including the local amendments previously approved by State HCD. Finally, on June 4, 2019, the City Council adopted an ordinance amending the

Oakland Planning Code Section 17.07.060.A to allow Emergency Shelter Residential Activities and Emergency Housing Facilities on property designated by the City Administrator and owned or leased by the City.

The City will ensure that the authority provided under the City's Shelter Crisis Ordinance and declaration of a local emergency regarding homelessness remains in place until public health and safety concerns no longer persist. The City will review public health and safety conditions prior to the expiration of the emergency ordinance declaring a shelter crisis, a two-year ordinance, and will continue to review conditions every two years to ensure no gap in the authority provided through the emergency declaration of a shelter crisis. The City will also ensure that subsequent amendments of the building code, a process that occurs every three years as the state building code and residential code is revised, will retain these emergency provisions as authorized under State law.

Responsible Party: *Oakland City Council; Oakland City Administrator; Oakland Planning & Building Department.*

Potential Funding Source: *General Fund*

Timeframe: *Ongoing*

Objectives: *Provide additional options for temporary shelter for all persons without the ability to obtain shelter until public health and safety concerns no longer persist.*

Action 4.3.5: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Action 4.3.6: Expand opportunities for the permitting of Emergency Shelters.

The City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities. The City will remove any minimum automobile parking requirements for emergency shelters. In other zones where emergency shelters are currently permitted only upon issuance of a major conditional use permit, the City will revise the Oakland Planning Code to require only a minor conditional use permit, which is processed by Planning Department staff and appealable only to the Planning Commission.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual

benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. A key driver behind these disparities is the legacy of the foreclosure crisis during the Great Recession. During the foreclosure crisis, 1 in 14 Oakland homeowners lost their homes. These foreclosures were highly concentrated in East and West Oakland. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes. Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a

healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. As we emerge from pandemic restrictions, the City will resume providing in-person workshops in 2023. Finally, the City maintains a list of city-assisted deed-restricted below market rate (BMR) homes for sale to assist potential buyers. The City collects data through public records and the first-time homebuyer programs to assess homebuyers' needs and to identify gaps in the programs.. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Fund Grants (HCD), program income, city-sourced funds.*

Timeframe: *The City applied for the last several CalHome program NOFAs to secure funding for down payment assistance but was denied. The City will continue to review NOFAs and strategically apply for this assistance when substantiated. The City is already using repayments from previous CalHome and other loan programs to support mortgage assistance.*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and to refer homebuyers to resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State

Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State Housing Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data*

Objectives: *If the City of Oakland receives CalHome grants and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, by reducing vehicular parking requirements and eliminating parking minimums for residential development within ½ mile of major transit stop (see Action 3.4.4) in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA process, which prioritizes City funding awards to affordable housing projects with better transit access, and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department; Economic and Workforce Development Department*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As grant and loan funding sources are secured, Oakland will support through technical assistance and financing of characterization and/or remediation of environmentally contaminated sites.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *The City of Oakland has historically had projects applied to each AHSC round, and expects to have 3-5 projects for the 2023 AHSC NOFA (Round 7). As a jobs and transit center of the region, the City will continue to submit highly qualified projects to this important state funding source each time the source is available in order to secure additional funding for affordable housing in transit-rich service and job centers.*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.5: Encourage earthquake-resilient housing.

As funding becomes available, the City will continue to operate loan programs to help property owners afford the cost of seismic safety programs. In the past, these loan programs have particularly focused on soft story retrofit projects. The City will also continue to implement the City's soft story retrofit ordinance, which requires vulnerable apartment buildings to retrofit soft story areas at risk of collapse.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: FEMA Hazard Mitigation Grant Program, CalOES Prepare California Match program, other sources as available.

Timeframe: *Ongoing, 2023 - 2031*

Objectives: Successfully retrofit all vulnerable soft-story residential buildings at risk of collapse.

Action 5.2.6: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing methane gas, also referred to as natural gas, or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize exemplary net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, grey-water systems, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under Build It Green's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process which determines which projects are awarded City funds. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage. Recognizing the likely increase over time in power outages due to the impacts of the climate crisis, the City will work across City departments and with relevant agencies such as East Bay Community Energy, to increase community energy resilience such as through deploying or incentivizing onsite energy storage, and supporting the development of neighborhood resilience resources that include clean backup power.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.7: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: *Provide greater flexibility to meet housing need in response to potential disasters.*

Action 5.2.8. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability.

To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give points in its competitive New Construction funding processes to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

As noted below, this is not intended to supplant affordable housing investment in lower resource/high poverty and segregation areas, because these are also areas where residents are often subject to displacement pressures, as well as areas with rich access to transit, service and job centers. However, affordable housing opportunities should be made available throughout the City.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods, assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically

Concentrated Areas of Poverty (R/ECAPs) as outlined in Action 5.2.9. These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability (NOFA) scoring criteria has recently been modified to balance scoring for higher-resource areas and high performing schools (for family housing) with the goal of increasing investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low-income residents are especially vulnerable to displacement pressures. Under the current scoring for the allocation of tax-exempt bonds, only high-opportunity areas of Oakland are competitive for funding.

Failing the success of efforts to refine the definition of "high resource" areas to include those rich in transit, job and service accessibility, the City may need to consider adjusting its priorities to focus more investments towards high-opportunity areas in order to continue to be competitive for state funding. However, the City remains concerned about the adverse impacts this would have on the City's anti-gentrification and anti-displacement work, and feels strongly that affordable housing resources are desperately needed in neighborhoods where low income residents are vulnerable to displacement. Lastly, the State relies on TCAC Opportunity Area Maps that designates much of Oakland as "low resource" or "high segregation and poverty." The City strenuously disagrees with these designations that do not recognize the critical role in housing production, jobs creation, and transit connection that Oakland plays for the region. Further, it lags behind the rapid market changes and displacement pressures experienced across the City's transit-, job-, and amenity-rich neighborhoods; this action pursues a more balanced and nuanced investment of resources to support housing across its neighborhoods.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, impact fees, other local, State, and federal funding sources as available*

Timeframe: *Geographic equity is currently incorporated as a scoring element in all NOFAs to prioritize awarding City funds towards projects that support this goal; and will continue to be a focus moving forward. New construction NOFAs will be released approximately every other year.*

Objectives: *The ratio of affordable housing units per acre shall increase by 10 percent more in neighborhoods categorized as "High" or "Highest" opportunity by the California Tax Credit Allocation Committee (TCAC) than the increase in the ratio of affordable housing units per acre in all other neighborhoods .*

Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

As part of Phase 1 of the GPU, the EJ Element will include policies and actions that will promote equitable access to public facilities, healthy food, safe and sanitary homes, and physical activity; reduce barriers to inclusive engagement and participation in the public decision-making process; and prioritize improvements and programs that address the needs of low-resourced and disproportionately burdened communities in Oakland. These investments will be focused in communities designated through the EJ screening process.

As part of Phase 2 of the GPU, the City will promote complete neighborhoods where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play. The LUTE, OSCAR and the Infrastructure and Capital Facilities elements will include targeted policies and actions for communities designated through the EJ screening process (i.e., low-resourced, traditionally underserved, and disproportionately burdened communities) that focus on:

- Equitable distribution of new beneficial public, civic, and cultural facilities and maintenance of existing facilities
- Appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access
- Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs
- Expand access to high-quality open space, pedestrian and bicycling amenities, and increase opportunities for physical activity and recreation spaces

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *July 2023 for adoption of EJ Element. End of 2025 for adoption of LUTE, OSCAR, and Infrastructure and Capital Facilities Element*

Objectives: Prioritize improvements in low resourced and traditionally underserved areas in the City to improve fair housing conditions and encourage community preservation, revitalization and, quality of life

Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program by incentivizing on-site affordable units along with the Density Bonus instead of paying affordable housing impact fees, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community through surveys to understand the effectiveness of individual programs. In addition, the City will create a subcommittee of the Planning Commission to bring the progress report of the Housing Element to monitor its performance.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT; Homeless Division, City Administrator's Office; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, annual survey and monitoring during the 2023-2031 Housing Element Annual Progress Reporting cycle. By March 2024, create subcommittee of the Planning Commission to monitor the Housing Element.*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *End of 2023*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops

in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *End of 2023*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues in parallel with Actions 5.3.1 and 5.3.2. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *To determine what neighborhoods that fair housing service providers should target for outreach and programing to assist disproportionately burdened groups.*

4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-1 provides Oakland's quantified objectives by income category for the 2023-2031 Housing Element planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity. The remaining RHNA capacity represents development that the City must support beyond pipeline projects and projected ADUs as identified in the Sites Inventory, Appendix C (including potential development projects, 5th cycle RHNA sites, and other new opportunity sites), and through the actions in this Housing Action Plan.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction[1]*			*Rehabilitation[2]*	*Conservation/Preservation[3]*
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	881	346	2,029	-	84
Extremely-Low-Income[4]	325	346	2,584	-	84
Low-Income	1,499	692	1,559	1,216	502
Moderate-Income	182	594	3,681	-	-
Above-Moderate-Income	10,174	-	1,359	-	-
Total	13,061	1,978	11,212	1,216	670

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report (152 rehabilitated units in 2020/2021, projected over 8-year period).
3. Conservation/preservation estimates include support of the construction, acquisition, and/or preservation of deed restricted affordable housing units each year (640 units total, as described in Action 3.3.6) and down payment assistance for Section 8 voucher holders (30 units total, as described in Action 5.1.3). Units are proportionally distributed based on RHNA allocation among Low-, Very Low-, and Extremely-Low-Income sites.
4. The extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

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0 Executive Summary

Oakland's 2023-2031 Housing Element is a plan that presents goals, policies, and actions to address Oakland's need for more affordable homes and to promote integrated, vibrant communities. By expanding housing options in more affluent neighborhoods and reinvesting in less affluent neighborhoods, the Housing Element will affirmatively further fair housing for all Oaklanders. The Housing Element takes significant action to address urgent community needs, including protecting Oakland residents from displacement, improving Oakland's existing housing stock, expanding affordable housing opportunities, expanding resources for the unhoused, and promoting neighborhood stability and health.

The Housing Element includes five specific goals with associated programs that are priorities for the City of Oakland. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

Many of Oakland's existing housing programs will be carried forward, but there are many **new actions, that are shown in blue,** that address the city's housing needs that are added to the Housing Element.

GOAL 1: PROTECT OAKLAND RESIDENTS FROM DISPLACEMENT AND PREVENT HOMELESSNESS

The Housing Element protects Oakland tenants from displacement and creates conditions that enable them to remain in their homes and communities.

- Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.
- **Action 1.1.2: Enforce Just Cause for Eviction measures.**
- Action 1.1.3: Enforce and Strengthen Ellis Act protections.
- **Action 1.1.4: Implement tenant relocation measures.**
- **Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.**
- Action 1.1.6: Enhance housing related legal services
- **Action 1.1.7: Expand our ability to enforce rent control to maintain affordability.**
- **Action 1.1.8: Monitor neighborhood displacement**
- **Action 1.1.9: Implement a rental housing registry.**
- Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).
- **Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.**
- **Action 1.1.12: Provide a local preference in affordable housing projects**
- **Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.**

- Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

GOAL 2: PRESERVE AND IMPROVE EXISTING HOUSING STOCK

The Housing Element conserves and improves the affordability of existing housing stock in Oakland and addresses substandard conditions.

- Action 2.1.1: Support home rehabilitation programs.
- Action 2.1.2: Promote healthy homes and lead-safe housing.
- **Action 2.1.3: Conduct proactive rental inspections.**
- Action 2.1.4: Support historic preservation and rehabilitation.
- **Action 2.1.5: Implement universal design strategies**
- **Action 2.1.6: Increase funding for improved indoor air quality.**
- Action 2.2.1: Continue to implement resale controls on assisted housing.
- Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.
- Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.
- Action 2.2.4: Limit condominium conversions.
- Action 2.2.5: Extend local replacement unit provisions.
- **Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.**
- **Action 2.2.7: Provide additional subsidy for residential hotels.**
- **Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.**

GOAL 3: CLOSE THE GAP BETWEEN AFFORDABLE AND MARKET-RATE HOUSING PRODUCTION BY EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

The Housing Element facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

- **Action 3.1.1: Develop a project-based rental or operating subsidy program for extremely-low-income residents.**
- **Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.**

- **Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs**
- **Action 3.2.2: Promote and protect live/work housing and housing for artists**
- Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.
- **Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs**
- **Action 3.2.5: Reduce constraints to the development of ADUs**
- **Action 3.2.6: Monitor affordability of permitted ADUs**
- **Action 3.2.7: Proactive Short-Term Rental Enforcement**
- Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.
- Action 3.3.2: Expansion of Section 8 vouchers.
- Action 3.3.3: City of Oakland Emergency Rental Assistance Program.
- **Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.**
- **Action 3.3.5: Implement an affordable housing overlay.**
- Action 3.3.6: Access to low-cost financing for development.
- **Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement**
- **Action 3.3.8: Right-sized development fees on market-rate developments**
- **Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.**
- **Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD)**
- **Action 3.3.11: Support innovations by design**
- Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.
- **Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing**
- Action 3.3.15: Continue and expand density bonus incentives.
- **Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund**
- Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.
- **Action 3.3.18: Implement affordable housing investments contained in Measure U**
- **Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program**
- **Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements**
- **Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update**
- **Action 3.4.3: Revise Conditional Use Permit (CUP) requirements**

- **Action 3.4.4: Revise citywide parking standards**
- **Action 3.4.5: Revise open space requirements**
- **Action 3.4.6: Correct zoning district boundaries that cut through parcels**
- **Action 3.4.7: Capture the diversity of existing built fabric in zoning**
- **Action 3.4.8: Implement objective design standards**
- Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.
- **Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right**
- **Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing**
- **Action 3.5.1: Support community land trusts and other shared equity model**
- **Action 3.5.2: Support housing cooperatives, co-living, and cohousing models**
- **Action 3.5.3: Advocate for statewide legislation on social housing**
- **Action 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households**
- **Action 3.5.5: Study Feasibility of Single-Stair Residential Buildings**
- **Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders**
- **Action 3.6.2: Provide increased flexibility in development standards**
- **Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing**
- **Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.**
- Action 3.6.5: Continue one-stop and online permitting services.
- **Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.**
- Action 3.7.2: Provide housing for persons with HIV/AIDS.
- Action 3.7.3: Accessible units in new housing developments.
- Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
- **Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes**
- **Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right**
- **Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act**
- **Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right**
- **Action 3.8.1: Continue to implement the Vacant Property Tax (VPT)**
- **Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations**
- **Action 3.8.3: Tax vacant residential rental units**
- Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.
- Action 3.8.5: Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

GOAL 4: ADDRESS HOMELESSNESS AND EXPAND RESOURCES FOR THE UNHOUSED

The Housing Element recognizes housing as a human right and reduces homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

- **Action 4.1.1: Expand, improve, and maintain crisis response beds**
- **Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color**
- **Action 4.1.3: Expand health and hygiene facilities and services and improve access to bathrooms and showers.**
- **Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.**
- **Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy**
- **Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator**
- **Action 4.2.3: Strengthen interdepartmental Encampment Management Team**
- **Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.**
- **Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.**
- **Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.**
- **Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis**
- **Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing**
- **Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist**
- **Action 4.3.5: Provide development standards for low barrier navigation centers**
- Action 4.3.6: Expand opportunities for the permitting of emergency shelters

GOAL 5: PROMOTE NEIGHBORHOOD STABILITY AND HEALTH

The Housing Element promotes resilient development in safe, healthy, and just communities. It also increases resources in disinvested communities and create long-time stability through homeownership opportunities.

- Action 5.1.1: Provide first-time homebuyer programs.
- Action 5.1.2: Expand access to low-cost financing for home purchase.
- Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.
- **Action 5.2.1: Protect against smoke and wildfire.**

- Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.
- **Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.**
- **Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.**
- Action 5.2.5: Encourage earthquake-resilient housing.
- Action 5.2.6: Encourage climate-resilient housing.
- **Action 5.2.7: Consider the adoption of a disaster reconstruction overlay zone**
- **Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods**
- **Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.**
- **Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration**
- Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.
- Action 5.3.1: Provide fair housing services and outreach.
- Action 5.3.2: Promote awareness of predatory lending practices.
- **Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.**

1 Introduction

This Housing Element presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community over the next 8 years (covering the years 2023-2031). In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

The actions in this Housing Element also account for Oakland's production of affordable and market rate housing over the previous eight-year Housing Element period. The California legislature has found that the state of California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.[1] Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals. Many other cities throughout the state fell short of their assigned goals, which exacerbates the current housing affordability crisis and creates additional displacement forces on cities like Oakland.

However, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. This Housing Element explores why this occurred and focuses actions on increasing affordable housing production to address this imbalance. The 2023-2031 Housing Element finds that there are sufficient parcels of land under existing zoning regulations to meet the City's assigned eight-year housing production goals, and that these sites are zoned at a sufficiently high density so as to not preclude affordable housing development. Nevertheless, this Housing Element additionally concludes that even if the land is available for housing development, this is only one necessary factor to create an environment where affordable housing is constructed at sufficient levels. Given the shortfall in affordable housing production over the previous eight-year period, there is little reason to expect different results over

[1] See California Government Code Section 65589.5, subdivision (a)(2).

the next eight years unless constraints are removed, incentives are added, and additional funding sources are identified. This Housing Element seeks to do that.

Finally, the Housing Element's actions are also proposed in the context of the longer historical patterns of segregation and exclusion that have resulted in racial and geographic disparities throughout the region and within the City of Oakland. It is not by accident or coincidence that Oakland has historically had more Black residents and more lower income residents than other cities in Alameda County. Nor is it a coincidence that Black, Indigenous, and People of Color (BIPOC) and lower income residents disproportionately live in the Oakland flatlands and disproportionately not in single-family neighborhoods north of Highway 580.

The historic factors that led to this segregation are numerous and can be difficult to untangle, but it is clear that the City has an obligation to undo these patterns of past harms by taking affirmative steps to further fair housing opportunities for all residents. Again, looking at the past eight-year period, it is apparent that the majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, West Oakland, and other major transit corridors. These patterns of growth may be appropriate for purposes of creating transit-oriented development and reducing automobile reliance, but without other actions also serve to maintain the existing exclusivity of other neighborhoods. This Housing Element recognizes that the City's obligation to affirmatively further fair housing compels the City to redress the fact that some Oakland neighborhoods were purposefully designed to be exclusive, and preserved that exclusivity through racial covenants, unfair mortgage lending practices, and exclusionary zoning. The Housing Element proposes actions to reverse those trends.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[2]

Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places, including

[2] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption*, (Oakland: University of California Press, 2021).

Chinatown, West Oakland, and East Oakland, formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices, including exclusionary single-family zoning (see 'Constraints' chapter for more information).[3] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[4] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. Segregation pressures and private developer interests prevented additional expansions of public housing, and Hope VI initiatives to replace larger public housing projects decreased the overall number of rent-subsidized units, particularly in West Oakland. During the period between 1960 to 1966 alone, 11,800 housing units were razed in Oakland to make room for freeways, BART projects, new public housing, and other urban renewal developments.[5]

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[6] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core with infill, market-rate housing, has reinvigorated downtown and uptown.[7] The 10K plan aimed to attract new residents, often with higher salaries than existing communities, to spend incomes at commercial establishments downtown. At the same time as this influx, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland.[8] Massive regional job growth, particularly in the technology sector, coupled with the lack of supply

[3] City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

[4] Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://drive.google.com/file/d/1sGCZt1uGPaFLroOm8BkGczV_vXOGsFTk/view, accessed March 16, 2022.

[5] See Oakland City Planning Department, Oakland's Housing Supply: Cost, Condition, Composition, 1960-1966.

[6] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[7] *Ibid.*

[8] See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. https://darrellowens.substack. com/p/where-did-all-the-black-people-in?utm_source=url, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https:// https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable homes.[9] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[10] California's Costa Hawkins Law, passed in 1995, also exempted newly constructed units and single-family homes from rent control and effectively banned local vacancy control laws, exacerbating displacement and socioeconomic exclusion in the city.[11] Generational economic and housing discrimination continues to impact Oakland residents: significant disparities remain in home ownership, household incomes, and health outcomes that are tied to race, income, neighborhood poverty level, and housing status, among other social and environmental conditions.[12, 13]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[14] Although the individual causes for homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[15] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health

[9] Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption* (University of California Press, 2021).

[10] "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

[11] Wolfe, T. California's Affordability and Displacement Crisis: The Role of the Costa Hawkins Rental Housing Act. UC Berkeley, Goldman School of Public Policy, 2016. Accessed October 25, 2022. https://static1.squarespace.com/static/5c09723c55b02cf724c3d340/t/5d517d8db0194b0001a1e29b/1565621653633/Displacement_Dellums_FINAL_022617.pdf

[12] Menendian, S., Gambhir, S. and Gailes, A. "Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets. The Othering and Belonging Institute, 2020. Accessed October 31, 2022 at https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5

[13] Nguyen, T. et al. Housing Habitability and Health: Oakland's Hidden Crisis: A Report on Childhood Lead and Asthma by Alameda County Public Health. 2018. Accessed October 25, 2022. https://www.acgov.org/cda/lead/documents/news/health,housinginoakland.pdf

[14] Oakland 2022 Point-in-Time Count: Unsheltered and Sheltered Report. EveryOneHome. Accessed November 18, 2022. https://everyonehome.org/wp-content/uploads/2022/05/Oakland-PIT-2022-Infographic-Report.pdf

[15] American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

consequences of Oakland's housing disparities.[16] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (Oakland HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;
- anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

[16] "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The 2021-2023 Strategic Action Plan also details a series of specific actions and policies Oakland HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) with the intent of establishing a shared vision of a healthy, equitable community. The guidelines promote policies, goals, and development guidelines that strengthen environmental justice, sustainability, health, and racial equity in Oakland. In particular, the guidelines are intended to empower residents to address planning, policy, and public health issues in Oakland, so that no neighborhood or demographic group is unduly burdened by development that exacerbates health disparities, economic inequality, or access to open space. A City Council resolution recognized the guidelines, which commended the coalition for their collaborative and engaging partnership with the community.

The East Oakland Neighborhood Initiative (EONI) is a collaborative partnership between the City of Oakland and CBOs leveraging the Transformative Climate Communities grant administered by California's Strategic Growth Council. The EONI plan is a community-driven plan for a just transition to a regenerative economy for East Oakland, led by frontline communities, to strengthen the health, wealth, and resilience of East Oakland neighborhoods in the face of displacement and climate impacts. The plan is focused on five goals: reduce greenhouse gases, prevent displacement, improve public health, build economic empowerment, and plan "by and with" the community.

Callout: Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; preserving existing affordable housing and protecting residents from involuntary displacement.

The East Oakland Neighborhoods Initiative highlights anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

Goals, Policies, and Actions included in the Housing Action Plan seek to overcome patterns of segregation, foster inclusive communities free from barriers that restrict access to opportunity and housing, and close the gap between market rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element of the General Plan, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in Figure 1-1.

Callout: Environmental Justice and Racial Equity Baseline

The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

Figure 1-1: Regional Map

I.2 Purpose of the Housing Element

The 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use, transportation, open space, noise, conservation, and safety.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. The actions proposed by this Housing Element cover a wide range of housing issues but are largely focused on addressing two major issues: the City's shortfall of housing production and affirmatively undoing past patterns of exclusivity. State law mandates that the Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address shortfalls and reduce identified constraints to the maintenance, improvement, and development of housing.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs.

In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element;
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions;
- An assessment of existing and projected housing needs;
- An analysis of special housing needs, such as those of older adults and people with disabilities;
- An analysis of existing assisted housing units at risk of conversion from affordable to market-rate;
- An analysis and inventory of resources and constraints relevant to meeting housing needs;
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements;

- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels;
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Income Range*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.

- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.

- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.

- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.

- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The General Plan update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element Planning Code amendments, as well as the Safety and Environmental Justice Elements and related General Plan and Zoning Map amendments.

1.3 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2. The Housing Action Plan is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.

2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.

3. **Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further

access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. To do this, the inventory includes:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland has sufficient zoning capacity to meet Oakland's RHNA requirements, the City's Housing Action Plan includes several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. A few examples of actions in the Housing Action Plan include:

- Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);

- Reduce constraints to the development of accessory dwelling units (Action 3.2.5);

- Implement an affordable housing overlay zone that would allow for 100% affordable housing development at any density up to a specified height in most areas where housing is currently permitted (Action 3.3.5);

- Revise development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1);

- Remove conditional use permit requirements for housing in RD-2 and RM zones (Action 3.4.3);

- Implement objective design standards (Action 3.4.8);

- Implement a housing sites overlay zone that would allow all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households (Action 3.4.10);

- Promote infill, transit-oriented development (TOD), and mixed-use development (Action 5.2.2); and

- Encourage new affordable housing in higher resource neighborhoods (Action 5.2.8)

- Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities (Action 5.2.9)

The Housing Action Plan and Housing Sites Inventory reflects feedback from members of the community and the goals, policies, and actions reflect both local priorities and State obligations.

1.4 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 Housing Element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.

- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.

- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.

- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; Close the gap between affordable and market-rate housing production by expanding affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.

- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.

- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden, overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as the rapid aging of the population and continued prevalence of poverty.

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.

- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, which is reflected in the unequal opportunities available for communities of color. Additionally, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.

    - The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.
- **Appendix E – Housing Resources and Opportunities**: Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.

- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs for all housing developments due to a lack of City staff capacity. Both market rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, rising interest rates, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.
- **Appendix H – Glossary.** Defines key terms used in the Housing Element.
- **Appendix I – Public Outreach Materials.** Includes meeting materials, outreach and survey summaries.
- **Appendix J – Proposed Rezoning and Height Changes.** Illustrates proposed rezoning and height changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods. The proposed changes are also available as an interactive map.
- **Appendix K – Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22 and Responses.** Provides a brief summary of the changes in response to the State HCD letter and where they were made in the revised draft.
- **Appendix L – Response to Public Comments.** Provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period. Appendix L-1 includes comment letters; Appendix L-2 includes responses.
- **Appendix M –Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites)** The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are in the inventory already (shown in yellow); others have been analyzed for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer-term General Plan Update.

1.5 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last comprehensively updated in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards prescribed by the current Planning Code are used to determine the City's ability to accommodate residential development. Some initial amendments to the Land Use and Transportation Element and Planning Code and initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part of adoption of the Housing Element. As other elements are updated as part of Phase 2, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.6 Sources of Information

In preparing the City's Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several

additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
    i. California Department of Finance, E-5 series
    j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
    k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021
    l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)
    m. California Housing Partnership, Preservation Database (2020)
    n. Zillow, Zillow Home Value Index (ZHVI)
2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022

10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022
12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022
30. City of Oakland, Equitable Climate Action Plan, 2020
31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023
32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;
33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)
34. City of Oakland, Oakland Equity Indicators Report, 2018
35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019
36. City of Oakland, Impact Fee Annual Report, December 24, 2021
37. City of Oakland, Resilient Oakland Playbook, October 10, 2016
38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)
39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023
40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020
41. Oakland Housing Authority, August 2021
42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020
43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021
44. City of Richmond, Master Fee Schedule, July 2020
45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021

46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021
47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020
48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021
49. California Housing Partnership, Preservation Database, February 2022
50. Urban Displacement Project, 2018 and 2019
51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020
52. Yelp, 2022
53. Zillow, Mortgage Rates, October 2021
54. Zillow, ZHVI, December 31, 2010, and December 31, 2020

2 Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I. Appendix J provides an overview of public comments and staff responses to illustrate how the revised draft reflect public input received during the public comment period.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach by bringing on two collaborating consultant teams to assist on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative, and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that: 1) meets state deadlines and requirements for the GPU, and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinate closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources

dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Community Consultant Team, Deeply Rooted Collaborative, focuses on engagement with the following key communities and geographic areas:

- Communities: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices

- Outreach Geographies: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

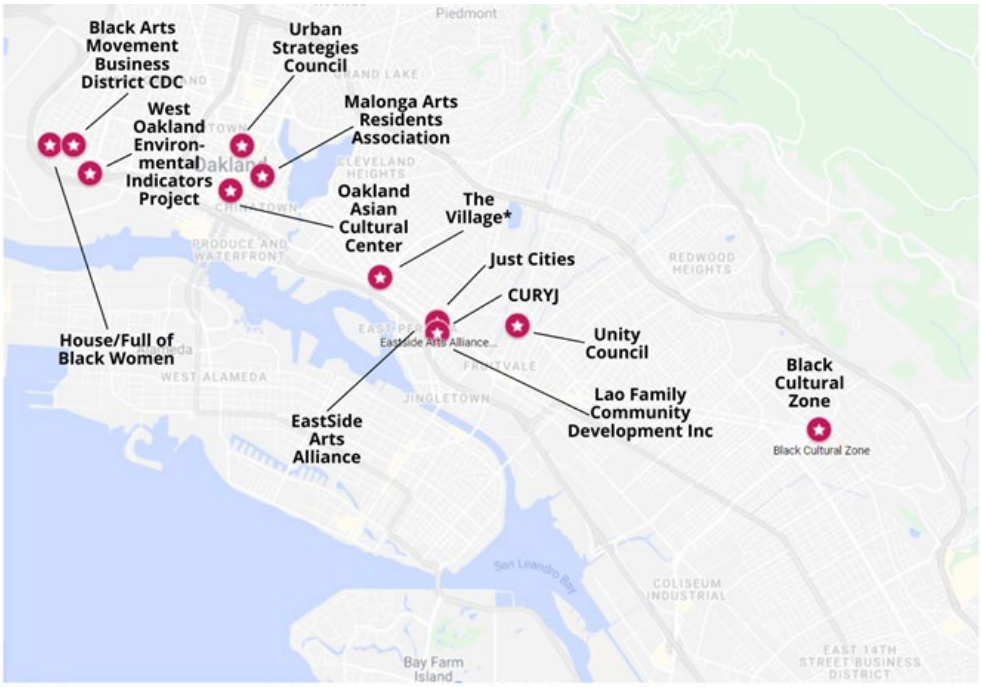
- EastSide Arts Alliance | Cultural Programming Partner

- Just Cities | Technical Assistance/Community Education Partner

- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in Figure 2-1. Deeply Rooted's community partner roles are listed in Table 2-1.

Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

Community Partner	*Community/ Outreach Geography*
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

Community Engagement and Outreach Summary

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in Chart 2-1. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porch-side chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1,006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.
- **Townhalls**: Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.
- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the

fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022. On August 31, 2022, twenty (20) young leaders were selected as inaugural Deeply Rooted (DR) Fellows. These young people will lead DR outreach efforts to engage Oakland's youth in the GPU update. DR Fellow activities will include interviewing and surveying young people about their visions and aspirations for the City; educating elementary, middle and high school students about the OGP; gathering data and conducting research to identify the challenges young people face in the City and their proposed solutions; and, implementing a social media campaign to increase youth awareness of the GPU.

- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will: 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks); and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
  - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
  - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
  - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.
  - Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
  - People who own small businesses in Oakland.

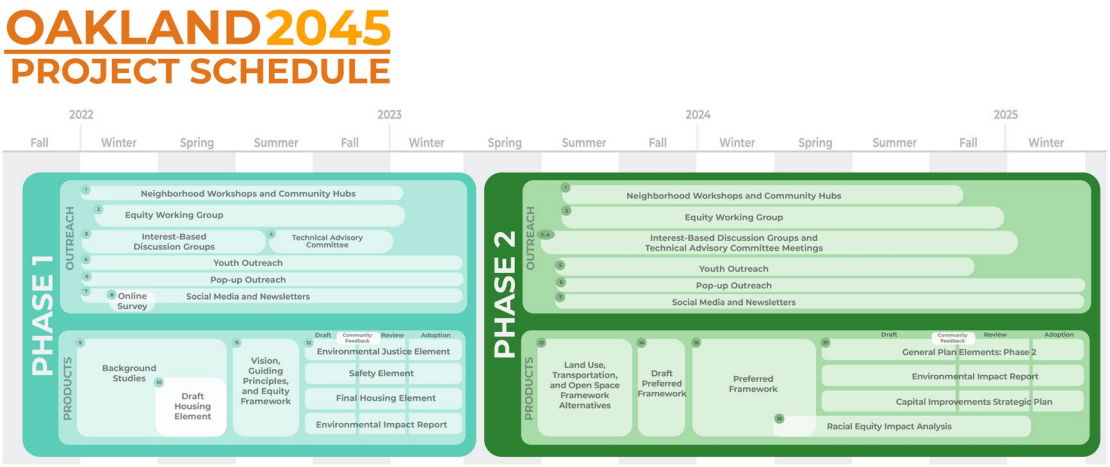
Additional information about the EWG selection process can be found at https://www.oaklandca.gov/news/2022/general-plan-equity-working-group-members-selected.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC

meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.

- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

Chart 2-1: Oakland 2045 Project Schedule



HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in Chart 2-2 and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted four virtual housing workshops on February 10, 2022, February 17, 2022, March 12, 2022, and June 9, 2022 to solicit feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. Workshop 4 was held on June 9, 2022, and

sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (State HCD). Summaries of these workshops are included in Appendix I.

Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

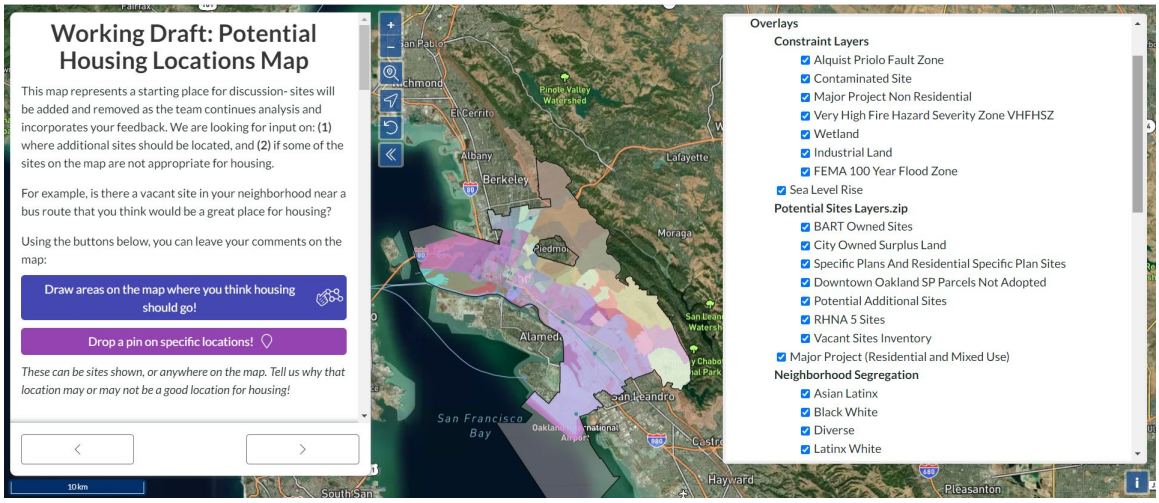
- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (June 8, 2022): Draft Housing Element

Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See Figure 2-2 below for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

Figure 2-2: Interactive Map Survey Snapshot- Draft Housing Element Plan Release



The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. Pursuant to AB 215, the city made the first draft available for public review for 32 days between May 12, 2022, to June 13, 2022.

The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. During the 30-day mandatory public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions.

During this initial comment period, the City received 18 letters from Oakland residents and organizations. Staff also sought feedback on the 2023-2031 Draft Housing Element from the Community and Economic Development (CED) Committee of the Oakland City Council on May 24, 2022, and from the Planning Commission on May 18, 2022, and June 1, 2022. City staff incorporated changes to the draft prior to submittal to State HCD where it was feasible to do so within the short time period.

The city provided its draft Housing Element to State HCD for the first 90-day review period on June 30, 2022. The Draft Housing Element (clean and redlined versions) submitted to State HCD is available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element.

EXTENDED PUBLIC REVIEW PERIOD FOR COMMUNITY FEEDBACK

To ensure that the community had enough time to review and comment, the City committed to keeping the first draft of the Housing Element available for public comment during the 90-day State HCD review period, until September 30, 2022. The first Draft Housing Element was available for public review and feedback for a total of 142 days between May 12, 2022, until September 30, 2022.

Staff presented the draft Housing Element to neighborhood and community groups such as Monarch Senior Homes – Satellite Affordable Housing Associates (SAHA) development, East Bay Housing Organizations (EBHO)'s Oakland Committee, Allen Temple Public Ministry's Virtual Townhall, Rockridge Community Planning Council (RCPC) Townhall and the Piedmont Avenue Neighborhood Improvement League (PANIL). Finally, staff conducted study sessions with the City Council and Planning Commission in October to seek additional feedback on the 2023-2031 Draft Housing Element.

Equity Working Group

Between June 2022 and October 2022, the Equity Working Group (EWG) group met eight times to provide feedback and housing policy recommendations on the 2023-2031 Draft Housing Element. EWG members also shared a list of their housing policy recommendations and met with the Directors from the Planning and Building (PBD), Human Services Department (HSD), Oakland Housing and Community Development (Oakland HCD) and the Office of the City Administrator (CAO) and the CAO Homelessness Division to review the policy recommendations.

Response to Public Comments

Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period.

Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[17] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in Appendix D: Affirmatively Furthering Fair Housing.

Housing Element Community Education Materials

The GPU Deeply Rooted in Oakland Partnership is preparing a Housing Element community education summary intended to synthesize the complex and lengthy housing element as well as

[17] Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf

community priorities heard throughout the year of outreach and conversations with Oaklanders (i.e., pop-ups, Equity Working Group, Deeply Rooted Community Partners). This summary will provide a focused look at housing issues and their structural roots, key points, community solutions and what policies were integrated into the element to help address these issues. It will also provide a deep dive into people's history and how it shaped housing quality, access, and opportunity for the following areas: Citywide, Chinatown, East Oakland, West Oakland, and North Oakland. The summary is expected to be released in winter/early spring of 2023.

2.2 Public Participation Themes

Across discussion groups, workshops, EWG meetings, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness: "Housing is a Human Right."** A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[18] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:
  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3

[18] https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

  - **Actions:** 1.1.1 through 1.1.14, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.4, 4.2.1 through 4.2.5, 4.3.1 through 4.3.6

- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

  - **Goals:** 1, 2, 3
  - **Policies:** 1.1, 2.1, 2.2, 3.3, 3.5
  - **Actions:** 1.1.1 through 1.1.14, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.2.7, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of accessory dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with

priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.6, 3.3.1 through 3.3.18, 3.4.1, 3.4.3 through 3.4.11, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:
  - **Goals:** 2, 5
  - **Policies:** 2.1, 5.2
  - **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5, 5.2.6
- **Keep Oakland Communities Together.** All Oakland neighborhoods deserve high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, concerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:
  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.1, 2.2, 3.5, 5.1, 5.3

  - **Actions:** 1.1.1 through 1.1.14, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3

- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.8, 1.1.9, 2.1.3, 3.2.5, 3.3.13, 3.3.17, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3, 5.2.11

3 Summary of the Housing Sites Inventory

The Housing Element of the General Plan must include an inventory of land suitable and available for residential development to meet the city's regional housing needs allocation (RHNA) by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, but many nearby jurisdictions have been assigned a larger percentage increase than Oakland compared to their prior RHNA allocation. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. Table 3-1 shows the income breakdown of the Oakland RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

Income Level[1]	*Needed Units*	*Needed Units with 15% Buffer*	*Percent of Needed Units*
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	*3,256*	*3,745*	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.

2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Government Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. Oakland's analysis of potential to accommodate new housing growth has considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.

The Inventory identifies sufficiently zoned land to accommodate the Oakland RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and

- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the Oakland RHNA is provided in Table 3-2, below. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in Figure 3-1 below.

Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 Oakland RHNA

	Residential Units				
	Very-Low-Income[1,2]	*Low-Income[1]*	*Moderate-Income*	*Above-Moderate-Income*	***Total***
Total Credits	1,978	2,191	776	10,176	**15,261**
Pipeline Projects	*1,206*	*1,499*	*182*	*10,174*	***13,201***
Projected ADUs	*692*	*692*	*594*	*0*	***1,978***
Adequate Sites Alternative	*80*	*0*	*0*	*2*	***82***
Potential Development Projects[3]	413	1,332	194	5,417	**7,167**
Vacant	*203*	*787*	*23*	*1,201*	***2,235***
Non-Vacant	*211*	*545*	*171*	*4,217*	***4,932***
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		*23*	*566*	*3*	***592***
Non-Vacant		*691*	*3,229*	*685*	***4,605***
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		*142*	*200*	*0*	***342***
Non-Vacant		*5,356*	*799*	*2,456*	***8,611***
Total Capacity		**12,127**	**5,764**	**18,737**	**36,578**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		***11,801***	***5,126***	***13,263***	***30,189***
Surplus Over RHNA		**1,866**	**1,307**	**7,204**	**10,327**
		118.2%	**129.3%**	**162.5%**	**139.3%**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).

2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 units.

3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

CREDITS TOWARDS THE RHNA

State HCD Guidance provides that the RHNA can be accommodated by looking at: 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the City's 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or projected rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-5a and b, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet their RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 ADU permits were issued annually in the City of Oakland. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[19] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to State HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[20] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

[19] This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU occupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

[20] More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/adequate-sites-alternative

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering recent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this Housing Element cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the City's remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with expressed or potential development interest, including interest determined as part of a community mapping exercise. Capacity of and rationale for nonvacant sites redevelopments can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of

30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in identified Environmental Justice Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.[21] Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the process of developing the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[22] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

Chart 3-1: Housing Sites Inventory Development Process



The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income

[21] Gov. Code, § 8890.50. subd. (b).

[22] To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

households – the City is also committed to investing in "lower resource" neighborhoods to increase opportunity for the existing residents of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including investments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. With the exception of Rockridge BART, which has historically not been available for lower income housing, many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower resource or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards, high fire risks, and active pipeline projects. About 70.1 percent of Oakland's highest resource areas are within a Very High Fire Hazard Severity Zone (VHFHSZ), as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest resource; 2.2 percent in high resource) – see Appendix C for additional information. It should also be noted that ADU projections, which estimate significant numbers of units affordable to lower- and moderate-income households, are not included in these estimates. As these units are typically provided in lower-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods.

Many of these higher resourced neighborhoods currently reflect a historic pattern of exclusionary zoning; to address this, the City is taking action to upzone these areas to further increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods. These reforms would also affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. See Appendix J-1 for more information on these rezoning actions, and Chapter 4: Housing Action Plan for other actions that support affirmatively furthering fair housing. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in Figure 3-2 below

Figure 3-2: Housing Sites Access to Opportunity, 2022

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oakland, and filtered out sites based on objective physical constraints and opportunity metrics. More information on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[23] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

[23] A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

4 Housing Action Plan

4.1 Goals, Policies, and Actions

The 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing.

- Reduce racial segregation and disparities in housing opportunities and outcomes
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

The five goals are:

Goal 1: Protect Oakland Residents from Displacement and Prevent Homelessness

Goal 2: Preserve and Improve Existing Housing Stock

Goal 3: Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

Goal 4: Address Homelessness and Expand Resources for the Unhoused

Goal 5: Promote Neighborhood Stability and Health

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as **new actions** needed to address the city's housing needs.

In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation, fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market-rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal below includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low-income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing.

In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City's Housing and Community Development Department (Oakland HCD) has established a balanced approach to investing its available resources, with 25 percent of available resources to

rehabilitation/preservation of existing deed-restricted affordable housing, 25 percent to acquisition and conversion of unsubsidized affordable housing opportunities, and 50 percent dedicated to the new construction of affordable housing with a required homeless set-aside. These funding priorities are outlined in HCD's Strategic Action Plan (2021-2023), found here: https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The City's Notices of Funding Availability (NOFA) and Request for Proposal (RFP) processes are key for how the City supports many of the goals outlined below. NOFAs and RFPs released by Oakland HCD are competitive application processes for awarding City of Oakland funds for the development of affordable housing. Currently, HCD has three NOFA programs: 1. Acquisition and Conversion to Affordable Housing (ACAH), 2. New Construction of Multifamily Housing, and 3. Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing. When funding is available, NOFA are released under the three programs to issue funds for affordable housing projects, which are then reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects are recommended for funding to the Oakland City Council. NOFA scoring is guided by the values centered on advancing racial equity and to prioritize assisting housing projects where the tenants are at risk of displacement and that target assistance towards extremely low income households. In recent years, the City has also implemented its Homekey Program, which uses State Homekey funds to expand housing for people experiencing homelessness or at risk of homelessness. The City chooses Homekey partners via an RFP process seeking proposals for the rapid acquisition and operation of homeless housing .

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[24] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[25] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent displacement.[26] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland

[24] Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

[25] Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

[26] Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.

as affordable options declined.[27] Rising rents are a factor in increasing rates of homelessness. According to the 2022 Alameda County Point in Time Count, 25 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (22 percent) and other money issues (13 percent).[28]

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal of protecting Oakland residents from displacement and preventing homelessness —including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect Oakland renters and owners from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For example, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing residents from diverse backgrounds are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.

[27] Hwang, Jackelyn, and Vineet Gupta. "Residential and Neighborhood Instability in Oakland." 2021. Available at https://ccrl.stanford.edu/publications/residential-and-neighborhood-instability-in-oakland.

[28] City of Oakland, "Homelessness County & Survey: Comprehensive Report." 2019. Available at https://everyonehome.org/wp-content/uploads/2022/10/2022-Alameda-County-PIT-Report_9.22.22-FINAL-3.pdf

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.

The Oakland Rent Adjustment Ordinance (Chapter 8.22, Article I of the Oakland Municipal Code) limits rent increases on covered units (most units built before 1983) based on a formula tied to increases in the Consumer Price Index. In 2022, the City Council adopted an amendment to change the formula used to calculate the annual allowable rent increase to 60 percent of the change in CPI, or 3 percent, whichever is lower. The Rent Adjustment Program (RAP), a division of Oakland Department of Housing and Community Development, will continue to enforce the Rent Adjustment Ordinance.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Revisions to formula to calculate allowable rent increase completed in 2022. Implementation ongoing, 2023-2031.*

Objective: *All tenant rights and protections under applicable City law will be enforced.*

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Eviction protections are enforced by the Rent Adjustment Program (RAP) and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. In 2022, the City Council voted to place on the November 2022 ballot an expansion of the Just Cause for Eviction ordinance. In particular, the ballot measures asks: Shall the Measure amending the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction; and (4) make other clarifying amendments, be adopted? The City will continue to enforce just cause measures, undertake efforts to ensure the public is aware of revisions if enacted by the voters, and expand tenant protections as feasible—including identifying additional limitations to just causes.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.3: Enforce and Strengthen Ellis Act protections.

The Ellis Act is a statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. This includes filing withdrawal notices with the Oakland Rent Adjustment Program, and the provision of relocation assistance. Recent efforts to reform or repeal the Ellis Act at the State level have gained significant traction but have not to date been successful. The City has supported those efforts—for example, see City Resolution No. 88571 C.M.S. in support of Assembly Bill 854 (Lee) that would have prohibited a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners of the property have held their ownership interest for at least five years. The City continues to hold that reform is necessary to reduce speculator abuse and protect tenants. The City will join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Furthermore, the City's requirements when removing a property through the Ellis Act Ordinance are bolstered by protections under the City's Just Cause for Eviction Ordinance (see Action 1.1.2 above) and Relocation Ordinance (Action 1.1.4 below). The City's newly implemented rental registry (2022) will also help the City monitor Ellis Act-related eviction cases.

The City will continue to enforce the Ellis Act Ordinance and, based on any changes allowed by statewide reform, explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible.

> **Responsible Party:** *Oakland Department of Housing and Community Development*
>
> **Potential Funding Source:** *Annual Rent Adjustment Fee*
>
> **Timeframe:** *Ellis Act Ordinance Protections are ongoing, 2023-2031; staff will continue to process Ellis findings, which have averaged 25 annually over the past four years, and will continuously seek ways to improve efforts to inform owners and tenants of their rights and obligations under the Ellis Act through robust outreach and counseling. Furthermore, the rental registry will be required as of July 1, 2023 and monitored thereafter. Lastly, the City will engage its legislative lobbyists annually and submit a support letter to the State annually to continue Statewide advocacy efforts.*
>
> **Objective:** *All tenant rights and protections under applicable City and State law will be enforced, and the City will continue to seek ways to improve tenant protections under the related ordinances.*

Action 1.1.4: Implement tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ord. No. 13468) requires owners to provide relocation payments to

tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Ongoing, 2023-2031*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.

The City will implement a tenant right to counsel in Rent Adjustment Program (RAP) proceedings, where qualified tenants who participate in RAP hearings have right to free legal representation within the funding availability restrictions. This includes partnering with nonprofit organizations to provide those services.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: In October, 2022 *Council approved a service provider contract to provide legal representation during RAP proceedings beginning in providing representation services in Fall 2022.*
Objective: *Resources permitting, all tenants participating in RAP proceedings will have access to legal representation. to prevent displacement by preventing unlawful rent increases. (see Action 1.1.6 below).*

Action 1.1.6: Enhance housing related legal services

As funding becomes available, the City will increase housing related legal services, including eviction defense services and legal counseling through community partners. Housing Related legal services will help address displacement risks, eviction defense, and housing instability through legal representation, consultation, and education. T

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Local, State or federal sources as available, and Annual Rent Adjustment Fee*

Timeframe: In July 2022 Council approved a direct grant to a consortium of nonprofit legal service providers to continue eviction protection and other legal services. Other tenant legal service contracts are administered through the Rent Adjustment Program. Staff will continue to *seek funding to ensure services will be ongoing.*

Objective: *Resources permitting, all at risk tenants may seek free legal services from external partners to prevent evictions and housing instability.*

Action 1.1.7: Expand the City's ability to enforce rent control to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. In addition, the City's new rental registry, approved in 2022, will require property owners to report rent and tenancy information to RAP on an annual basis. This new tool will allow the City to better monitor rent control and will help both tenants and owners understand whether their rents comply with Oakland's Rent Adjustment Ordinance. The City will consider how to expand the number of units subject to rent control to maintain affordability.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: *Rent control measures are ongoing, 2023-2031. As of July, 1, 2023, the City's rental registry will require owners of these units to report rent and tenancy information to RAP on an annual basis. With this new tool, staff will be able to better monitor rent control measures.*

Objective: *To the extent permitted by State law, Oakland will use the rental registry to ensure rent control laws are being followed, enabling better renter protections.*

Action 1.1.8: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment fee*

Timeframe: *Ongoing, 2023-2031; conduct Resident Mini Pulse Survey on biannual basis.*

Objective: *The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.*

Action 1.1.9: Implement a rental housing registry.

A rental housing registry is a database of rental units within Oakland and will be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. In June 2022, the Oakland City Council adopted Ordinance No. 13695 CMS to establish a rental registry in Oakland. The City will use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Annual Rent Adjustment Fee*

Timeframe: Implement the rental registry by 2023, maintain it *ongoing, 2023-2031*

Objective: *By 2023, the City will design and implement a rental housing registry. This registry will cover housing units subject to rent stabilization and/or just cause protections under City law.*

Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) recognizes tenants' right to live in safe, dignified, harassment-free homes. The TPO deters and makes unlawful harassment by property owners and their agents, including property managers, recognizing that such harassment can frequently force tenants from their homes. The ordinance provides tenants strong legal recourse in the event of such prohibited harassment. On July 21, 2020, the City further amended the TPO to strengthen existing protections and include additional remedies. For example, the amendments established heightened penalties for violations against elderly, disabled, and/or catastrophically ill tenants. The amendments further expanded the ordinance's application to non-profit-owned rental housing and rental units in newly constructed residential properties. City enforcement of the TPO can prevent and remedy violations against tenants, for example by deterring unscrupulous landlords from undertaking "self-help" evictions and securing building and/or citywide relief for tenants. City enforcement therefore is critical to ensuring that Oakland's most marginalized tenants also receive the protections of the TPO.

In October 2020, the Oakland City Attorney launched the Housing Justice Initiative, a housing enforcement unit specifically dedicated to protecting marginalized Oakland tenants through the enforcement of the TPO and other similar or related local and State laws.

Through the Housing Justice Initiative and the work of the City Attorney's existing Neighborhood Law Corps, the City will continue to expand its enforcement of the TPO.

Responsible Party: *Oakland City Attorney*

Potential Funding Source: *Additional grant sources will be pursued.*

Timeframe: *Ongoing, 2023-2031*

Objective: *Tenants' rights and protections under applicable City and State law will be enforced more systematically and on a larger scale over time, with a focus on actions that protect the most marginalized tenants and hold large-scale bad actors to account.*

Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.

Currently, through the Tenant Move Out Ordinance (Chapter 8.22.700, Article VI of the Oakland Municipal Code), Oakland renters have protections from unfair or coercive buyout agreements. Further, State law (SB 330) requires that property developers provide the right to return to low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will continue providing awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5, the City will extend this right beyond the sunset date of SB 330.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *Legal fees associated with case parties involved*

Timeframe: *SB 330 rights will be extended by the end of 2024.*

Objective: *All tenant rights and protections under applicable City and State law will be enforced.*

Action 1.1.12: Provide a local preference in affordable housing projects.

Oakland Municipal Code [Chapter 15.63] grants preference in City-assisted affordable housing projects to (1) Oakland residents displaced due to City actions or no-fault evictions, (2) neighborhood residents, and (3) Oakland residents and workers. All three preferences are applied at initial occupancy, to the extent permitted by other funding sources. After initial occupancy, displaced households and Oakland residents and workers continue to receive priority preference for available units. Oakland's Housing and Community Development Department recently updated its findings to support its preferences and ensure that its preferences may be permitted in County-assisted projects. The City will continue its efforts to streamline the process by which these preferences are applied, including through a regional housing portal and a more robust tracking system for displaced households.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *n/a*

Timeframe: *Ongoing, 2023-2031. While the ability of the City to require its projects to participate in a regional application portal depends in part on the readiness of such portals, the City currently attends regular meetings around the design of a regional portal. The City intends to identify a suitable application portal to partner with by the end of 2024.*

Objective: *The City will continue to apply local preferences in City-assisted affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will continue to*

identify ways to streamline the administration of its preferences, including through a regional housing portal and a more robust tracking system for displaced households.

Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for establishing an appropriate set of standardized community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: *Oakland Planning & Building Department, Oakland Department of Housing and Community Development; Economic and Workforce Development Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objective: *Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.*

Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

Keep Oakland Housed, the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently help prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis. The City will also expand these types of programs and design new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: *Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: Continue implementation of the ERAP program 2022-2023, and *The City of Oakland to issue a Request for Proposals and award a contract to a homeless prevention program provider(s) by mid-2023.*

Objective: *The City of Oakland will continue to implement a homeless prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program.*

Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable housing units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle. In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland though actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will expand housing rehabilitation assistance to very low- and low-income homeowners to address code violations, repair major building systems in danger of failure, abate lead-based paint hazards, conduct minor home repairs for seniors, and perform or fund emergency repairs. Per the Council-adopted target of 100 percent building electrification by 2040 (Equitable Climate Action Plan (ECAP) Action B-2) and energy resilience for all (ECAP Action A-2), the City will pursue resources to integrate holistic building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Per the ECAP, electrification refers to the replacement of methane (aka "natural") gas systems and appliances with efficient, effective, all-electric alternatives, such as heat pumps or induction cooking. Electrification is intended to be permanent: to meet the Council's 2040 target, buildings switching away from gas to efficient electric systems and appliances should not later add gas infrastructure or appliances. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program
- Bay Area Regional Energy Network's HomePlus Program and Home Energy Advisor
- TECH Clean California
- California Energy Smart Homes
- Low Income Weatherization Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's homeowner rehabilitation programs.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *The City of Oakland Department of Housing and Community Development will continue to accept applications for and serve residents through its established low-income homeowner rehab programs and facilitate access to other resources on an annual basis. The City will also pursue additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs. The timing on pursuit of these additional funding sources depends on when such opportunities are available, as State funding streams for home rehabilitation/electrification are unpredictable or trade off with other Housing Element priorities (for example, the CalHome program could fund rehabilitation, but that would potentially mean applying for less money for down payment homebuyer assistance which has no other dedicated funding).*

Objective: *As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.*

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue, and seek resources to expand, implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions. The City will seek resources to integrate electrification, lead abatement, and home rehabilitation activities in order to maximize public health and housing security benefits for frontline Oaklanders. The City will also seek resources and inter-agency partnerships to monitor public health impacts of new programing and requirements.

Responsible Party: *Oakland Department of Housing and Community Development, Residential Lending Division; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *Community Development Block Grants and potentially other funding sources as available*

Timeline: *Ongoing throughout the 2023-2031 period and beyond*

Objective: *As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.*

Action 2.1.3: Conduct proactive rental inspections.

The City is adopting a proactive, data-driven housing inspection program for City Council's approval in early 2023 to improve housing habitability conditions among the City's rental stock. Covered rental units will be inspected on a regular basis at designated intervals thereby reducing the likelihood of deterioration and escalation to substandard housing conditions by identifying and targeting exterior and interior code violation early on. The City will continue to monitor and inspect properties in response to a complaint driven process from the public on habitability and blight condition. The City will work with community

partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection. Guidelines are being developed to identify issues that may qualify as delay of enforcement actions to provide property-owners with sufficient time to complete the needed repairs, thereby mitigating displacement of existing tenants and preserving affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Permit fees*

Timeline: *2023*

Objective: *The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.*

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.3, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.*

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of Americans with Disability Act provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees*

Timeline: *2025-2027*

Objective: *The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.*

Action 2.1.6: Increase funding for improved indoor air quality.

The City will seek State, Federal, and other funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation, air filtration systems (e.g., MERV filter systems), and efficient electrification to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways. The City will adopt and implement an Existing Building Electrification Roadmap, using an equity-centered approach to transition all homes away from methane (aka "natural") gas systems by 2040. The Roadmap will specify policy strategies, necessary incentives and safety nets, and other steps to avoid increasing housing displacement or energy insecurity in the electrification transition.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office

Potential Funding Source: *State funding such as Technology and Equipment for Clean Heating Initiative, Building Initiative for Low-Emissions Development, and California utility repayment funding. Federal funding is available through the Inflation Reduction Act. Additional sources of funding could include CEQA mitigation funds, philanthropic sources, and other public-private partnerships.*

Timeline: *Identify funding by 2026; bring Existing Building Electrification Roadmap to Council for adoption by end of July 2023*

Objective: *Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.*

POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: *Ongoing, 2023-2031*

Objectives: *100 percent of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.*

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants. Pursuant to law, the City will also engage in required noticing, tenant education, and coordinating with qualified entities.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds*

Timeframe: Program monitoring and enforcement of this program is ongoing, 2023-2031. Furthermore, the City has issued Preservation and Rehabilitation NOFAs on a periodic basis, per funding availability to capture existing affordable units at-risk of conversion to market-rate, and perform rehabilitation work on properties in exchange for extending the term of affordability restrictions. Recent NOFA under this program were released in 2017 ($9.5M) and 2019 ($11M), and the next NOFA release is anticipated in 2023. The City is aiming for approximately $10M in this round, but will likely bolster that amount with the 2022 Bond Measure funding for affordable housing and infrastructure approved by voters.).

Objectives: *As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible. Currently the City's policy is to allocate approximately 25 percent of available local funding towards Preservation and Rehabilitation NOFA, and future funds will be allocated contingent upon availability.*

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing needs.*

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.*

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. The City will require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice. The City will require developers to comply with applicable tenant right to refusal provisions. Further, the City will engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions, and the maintenance of a displaced tenant database. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Enforcement of SB 330 requirements: Ongoing, 2023-2031. Adoption of Requirements above SB 330: 2024.*

Objectives: *Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.*

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge for the study; self-funding, if implemented*

Timeframe: *2026*

Objectives: *Study the root causes of unaffordability and displacement and consider possible taxes to prevent displacement and maintain affordability. Looking specifically at the cost to rehabilitate a home and incentivizing the market to maintain neighborhood level affordability through tax incentive or disincentive.*

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2025-2027*

Objectives: *Preserve SROs and meet housing need.*

Action 2.2.8: Investigate a Tenant/Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland, the neighboring City of Berkeley, East Palo Alto, and San Jose. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include equity-building mechanisms, funding needs and sources, racial equity impact considerations, or other approaches that may

be appropriate to Oakland. Enactment of a TOPA/COPA policy would require City Council review and approval.

Responsible Agency: *City Council; Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Investigate a TOPA/COPA policy and present findings to Oakland City Council for discussion by Fiscal Year 2025. If adopted, implementation will occur at maximum two years after the date of adoption.*

Objective: *Oakland will study by FY2025, and if appropriate, implement a TOPA/COPA policy by 2027 at the latest.*

Goal 3. Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness, Oakland also needs more deeply affordable housing. Oakland especially needs housing affordable to extremely-low-income residents and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

As stated above, the City fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve Oakland's targets for low- and moderate-income households. Public funds for affordable housing would need to be expanded *tenfold* in order to meet these 6th Cycle RHNA targets. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs, and introduce new strategies to close the gap between market-rate and affordable housing production, and further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area); micro units (units usually less than ~250 square feet); and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the residential permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential permitting process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like its permitting procedures and zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear infrastructure burdens from the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the absence of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices. Community members sought more duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types[29] tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of housing that is more affordable by design. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other rental options that are affordable. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

On March 16, 2021[30], the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9.[31] Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit

[29] Missing Middle Housing is a range of house-scale buildings with multiple units (e.g., duplexes, triplexes, fourplexes, cottage courts, and multiplexes) that are compatible in scale and form with detached single-family homes and are located in a walkable neighborhood. More information is available at missingmiddlehousing.com.

[30] March 16, 2021, City Council Resolution to study and consider criteria for allowing four-plexes in areas designated for single family residences: https://oakland.legistar.com/LegislationDetail.aspx?ID=4815334&GUID=C981D0A8-C841-43F1-A33F-12CA0DA76B07&Options=&Search=

[31] SB 9, in effect as of January 1, 2022, permits increased density on single-family lots through duplexes and lot splits.

streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges to finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging: in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING[32]

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: *Oakland Department of Housing and Community Development*

Timeline: *Program will be launched by December 2023*

Potential Funding Source: *State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.*

Objective: *This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.*

Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

[32] Deeply Affordable housing for persons at 30 percent area median income or below.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

Responsible Agency: *Oakland Housing Authority*

Timeline: *Ongoing, 2023-2031*

Potential Funding Source: *Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.*

Objective: *As vouchers or funds are available, at least 20 percent of units in assisted developments will be deed restricted as extremely-low-income.*

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) Zones and additional multi-unit housing types in Mixed Housing Type Residential (RM) Zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential lots to 2,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 3.4 and Policy 5.1. See Appendix J for a summary of missing middle zoning amendments.

Under Action 3.4.1, the City will revise development standards, including allowable building heights, densities, open space and setbacks requirements.

Under Action 3.4.8, the City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *June – July 2023*

Objective: *Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes, along with other multi-unit housing types) in current single-family-dominated neighborhoods to match housing need.*

Action 3.2.2: Promote and protect live/work housing and housing for artists.

The City will update development standards, building codes, and land use regulations to promote artist housing, including joint living and working quarters (JLWQs) in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to JLWQs in specific commercial/industrial locations while considering the impacts on nearby viable businesses. The City will support bringing existing, unpermitted JLWQ units in commercial and industrial buildings into compliance with Building Codes and the Planning Code in a way that mitigates displacement of existing tenants and preserves affordability.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase production and protection of live/work housing and housing for artists to match housing need.*

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use, and help make clear how the Historic Building Code and Alternate Materials and Methods Request (AMMRs) can be used to facilitate the adaptive reuse of older commercial buildings. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *2025*

Objective: *Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.*

Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs.

The City will implement its "ADU Loan Program" to provide deferred loans to low-income homeowners who want to legalize an ADU.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.*

Timeframe: *The City's ADU Loan Program opened in Fall 2022 and will offer loans into 2023. As additional funding becomes available, the City will provide additional funding opportunities. For more information on the City's Accessory Dwelling Unit Loan Program (ADULP), see https://www.oaklandca.gov/adulp.*

Objective: *Using the ADU CalHome grant, the City anticipates supporting at least 25 low-income and/or senior households with the cost of legalizing at least 25 Accessory Dwelling Units. This is based on the 25 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.*

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City's current Planning Code already meets the requirements for recently passed ADU state laws under SB 897 and AB 2221. City Staff will work to implement the new requirements for these laws through the City's administrative approval process.

The City will continue to provide pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity for the "one-stop shop" to distribute information to property owners, contractors, and tenants. The City will budget a new staff position for an ADU Specialist whose assignments would include community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will comply with State law (including recently passed SB 897 and AB 2221) and Building Code requirements for ADUs, and also study how the implementation of the Building Code may constrain the legalization of unpermitted ADUs. Oakland's Planning & Building Department will take the lead in implementing these efforts, with support as needed from Oakland's Department of Housing and Community Development.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *January 2023 (Comply with 2022 State ADU law requirements); 2023-2024 (One-Stop Shop); by 2025 (Budget a new ADU Specialist position)*

Objective: *Significantly increase production of ADUs to match housing need.*

Action 3.2.6: Monitor Affordability of Permitted ADUs.

Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels: 35 percent affordable to very-low-income households, 35 percent affordable to low-income households, and 30 percent affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units.

To ensure that Oakland's ADU production aligns with these projections, the City will send a survey to the property owners of ADUs that received a certificate of occupancy within the prior two-year period requesting information on household size and rents charged for these recently constructed ADUs. If the survey identifies a shortfall in the numerical affordability production projections, within six months of the survey report being published the City will provide to the Planning Commission a report summarizing the survey report and identifying additional actions that can be taken to either increase the production of affordable ADUs, and/or proposing other rezoning programs that will enable additional affordable housing production to fill any identified affordable housing production shortfall.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *First survey to be conducted first quarter of 2024. Results to be presented to Planning Commission by end of 2024. Any necessary reforms to ADU regulations and/or rezoning programs to be adopted in 2025. Second survey to be conducted in first quarter 2026.*

Objective: *To match affordability projection included in Table C-8 of Appendix C, produce on average 86.5 very-low-income ADUs, 86.5 low-income ADUs, and 74 moderate-income ADUs per year.*

Action 3.2.7: Proactive Short-Term Rental Enforcement.

With limited exceptions in single-family homes with a CUP for a traditional owner-run bed and breakfast, Oakland's current planning regulations prohibit any rental of an accessory dwelling unit (ADU), single-family home, duplex, apartment/condo, live/work unit, or other dwelling unit for less than 30 consecutive days. In addition, State laws that govern ADUs do not allow for any ADU to be rented as a short-term rental of less than 30 consecutive days. The City's code compliance division reviews zoning code violations on a complaint-driven basis, which has not sufficiently deterred property owners from operating short-term rentals that do not comply with planning regulations. Additionally, code compliance often lacks sufficient evidence to clearly document that an ADU or other dwelling unit is operating as a short-term rental.

In response, the City will pursue additional data collection tools that will allow the City to access information showing addresses of units listed on short-term rental platforms. Upon securing this data, the City will engage in proactive enforcement against property owners who are operating short term rentals in ADUs and in other dwelling units throughout the City.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *Violation Fees, permit fees, transient occupancy tax collection*

Timeframe: *Secure additional data collection tools and begin proactive enforcement in 2023. Complaint-based enforcement is ongoing and would continue, supplemented by the additional data collection tools.*

Objective: *Reduce the number of unauthorized short-term rentals in Oakland by having bi-yearly data scrapes of short-term rental platforms and automatic mailing notifications to owners in violation.*

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

Consistent with the California Surplus Lands Act (SLA) and the Oakland Municipal Code, the City will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year for permanent affordable housing development projects, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors, consistent with the SLA. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units. If the SLA process does not conclude in an affordable housing development for a particular site, the City will issue Request for Proposals (RFP) for its designated surplus properties. If the RFP process results in an agreement with an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233 of the SLA. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. The Planning Bureau provides priority processing for affordable projects that are located on surplus sites. The City will also continue to seek to utilize surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs (e.g., safe RV parking and community cabins) and other community-serving uses prior to disposition under the SLA.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *City subsidy*

Timeline: *The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete EIR for rezoning by July 2023.*

Objective: *Issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. Notices will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.*

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to coordinate with the Oakland Housing Authority to advocate for additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding at the federal level as opportunities such as the American Recovery Act become available. Further, the City will work with nonprofit and community-

based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.8). In 2022, Oakland secured 515 emergency housing vouchers as part of its advocacy to expand the number of housing vouchers for Oakland residents.

Responsible Agency: *Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD Section 8 vouchers*

Timeline: *Ongoing, 2023-2031. As part of its landlord education efforts, the Oakland Department of Housing and Community Development will promote voucher acceptance. The Oakland Department of Housing and Community Development hosts multiple landlord education workshops each year that can serve as an opportunity for this promotion. The Mayor's Office will lead federal advocacy during budget discussions with the federal government on an annual basis.*

Objective: *The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.*

Action 3.3.3: City of Oakland Emergency Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program (a public-private partnership) and the Federal Emergency Rental Assistance Program (ERAP) to offer homeless prevention services to those most at risk of experiencing housing instability or homelessness including rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling and other services to increase housing stability and prevention of homelessness. The City will work with community partners to provide these direct services and to advance racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness.

Responsible Party: *Oakland Housing and Community Development Department*

Potential Funding Source: *Federal ERAP funds, private contributions, other local, State, and federal resources as available*

Timeframe: *The City of Oakland allocated over $42 million of Federal and State ERAP funding for emergency rental assistance between 2020-2022 and, if resources are available, will allocate additional ERAP funds to an existing waitlist in 2023. Of the approximately 3,500 Oakland households served by the ERAP program, over 85 percent earned less than 30 percent AMI. The City of Oakland will also issue a Request for Proposals and award a contract of approximately $2.3 million to a collaborative of homelessness prevention program providers by mid-2023.*

Objective: *The City of Oakland will continue to implement a homelessness prevention program that includes emergency financial assistance, legal support and wrap around services. The program will*

be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program with a focus on advancing racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness

Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.

The City will continue to work with development partners including Community Land Trusts, co-ops and emerging developers for possible partnerships involving City land as mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. To support Action 3.3.1, the City will assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units that are designated for extremely-low-income households. In addition, the City will ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. The City will prioritize affordable housing developments that dedicate at least 20 percent of units for extremely-low-income (ELI) or homeless households in accordance with current policies. The Planning Bureau provides priority processing for affordable projects located on surplus sites. The City will review City-owned sites to identify, and, where appropriate, address land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development; Oakland Human Services Department*

Potential Funding Source: *City subsidy*

Timeline:. *The City will continue to release future NOFAs contingent upon funding and staff availability. The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete rezoning by July 2023.*

Objective: *The City will continue to release future NOFAs contingent upon funding and staff availability. City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. NOFAs, Notices of Availability and/or Requests for Proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers and community partners.*

Action 3.3.5: Implement an affordable housing overlay.

The City will create an Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. Proposed features of this overlay include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will broadly apply this overlay, except for limitations on designated historic resources as well as areas in the Very High Fire Hazard Severity Zone (VHFHSZ). The City will also study the

possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. See Appendix J for a summary of the AHO.

100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Objective: *Enable development of additional affordable housing throughout the City, including in higher resource areas.*

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031*

Objective: *Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding*

affordable housing.

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

The City currently relies on development impact fees to provide local funding for affordable housing. A study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced through impact fees versus inclusionary affordable housing requirements and their likely affordability levels; and whether targeted inclusionary housing requirements may increase the provision of affordable housing units in higher-resource neighborhoods.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *By mid-2024, complete a study on targeted inclusionary housing requirements and present to Council.*

Objective: *Ensure implementation of affordable housing impact fees and/or inclusionary housing requirements maximizes production of affordable housing in all areas of the city.*

Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including for affordable housing, to ensure that new market-rate development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)*

Potential Funding Source: *General Plan Surcharge, permit fees, and Impact Fees*

Timeline: *Ongoing, 2023-2031; initiate next five-year update in 2026*

Objective: *Continue to monitor and adjust impact fees.*

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The

City currently requires for Affordable Housing Impact Fees only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of Certificate Of Occupancy (COO), while the Transportation and Capital Improvement Impact Fees are paid in full before building permit issuance. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: *Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance; City Attorney's Office*

Potential Funding Source: *Permit fees, and General Fund for any reduction of fees*

Timeline: *Review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.*

Objective: *Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.*

Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD).

On November 1, 2022, the Oakland City Council enacted a resolution expressing the City's interest in establishing one or more Enhanced Infrastructure Financing Districts (EIFD) to fund affordable housing that affirms the City's commitment to furthering fair housing and infrastructure improvements. The resolution directed the City Administrator to study proposals for the creation and implementation of an EIFD exclusively for East Oakland, exclusively for West Oakland, and a combined East and West Oakland EIFD. Upon completion of this study, the City Administrator is to return to Council with reports and recommendations. The City will consider implementing the EIFD to increase available local funding for affordable housing.

An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing. The Draft Downtown Oakland Specific Plan is also recommending the creation of an EIFD in the downtown area to support the construction of onsite and offsite affordable housing as part of future development in the downtown.

Responsible Agency: *City Administrator's Office; Oakland Department of Finance*

Potential Funding Source: *An EIFD would be a cost-recovering program for any implementation costs.*

Timeline: *By end of 2024, complete studying the implementation of one or more EIFDs and determine proposed EIFD boundaries.*

Objective: *Implement one or more EIFDs to significantly increase affordable housing development and fund infrastructure improvements to match need, if feasible and financially appropriate.*

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods). The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Significantly increase production of housing using construction innovations to match housing need.*

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH Program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH Program, formerly known as the Site Acquisition Program, was formalized through the passing and issuance of local Measure KK bond funds but continues under other funding sources even as Measure KK funds have all been allocated. With the passage of Bond Measure U, it is expected that funds from this new funding source will continue to support the acquisition and conversion to affordable housing of existing units. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available*

Timeline: *The ACAH Program has issued 3 Notices of Funding Availability (NOFA) since the program's inception: in 2017, 2019, and 2020, issuing approximately $45 million to affordable housing developers through the 3 NOFAs. The Oakland Department of Housing and Community Development will continue to release future NOFAs contingent upon funding and staff availability. The next ACAH NOFA release is anticipated in December 2022, and pending City Council approval, staff expect to begin reviewing the next round of ACAH NOFA applications in 2023.*

Objective: *Provide loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing throughout the City of Oakland. Currently the City's policy is to allocate approximately 25 percent of available local funding towards continuing the ACAH program, and future funds will be allocated contingent upon*

availability.

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available*

Timeline: *The City applied to HUD for Section 108 authority in 2022 and will seek to use these funds starting in 2023, pending HUD approval.*

Objective: *As suitable funding and projects become available, predevelopment funding and low-cost debt products will be made available for affordable housing development.*

Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market-rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds. The City will also assess the feasibility of raising the Council authorization threshold for site acquisition to enable the faster purchase of sites.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.*

Timeline: *Conversations with Community Development Financial Institutions (CDFIs) and other funders have been ongoing since 2021, but any fund will require a significant stream of new City subsidy to support takeout of acquisition loans. The City will further explore this item in 2023, pending the passage of Measure U.*

Objective: *By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the* feasibility and appropriateness of a small sites fund.

Action 3.3.15: Continue and expand density bonus incentives.

The City will continue to implement Chapter 17.107, Density Bonus and Incentive Procedure, which was updated and adopted by the City Council on April 19, 2022. The Density Bonus Ordinance offers developers density bonuses in exchange for the provision of affordable housing and provides:

- Greater certainty to project applicants about the City's implementation of the State Density Bonus Law, density bonuses, and incentives for affordable housing;
- Clarifying and accessible language that aligns the ordinance with the City's existing density bonus application intake and regulatory agreement requirements, including clear timelines and a list of all required information;
- Offers an opportunity to streamline the production of affordable housing; and
- Ensures affordability of both rental and homeownership units and prevents potential displacement of existing tenants.

To ensure that the Chapter 17.107 remains compliant with state law, and to solicit additional ideas for incentives and expansion of the density bonus program, the City will review the density bonus program mid-cycle, bring necessary amendments to conform to state law, and solicit feedback from Planning Commission and City Council on additional incentives that could be included in the local density bonus program.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *In 2025, bring forward informational report to Planning Commission and City Council on effectiveness of City's density bonus program and in 2026 return with proposed amendments to ensure conformity with state law and incorporated any recommended policy changes.*

Objective: *Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.*

Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will study the impact that the RPTT has on the affordable housing subsidy and the effect on the General Purpose Fund. In the study, the City will explore revisions to the RPTT including:

- Expanding the current progressive tax;
- The impact of reducing or waiving the tax for affordable housing; and/or
- Using a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: *Oakland Department of Finance*

Potential Funding Source: *General Fund Surcharge for any applicable studies*

Timeline: *Conduct the analysis and provide a recommendation to the City Council and City Administration by Fiscal Year 2023-2024*

Objective: *Complete an analysis by Fiscal Year 2023-2024.*

Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will continue to work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will continue to develop solutions to ensure that the permitting process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: *City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *San Francisco Foundation, General Plan Surcharge, and permit fees*

Timeline: *The City's Breakthrough Grant Fellow is currently researching and implementing strategies to address this action item from 2022 to 2024.*

Objective: *The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.*

Action 3.3.18: Implement affordable housing investments contained in Measure U

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects.

The City successfully sought voter approval in November 2022 to authorize issuance of $850 million in General Obligation Bonds to fund and prioritize affordable housing preservation projects among other purposes. This Affordable Housing and Infrastructure Bond Measure (Measure U) will allocate $350 million towards affordable housing preservation projects.

Responsible Party: *Oakland Department of Housing and Community Development;*

Potential Funding Source: *Measure U Bond Funds*

Timeframe: *As described in Action 3.3.12 and other actions related to the expenditure of affordable housing bond funds, expend the proceeds of Measure U*

Objectives: *Measure U requested authorization for $850 million in General Obligation Bonds with $350 million set-aside for affordable housing. For reference, for the 2016 Infrastructure Bond (Measure KK) where $600 million of General Obligation Bonds were authorized, $100 million was set-aside specifically for affordable housing and anti-displacement projects and supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside more than the program minimum (currently 20 percent) of units for extremely-low-income residents will be prioritized, per the City's process for awarding funds to affordable housing developers, through their New Construction Notice of Funding Availability (NOFA). The City will also be able to make substantial funding allocations to the Acquisition and Conversion to Affordable Housing (ACAH) and Preservation NOFAs to acquire and convert additional market rate units to affordable housing, and also preserve the City's existing affordable housing portfolio, extending affordability restrictions, and investing in the rehabilitation of older properties where needed.*

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess the effectiveness of its AFFH programs (including Action 3.3.6), including sites that develop in higher resource areas.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Mid-cycle (2027)*

Objective: *Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.*

POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements.

The City will allow additional building heights and densities in certain corridors and districts. These changes include:

- **Zoning for diverse housing types:** As discussed in Action 3.2.1, the City will develop revised zoning standards for a diversity of housing types in lower density neighborhoods, including but not limited to duplexes, triplexes, and fourplexes in zoning districts such as the RD Detached Unit Residential, RM Mixed Housing Type Residential, and RU-1 and RU-2 Urban Residential Zones. Zoning changes will include revised standards for building heights, densities, open space, lot coverage, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums).
- Elimination of Conditional Use Permits for Density: Under Action 3.4.3, the City will also eliminate all conditionally permitted densities throughout Planning Code to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs.
- Objective Design Standards: Under Action 3.4.8, the City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.
- **Increased Heights and Densities along Corridors:** The current building height map and permitted densities along key corridors such as International, Foothill, College, Claremont, and MacArthur Boulevards does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake zoning map revisions to allow increased heights and densities. The City will also increase heights and densities on interior residential streets within close walking distance of key corridors.
- **Increased Heights and Densities in Transit-proximate areas**: Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near Rockridge BART and International Boulevard BRT Stations.
- **Increased Heights and Densities in Resource-rich areas:** Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning

changes will include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects and height increases along College and Claremont Avenue. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.

- **Utilizing Senate Bill 10 Provisions:** Under Senate Bill 10 (Weiner) provisions, the City will identify parcels located in transit-rich areas and/or in Racially Concentrated Areas of Affluence (RCAAs) to allow up to ten units of residential density and increased heights, and provide additional opportunity for infill housing within high-resource areas.
- See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need. Create additional opportunities for development along transit-rich areas and in urban infill sites to significantly increase production of housing to match housing need and to affirmatively further fair housing.*

Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update.

The City is updating the 2023-2031 Housing Element as part of a comprehensive update to the General Plan. The General Plan Update (GPU) is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, as well as preparation of a Racial Equity Impact Analysis, Zoning Code and Map update, and creation of a new Environmental Justice (EJ) Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by the end of 2025.

As part of the LUTE update, the City will study the impact of historic and contemporary zoning restrictions, especially single-family zoning, on ongoing patterns of racial segregation. Existing data on historic zoning patterns highlights the racial disparities in homeownership and rental patterns. The City will utilize this study to direct zoning changes in the LUTE as part of Phase 2 of the GPU.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *Study complete by mid-2025*

Objective: *Through this study, inform zoning and land use designation changes to promote inclusive, equitable and diverse housing patterns.*

Action 3.4.3: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits (CUPs) are currently required for multi-unit buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.8, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.4: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards, such as elimination of parking minimums within ½ mile of major transit stop and reduction of minimum parking standards in other areas as well as lower parking maximums in downtown and new parking maximums near BART stations will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will revise parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations. (See Appendix J for a summary of Zoning changes as well as strategies regarding parking included in Oakland Equitable Climate Action Plan: Transportation and Land Use Action 1.)

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

July 2023

Revise citywide parking standards for all housing types and zones, including but not limited to housing inventory sites, downtown and corridors.

Implement January 1, 2023 the elimination of minimum parking requirements for residential developments within ½ mile of major transit stop to conform with state law and update Planning code by July 2023.

Objective: *Reduce constraints to development to significantly increase production of housing to match housing.*

Action 3.4.5: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. In this context, "open space standard" refers to the city requirement for new housing to feature courtyards, patios, balconies, and other open areas in the development. As noted in Appendix F, Housing Constraints, Oakland's open space requirements vary substantially across zoning districts, but in some cases are more than double the open space requirements seen in comparator jurisdictions. To meet these requirements, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted.

To reduce this development constraint, the City will review the open space requirements in zoning designations where minimum usable open space requirements currently exceed 60 square feet of private

open space/120 square feet of common open space per unit and revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Revise common and private open space standards for residential developments, and allow flexibility on its onsite location and configuration

Objective: *Significantly reduce existing open space requirements to remove constraints on development and increase production of housing to match housing need.*

Action 3.4.6: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.7: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to facilitate the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Reduce constraints on development to significantly increase production of housing to match housing need.*

Action 3.4.8: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and will result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community. Housing development projects will have the ability to utilize the objective design standards that will not require evaluation under the regular design review criteria provided under Planning Code Section 17.136.050, including the existing criteria that the project will "enhance desirable neighborhood characteristics." Project applicants may also choose to instead utilize the regular design review criteria and process in order to have greater flexibility and creativity in design criteria.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards*

Timeline: *The City will adopt objective design standards that will be available to all housing development projects by 2024*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and Ongoing*

Objective: *Reduce constraints to development to significantly increase production of ADUs to help address housing need.*

Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right

Pursuant to State law, the City is required to permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects.

The City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to build 20 percent or more of the units are affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle)if redeveloped will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay. This action is intended to facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to State requirements.

This means that the City cannot require any form of discretionary review or approval for such projects. A proposed project would also not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Sites Overlay Zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. See Appendix J for a summary of the Housing Sites Overlay Zone.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June - July 2023*

Objective: *Reduce constraints to development to significantly increase production of housing to match housing need.*

Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing.

Several school districts and community college districts in California have successfully built affordable housing for educators and/or students on their property. In some cases, this housing was built on district offices and other non-instructional sites. In other cases, housing was carefully co-located with an active school campus. The State has also recently invested hundreds of millions towards student housing on community college property. The City will review OUSD- and Peralta-owned sites to identify, and when practical correct, land use conflicts that would prevent affordable housing development.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2025 with the adoption of the Land Use and Transportation Element*

Objective: *Reduce constraints to development to allow for at least one educator and/or student housing project during the sixth cycle RHNA period.*

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing (ACAH) Program, which has provided funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units (see Action 3.3.10). Starting in 2019, the ACAH Program was bifurcated into two subprograms to establish a set-aside for community land trusts and limited equity housing cooperatives after Council passed the 2019-21 Budget, which allocated $12 million to the Preservation of Affordable Housing Fund (PAHF). The City will continue to offer the ACAH Program and support community land trusts and limited equity housing cooperatives using additional funding sources. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Impact fees, General Fund Surcharge, infrastructure bond funds, HOME, Measure U Bond Funds, CDBG, and other local, State, and federal funding as available*

Timeline: *Funds will be made available to equity affordability models through the City's annual affordable housing NOFAs on an annual or bi-annual basis (2023-2031). The next ACAH NOFA release is anticipated in December 2022.*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.*

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how the Planning Code and building occupancy standards affect the viability of these models. The Oakland Department of Housing and Community Development will also continue to support cooperatives and community land trusts through its Acquisition and Conversion to Affordable Housing program.

Responsible Agency: *Oakland Department of Housing and Community Development, Oakland Planning and Building Department*

Potential Funding Source: *Impact fees, General Fund Surcharge, Measure U bond funds, HOME, CDBG, and other local, State, and federal funding as available*

Timeline: *Since 2019, the Acquisition and Conversion to Affordable Housing (ACAH) program has included set-asides for coops and community land trusts, based on input received from community stakeholders. $12 million was allocated through the 2019-2021 budget, and the City will continue to implement a significant set-aside in future ACAH NOFAs, which are expected to be issued at least every other year through the 2023-2031 Housing Element cycle depending on staffing capacity and funding availability. The next ACAH NOFA is anticipated to be released in December 2022 (see Action 3.3.10). In 2024-2025 the City will study the Planning Code and building occupancy standards as well.*

Objective: *Oakland Department of Housing and Community Development will continue to make funds available to housing cooperatives as per current practice. The City will also include cooperatives, co-living and cohousing models in its study of the Planning Code and building occupancy standards.*

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the

California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.*

Timeline: *Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.*

Objective: *The State of California will successfully adopt social housing legislation and repeal Article 34.*

Action: 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households.

The City will continue to evaluate the merits of shallow-subsidy acquisition and development models to assist in the construction or preservation of housing for lower-income households, potentially in partnership with other regional agencies including Alameda County and the Bay Area Housing Finance Authority. However, such a program typically involves acquisition of rent-stabilized housing stock, which often enjoy strong protections under Oakland's Rent Adjustment Program. Recent changes to the Rent Adjustment Program Ordinance may provide equal or greater benefit to target households as a shallow subsidy affordable housing program. For this reason, it would make sense to evaluate the impact of these changes before further considering the adoption of a program.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *The model could be financed by de minimis appropriations of general fund revenue, with additional ongoing subsidies in the form of property tax abatements.*

Timeline: *By December 2025, the Oakland Department of Housing and Community Development will conduct an analysis of the added benefits a project-based shallow subsidy program may bring, compared to the benefits associated with existing rent stabilization measures.*

Objective: *Use property tax abatements to preserve, improve, or increase the supply of housing available to lower-income households*

Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings.

Building regulations serve to establish minimum safety standards in construction. Historically, fire and life safety strategies have focused on standards that ensure building occupants are able to safely evacuate a building during an emergency. Modern strategies focus more on containing fires where they occur through sprinkler systems, fire alarms, pressurized stairwells, fire-treated lumber, and similar strategies.

The California Building Code Section 1629 currently requires buildings to provide a minimum of two stairways in buildings exceeding 3 stories or 36 feet, and California Building Code Section 1006.2.1 generally requires two means of egress where the design occupant load exceeds values specified in an accompanying table. In contrast, the City of Seattle allows for building up to six stories to include only one stairway for egress, and many European residential buildings are constructed as tall as ten stories with single-stair access. A single-stair, or vertical shared access, building construction allows for greater flexibility in design, more efficient layouts, and potentially reduced costs. Currently, there are gaps in available data regarding the impact of these building code requirements on increasing construction cost and the safety benefits of requiring a second egress in combination with fire containment strategies.

The City of Oakland cannot unilaterally relax these California Building Code stairway and egress code requirements; change would be required at the state level. Nonetheless, to catalyze discussion on the issue and prepare for implementing future reforms, the City will study current stairway and egress requirements, including consideration of what cost savings could be incurred through revision of the second egress requirement and review of any potential fire safety concerns.

Responsible Agency: *Oakland Planning & Building Department; Oakland Fire Department*

Potential Funding Source: *General Plan Surcharge and permit fees.*

Timeline: *The City will present a report on the topic of existing second egress requirements and the impact of potential reforms to the Oakland Community and Economic Development Committee of City Council by the end of 2024.*

Objective: *Create additional information on single-stair reform that could assist in promoting statewide changes to the California Building Code second egress requirements.*

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.8, and/or increasing staffing at the Planning and Building Bureaus to

reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions without the need for a variance, which can also reduce project timelines and costs. Alongside the efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.8, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects (see Action 3.3.9). The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: *Oakland Planning & Building Department; Oakland Department of Finance*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2025 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 and ongoing*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online. The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2031*

Objective: *Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.*

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted. Special needs populations may include, but are not limited to, formerly incarcerated individuals, former foster youth, and persons with developmental disabilities.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing 2023-2031; By December 2023, the City will complete an analysis of how the clients served by its funded affordable housing compare to the demographics of Oakland residents, including an analysis of age.*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to provide bonus scoring points for special needs populations as found in current practices.*

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes.

Responsible Agency: *Oakland Department of Housing and Community Development*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.*

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority (OHA) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

OHA has its own community and social services arm, the Family and Community Partnerships Department (FCP). FCP educates and assists residents including search assistance and also works closely with owners during the leasing process to remove barriers and identify needed resources. OHA offers an array of Owner Benefits such as vacancy loss, an owner leasing bonus, and repair cost assistance. OHA's operations include two dedicated Owner Services teams and ongoing owner focused activities such as our Owner online Portal, educational webinars and emails, electronic forms options and outreach events such as our Owner Appreciation Day.

Responsible Agency: *Oakland Human Services Department; Oakland Housing Authority*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *Between 2023-2031, the City and OHA will promote and encourage OHA landlords to participate in this program through ongoing activities and annual events.*

Objective: *The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.*

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups.

Responsible Agency: *Oakland Department of Housing and Community Development; Planning & Building Department*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available*

Timeline: *The City will monitor available data from affordable housing application portals to comprehensively evaluate the unit size needs of Oakland residents and adjust NOFA scoring accordingly, to prioritize allocating City funds to projects by 2024. Furthermore, the City will aim to regularly evaluate local household needs prior to NOFA releases. This will be prioritized, but not limited to, the new construction NOFA released approximately every other year to ensure affordable housing production is aligned with community needs.*

Objective: *The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.*

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

The Oakland Planning Code currently provides for rooming units to be developed at twice the residential density otherwise allowed for regular dwelling units in Neighborhood Center, Community Commercial, Central Business District, Housing and Business Mix, and Transit-Oriented Development Commercial Zones, as well as within the special districts for implementation of the Broadway Valdez, Lake Merritt, and Coliseum Specific Plans. Recent Planning Code amendments similarly allow for efficiency units to be built at twice the density of more typically sized residential dwelling units. The City will expand these provisions to additional zoning districts, including in zones covered by the proposed affordable housing overlay. The City will also revise the Planning Code to permit rooming house facility types more similarly to multifamily residential facilities. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 – 2026*

Objective: *Enable increased production of rooming units and efficiency units.*

Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Section 17021.6 of the Employee Housing Act requires employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use. The City will amend the Oakland Planning Code to modify the definitions of Limited Agricultural Activities, Extensive Agricultural Activities, and One-Family Dwelling Residential Facilities to comply with the Employee Housing Act.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Ensure compliance with the Employee Housing Act.*

Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.

The Oakland Planning Code currently permits residential care facilities in residential and nonresidential zones if located in single family dwellings. Conditional Use Permits are required for residential care facilities if they are located in any other residential facility type and/or when located on the ground floor of a street fronting building in certain commercial zones. The City will amend the Planning Code to expand where residential care facilities are permitted by right. The amendments will include all residential facility types and those located on the ground floor of a street fronting building. In addition, the City will amend the Planning Code to allow residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility, since the State calls out this exemption in the overconcentration restriction in California Health and Safety Code Section 1520.5.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *June-July 2023*

Objective: *Enable expansion of residential care facilities by right and allow the exemption of facilities for foster family homes and the elderly in the overconcentration restriction provided in California Health and Safety Code Section 1520.5.*

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will analyze expansion of exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers, discussed under Action 3.8.3. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: *Oakland Department of Finance; Department of Human Services; Oakland Planning & Building Department, Oakland Department of Housing and Community Development*

Potential Funding Source: *Self-funding through the vacant property tax*

Timeline: *End of 2023 (Analysis of exemptions will be complete)*

Objective: *Through the vacant parcel tax, seek a 10 percent reduction in vacant parcels by the end of the Housing Element period.*

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live/work or other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing, in alignment with the recently passed AB 2011 and SB 6.

Responsible Agency: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeline: *2023 - 2026*

Objective: *Expand the areas where residential space is an allowable ground-floor use.*

Action 3.8.3: Tax vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may

ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: *Oakland Department of Finance*

Potential Funding Source: *General Fund*

Timeline: *Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded*

Objective: *Increase the housing stock by ensuring existing units are made available to rent.*

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City continues to administer the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: *Oakland Department of Housing and Community Development; Oakland Department of Finance*

Potential Funding Source: *Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available*

Timeline: *Ongoing, 2023-2031*

Objective: *As additional funding is available, continue to convert vacant parcels to affordable housing.*

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program. Oakland Housing & Community Development has secured a full-time fellow through the Breakthrough Grant Program to focus on creating an emerging developer program (Action 3.3.17), and exploring how tax-defaulted properties, among other development and funding opportunities, could be leveraged as an entry point for emerging developers.

Responsible Party: *Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department*

Funding: *Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available*

Timeline: *Ongoing, 2023-2031. Breakthrough Grant fellow completes BIPOC and emerging developer program development in 2023, and will analyze tax-defaulted property program opportunities by end of his term in 2024.*

Objective: *As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.*

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Goals, policies, and actions in this Housing Action Plan recognize housing as a human right. and that permanent housing is the solution to homelessness. Policies and actions proposed as part of Goal 3 seek to expand affordable housing options. Goal 4 seeks to address homelessness through strategies that enable coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent supportive and deeply affordable housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain emergency interim housing.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded by one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid

rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: *Oakland Human Services Department*

Potential Funding Source: *Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)*

Timeframe: Expand on the availability of outreach and social services to increase connections to emergency, interim, and *long term* housing supports by 2031

Objectives: *1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.*

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population. The Centering Racial Equity in Homeless Response System Design (Berkeley, Oakland, Alameda County Continuum of Care published in 2021) outlines suggested investment for scaling to solutions for unsheltered communities of color utilizing recent Point in Time count data.

Responsible Party: *Homelessness Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: The City of Oakland will continue to develop a data informed strategy for increasing equitable investments in homelessness systems to serve people of color by 2031.

Objectives: *Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.*

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: *Homeless Division, Office of the City Administrator; Oakland Human Services Department*

Potential Funding Source: *State Homeless Housing Assistance and Prevention Funding, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *More people experiencing unsheltered homelessness have access to services which promote health and dignity.*

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District (OUSD), higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people re-entering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: *Oakland Human Services Department; Economic and Workforce Development Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Increase and expand support for systems navigation, social services, and employment by 2031. Continue development and implementation of low barrier work opportunity programs in partnership with OUSD and other partners by end of 2026. Develop and implement programs to match small business owners with job seekers who are homeless or formerly homeless by end of 2026.

Objectives: *Reduction in the number of households which return to homelessness in the two years after obtaining housing.*

POLICY 4.2 ENCAMPMENT MANAGEMENT AND SHELTER OFFER POLICIES

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. The City will continue implementing the Encampment Management Policy during the 2023-2031 Housing Element period. The City of Oakland will also continue to scale the appropriate level of public works related services to address debris, garbage and illegal dumping associated with encampments. The City will continue to improve and expand on the development and implementation of Emergency Shelter and crisis response beds in an effort at address and abate conditions at homeless encampments in Oakland. The Encampment Policy will continue to being predicated by an offer of shelter as outlined in City of Oakland Resolution 88077.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: The City of Oakland will continue improving the implementation of the Encampment Management Policy throughout the duration of this Housing Element Period, 2023-2031.

Objectives: *The Encampment Management Policy is intended to connect unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to provide regular and adequate trash collection from encampments, close areas where encampments are not permitted, and ensure that porta-potties and hand-washing stations are serviced regularly as needed and that encampments receive regular deep cleanings so that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.*

The policy sets forth the following objectives:

Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;

Designate low-sensitivity areas, where enforcement will not be prioritized;

Make findings that will prompt Encampment Management Team intervention; and

Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects. The division serves to implement best practices, strategic planning in the City's Homeless System, and serve as a connection to local, state, and federal partners.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Design, review, implement and evaluate a strategic planning process in response to homeless services and interventions during *2023—2031*

Objectives: *Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.*

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.*

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless services. The City of Oakland has formed a Commission on Homelessness that will provide robust opportunity for people with lived experience to inform and contribute to solutions related to individuals experiencing homelessness reaching maximum self-sufficiency. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: *Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Local, State, and federal funding, as available*

Timeframe: Improve and develop mechanisms for individuals with lived experience to provide input to the Commission on Homelessness by 2024. Develop, implement and evaluate opportunities for individuals with lived experience to better interact with law enforcement by 2026. Identify and implement best practices that center race and equity in the strategic response to homelessness by 2031.

Objectives: *Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.*

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents, will continue to refine this model and to expand this model as new sites open.

Responsible Party: *Oakland Human Services Department; Homelessness Division, Office of the City Administrator*

Potential Funding Source: *Homeless Housing Assistance and Prevention funds, City General Fund*

Timeframe: *FY 2022-2023 – FY 2024-2025*

Objectives: *Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.*

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 30 percent of AMI with additional points awarded in the competitive funding process for projects with units targeting 20 percent of AMI. In addition, the City will increase this homeless set-aside with the issuance of future City funds, awarded through its Notice of Funding Availability (NOFA) programs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing.

The City will also continue pursuing the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's affordable housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

For example, in September 2022 the City issued a Request for Proposals in advance of for Round 3 State Homekey program funding, and has allocated a total of $35,285,154 from the previous two rounds in local contribution to capital and operating expenses to this program. Through Council approval and in the RFP, the City intends to allocate at least 25 percent of its Round 3 matching funds to projects serving Transition Aged Youth (TAY) clients, through a separate scoring pool for TAY-serving projects. The City is also making a city-owned site, the Clara/Edes parcel, available for Homekey applications. Through Homekey, the City of Oakland partners with experienced housing organizations and service providers to develop and expand housing for people experiencing homelessness or at risk of homelessness. The City will continue to support six projects that have been awarded through past rounds of Homekey. These projects have added 285 units of affordable housing for people experiencing homelessness since 2020 to 2022.

Responsible Party: *Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator*

Potential Funding Source: Housing Trust Fund, HOME-ARP, *State Homeless Housing Assistance and Prevention Funds, California Housing and Community Development Department Homekey Funds,*

Timeframe: As funding is available the *City* will continue to apply for competitive state and federal funding throughout this Housing Element period. The *City* will continue to identify ways to expand and finance the ideal matrix deeply affordable housing, permanent supportive housing, below market-rate housing, and strategic acquisitions of hotel, motel and dorm facilities by 2031.

The City is planning to release a New Construction NOFA targeting the production of additional permanent supportive housing (PSH) units in 2023. For example, the 2021-22 New Construction NOFA funded 324 units, XXX121 of which are designated homeless units. .

The City released the Round 3 Homekey Request for Proposals in 2022 in order to identify projects prior to the State releasing the Homekey Notice of Funding Availability (NOFA) which is expected to be released in Spring 2023. The City will continue to participate in Homekey, if and when future rounds are funded through the State budget.

Objectives: *Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.*

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards*

Timeframe: *Planning Code changes in 2023; ongoing, 2023-2031*

Objectives: *Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.*

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalent to similar permanent residential uses in the appropriate zone.

The City will amend the Planning Code to remove minimum parking requirements for transitional housing. For supportive housing, minimum parking requirements will only apply to employee parking for onsite services, and no minimum parking requirements will apply to the residential units.

The City currently processes supportive housing streamlined projects utilizing Assembly Bill 2162 (2021)/Government Code Section 65651 using the City's multipurpose basic application but has received few applications utilizing this procedure. The first such application was received during the drafting of this Housing Element. To provide greater clarity and encourage the use of this streamlining provision, the City will codify the by right requirements of Government Code Section 65651 into the Oakland Planning Code, and will modify the basic application to identify streamlining under this provision.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan*

Timeframe: *Planning Code changes in 2023*

Objectives: *Reduce barriers to the development of transitional and supportive housing.*

Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist.

California Government Code Section 8698.4 allows the City Council to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. Upon a declaration of a shelter crisis, the city may allow persons unable to obtain housing to occupy designated public facilities, including facilities leased by the city, during the duration of the crisis. Further, upon a declaration of a shelter crisis, the City may apply reasonable local standards and procedures for the design, site development, and operation of homeless shelters and emergency housing that the City adopts by an ordinance reviewed and approved by State HCD, and provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures or laws, as applied to public facilities, may be suspended.

On January 5, 2016, and subsequently on October 6, 2017 and September 30, 2021, the Oakland City Council adopted ordinances (No. 13348, 13456, and 13662 respectively) declaring a shelter crisis in the City of Oakland. These ordinances were adopted pursuant to the authority provided under state law beginning at California Government Code Section 8698. As these conditions continue to persist, the City Council has regularly renewed its declaration of a local public health emergency about the homelessness crisis at each of its regular Council meetings. On May 21, 2019, after review and approval by State HCD, the City Council additional adopted an Ordinance for Emergency Building Standards Amendments to the 2016 California Building Standards Code that incorporated emergency building standards for emergency housing buildings and facilities, including health and safety standards for recreational vehicles, emergency sleeping cabins, membrane structures, and other emergency housing on property owned or leased by the City of Oakland. Statewide building standards for emergency housing were incorporated into the 2019 California Building

Code and the 2019 California Residential Code and on December 10, 2019 the City Council passed Ordinance No. 13576 adopting these emergencies housing provisions, including the local amendments previously approved by State HCD. Finally, on June 4, 2019, the City Council adopted an ordinance amending the Oakland Planning Code Section 17.07.060.A to allow Emergency Shelter Residential Activities and Emergency Housing Facilities on property designated by the City Administrator and owned or leased by the City.

The City will ensure that the authority provided under the City's Shelter Crisis Ordinance and declaration of a local emergency regarding homelessness remains in place until public health and safety concerns no longer persist. The City will review public health and safety conditions prior to the expiration of the emergency ordinance declaring a shelter crisis, a two-year ordinance, and will continue to review conditions every two years to ensure no gap in the authority provided through the emergency declaration of a shelter crisis. The City will also ensure that subsequent amendments of the building code, a process that occurs every three years as the state building code and residential code is revised, will retain these emergency provisions as authorized under State law.

Responsible Party: *Oakland City Council; Oakland City Administrator; Oakland Planning & Building Department.*

Potential Funding Source: *General Fund*

Timeframe: *Ongoing*

Objectives: *Provide additional options for temporary shelter for all persons without the ability to obtain shelter until public health and safety concerns no longer persist.*

Action 4.3.5: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness.*

Action 4.3.6: Expand opportunities for the permitting of Emergency Shelters.

The City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities. The City will remove any minimum automobile parking requirements for emergency shelters. In other zones where emergency shelters are currently permitted only upon issuance of a major conditional use permit, the City will revise the Oakland Planning Code to require only a minor conditional use permit, which is processed by Planning Department staff and appealable only to the Planning Commission.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan surcharge*

Timeframe: *Planning Code changes in June-July 2023*

Objectives: *Reduce barriers to the development of housing for persons experiencing homelessness*

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.

2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.

3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.

4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.

5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.

6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.

7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. A key driver behind these disparities is the legacy of the foreclosure crisis during the Great Recession. During the foreclosure crisis, 1 in 14 Oakland homeowners lost their homes. These foreclosures were highly concentrated in East and West Oakland. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes. Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities

program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. As we emerge from pandemic restrictions, the City will resume providing in-person workshops in 2023. Finally, the City maintains a list of city-assisted deed-restricted below market rate (BMR) homes for sale to assist potential buyers. The City collects data through public records and the first-time homebuyer programs to assess homebuyers' needs and to identify gaps in the programs.. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: *Oakland Department of Housing and Community Development – Housing Development Services*

Potential Funding Source: *State Housing Fund Grants (HCD), program income, city-sourced funds.*

Timeframe: *The City applied for the last several CalHome program NOFAs to secure funding for down payment assistance but was denied. The City will continue to review NOFAs and strategically apply for this assistance when substantiated. The City is already using repayments from previous CalHome and other loan programs to support mortgage assistance.*

Objectives: *If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the Housing Element cycle.*

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and to refer homebuyers to resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home

Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *State Housing Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data*

Objectives: *If the City of Oakland receives CalHome grants and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.*

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: *OHA; Oakland Department of Housing and Community Development*

Potential Funding Source: *HUD, State Housing Fund Grants (HCD)*

Timeframe: *Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program*

Objectives: *If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.*

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air

centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.*

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, by reducing vehicular parking requirements and eliminating parking minimums for residential development within ½ mile of major transit stop (see Action 3.4.4) in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA process, which prioritizes City funding awards to affordable housing projects with better transit access, and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *2023 – 2025 and Ongoing*

Objectives: *Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.*

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department; Economic and Workforce Development Department*

Potential Funding Source: *State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program*

Timeframe: *Ongoing, 2023-2031 as funding is available*

Objectives: *As grant and loan funding sources are secured, Oakland will support through technical assistance and financing of characterization and/or remediation of environmentally contaminated sites.*

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: *Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *The City of Oakland has historically had projects applied to each AHSC round, and expects to have 3-5 projects for the 2023 AHSC NOFA (Round 7). As a jobs and transit center of the region, the City will continue to submit highly qualified projects to this important state funding source each time the source is available in order to secure additional funding for affordable housing in transit-rich service and job centers.*

Objectives: *Significantly increase affordable housing development through application for AHSC funding to meet housing need.*

Action 5.2.5: Encourage earthquake-resilient housing.

As funding becomes available, the City will continue to operate loan programs to help property owners afford the cost of seismic safety programs. In the past, these loan programs have particularly focused on soft story retrofit projects. The City will also continue to implement the City's soft story retrofit ordinance, which requires vulnerable apartment buildings to retrofit soft story areas at risk of collapse.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: FEMA Hazard Mitigation Grant Program, CalOES Prepare California Match program, other sources as available.

Timeframe: *Ongoing, 2023 - 2031*

Objectives: Successfully retrofit all vulnerable soft-story residential buildings at risk of collapse.

Action 5.2.6: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing methane gas, also referred to as natural gas, or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits, prioritizing funding in frontline and disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize exemplary net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, grey-water systems, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under Build It Green's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process which determines which projects are awarded City funds. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage. Recognizing the likely increase over time in power outages due to the impacts of the climate crisis, the City will work across City departments and with relevant agencies such as East Bay Community Energy, to increase community energy resilience such as through deploying or incentivizing onsite energy storage, and supporting the development of neighborhood resilience resources that include clean backup power.

Responsible Party: *Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023 - 2031*

Objectives: *Significantly increase construction of climate-resilient housing to meet housing need.*

Action 5.2.7: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *State and federal grants, as available*

Timeframe: *2023 - 2027*

Objectives: *Provide greater flexibility to meet housing need in response to potential disasters.*

Action 5.2.8. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability.

To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give points in its competitive New Construction funding processes to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

As noted below, this is not intended to supplant affordable housing investment in lower resource/high poverty and segregation areas, because these are also areas where residents are often subject to displacement pressures, as well as areas with rich access to transit, service and job centers. However, affordable housing opportunities should be made available throughout the City.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods,

assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as outlined in Action 5.2.9. These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability (NOFA) scoring criteria has recently been modified to balance scoring for higher-resource areas and high performing schools (for family housing) with the goal of increasing investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low-income residents are especially vulnerable to displacement pressures. Under the current scoring for the allocation of tax-exempt bonds, only high-opportunity areas of Oakland are competitive for funding.

Failing the success of efforts to refine the definition of "high resource" areas to include those rich in transit, job and service accessibility, the City may need to consider adjusting its priorities to focus more investments towards high-opportunity areas in order to continue to be competitive for state funding. However, the City remains concerned about the adverse impacts this would have on the City's anti-gentrification and anti-displacement work, and feels strongly that affordable housing resources are desperately needed in neighborhoods where low income residents are vulnerable to displacement. Lastly, the State relies on TCAC Opportunity Area Maps that designates much of Oakland as "low resource" or "high segregation and poverty." The City strenuously disagrees with these designations that do not recognize the critical role in housing production, jobs creation, and transit connection that Oakland plays for the region. Further, it lags behind the rapid market changes and displacement pressures experienced across the City's transit-, job-, and amenity-rich neighborhoods; this action pursues a more balanced and nuanced investment of resources to support housing across its neighborhoods.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, impact fees, other local, State, and federal funding sources as available*

Timeframe: *Geographic equity is currently incorporated as a scoring element in all NOFAs to prioritize awarding City funds towards projects that support this goal; and will continue to be a focus moving forward. New construction NOFAs will be released approximately every other year.*

Objectives: *The ratio of affordable housing units per acre shall increase by 10 percent more in neighborhoods categorized as "High" or "Highest" opportunity by the California Tax Credit Allocation Committee (TCAC) than the increase in the ratio of affordable housing units per acre in all other neighborhoods .*

Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

As part of Phase 1 of the GPU, the EJ Element will include policies and actions that will promote equitable access to public facilities, healthy food, safe and sanitary homes, and physical activity; reduce barriers to inclusive engagement and participation in the public decision-making process; and prioritize improvements and programs that address the needs of low-resourced and disproportionately burdened communities in Oakland. These investments will be focused in communities designated through the EJ screening process.

As part of Phase 2 of the GPU, the City will promote complete neighborhoods where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play. The LUTE, OSCAR and the Infrastructure and Capital Facilities elements will include targeted policies and actions for communities designated through the EJ screening process (i.e., low-resourced, traditionally underserved, and disproportionately burdened communities) that focus on:

- Equitable distribution of new beneficial public, civic, and cultural facilities and maintenance of existing facilities
- Appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access
- Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs
- Expand access to high-quality open space, pedestrian and bicycling amenities, and increase opportunities for physical activity and recreation spaces

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *July 2023 for adoption of EJ Element. End of 2025 for adoption of LUTE, OSCAR, and Infrastructure and Capital Facilities Element*

Objectives: Prioritize improvements in low resourced and traditionally underserved areas in the City to improve fair housing conditions and encourage community preservation, revitalization and, quality of life

Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program by incentivizing on-site affordable units along with the Density Bonus instead of paying affordable housing impact fees, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: *Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, 2023-2031*

Objectives: *Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.*

Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community through surveys to understand the effectiveness of individual programs. In addition, the City will create a subcommittee of the Planning Commission to bring the progress report of the Housing Element to monitor its performance.

Responsible Party: *Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT; Homeless Division, City Administrator's Office; Sustainability and Resilience Division, City Administrator's Office*

Potential Funding Source: *General Plan Surcharge and permit fees*

Timeframe: *Ongoing, annual survey and monitoring during the 2023-2031 Housing Element Annual Progress Reporting cycle. By March 2024, create subcommittee of the Planning Commission to monitor the Housing Element.*

Objectives: *Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.*

POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *End of 2023*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: *Oakland Department of Housing and Community Development*

Potential Funding Source: *CDBG, general fund, other local, State, and federal funding sources as available*

Timeframe: *End of 2023*

Objectives: *All stated outreach materials will be created and found online no later than the end of 2023.*

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues in parallel with Actions 5.3.1 and 5.3.2.

The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: *Oakland Department of Housing and Community Development; Oakland Planning & Building Department*

Potential Funding Source: *General Plan Surcharge, permit fees, other local, State, and federal funding sources as available*

Timeframe: *Ongoing, 2023-2031*

Objectives: *To determine what neighborhoods that fair housing service providers should target for outreach and programing to assist disproportionately burdened groups.*

4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table 4-1 provides Oakland's quantified objectives by income category for the 2023-2031 Housing Element planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity. The remaining RHNA capacity represents development that the City must support beyond pipeline projects and projected ADUs as identified in the Sites Inventory, Appendix C (including potential development projects, 5th cycle RHNA sites, and other new opportunity sites), and through the actions in this Housing Action Plan.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

Income Category	*New Construction[1]*			*Rehabilitation[2]*	*Conservation/Preservation[3]*
	Pipeline Project	*Projected ADUs*	*Remaining RHNA*		
Very-Low-Income[4]	881	346	2,029	-	84
Extremely-Low-Income[4]	325	346	2,584	-	84
Low-Income	1,499	692	1,559	1,216	502
Moderate-Income	182	594	3,681	-	-
Above-Moderate-Income	10,174	-	1,359	-	-
Total	13,061	1,978	11,212	1,216	670

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report (152 rehabilitated units in 2020/2021, projected over 8-year period).
3. Conservation/preservation estimates include support of the construction, acquisition, and/or preservation of deed restricted affordable housing units each year (640 units total, as described in Action 3.3.6) and down payment assistance for Section 8 voucher holders (30 units total, as described in Action 5.1.3). Units are proportionally distributed based on RHNA allocation among Low-, Very Low-, and Extremely-Low-Income sites.
4. The extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

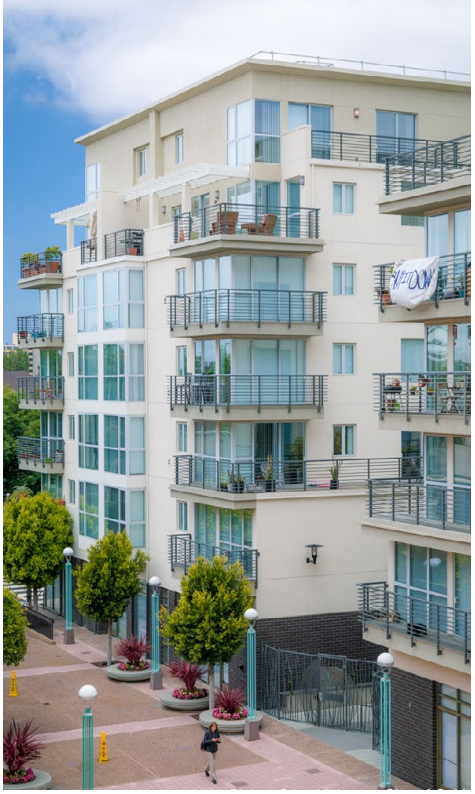
Exhibit: Completed Projects Details, 2018-2020

APN	Address	Unit Category	Tenure	VLI Deed Restricted	LI Deed Restricted	LI not Deed Restricted	MI not Deed Restricted	AMI	Date Completed	Total Units	Total ELI Units	Financial Assistance	Acreage	Density	Base Zone/ Height	Max Allowed Density	% of Density Capacity	Average Densities
Central East Oakland																		
046 542302400	9400 INTERNATIONAL BLVD	5 or More Units Per Structure	Renter	0	0	0	0	59	2/15/2018 16:00	118	NA	NA	1.18	100.0	CN-3-60	116.16	86%	86%
041 416605400	805 71ST AVE, OAKLAND, CA 9	5 or More Units Per Structure	Renter	55	0	0	0	55	1/30/2020 16:00	110	NA	LIHTC,AHSC,Other	1.36	80.8	D-CO-1-NA	335.1	24%	24%
046 542302500	9400 INTERNATIONAL BLVD	5 or More Units Per Structure	Renter	0	0	0	0	59	2/15/2018 16:00	59	NA	NA	0.08	726.4	RM-2-NA	17.42	4170%	4170%
041 420303100	1222 80TH AVE, #Front A.B, O	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	12/8/2019 16:00	2	2	NA	0.17	11.6	RM-3-NA	29.04	40%	40%
Downtown																		
001 014705600	410 Webster ST	5 or More Units Per Structure	Renter	0	0	0	0	7	11/26/2018 16:00	7	NA	NA	0.11	61.0	C-45-NA	145.2	42%	119%
001 014300700	378 EMBARCADERO WEST, O/	5 or More Units Per Structure	Renter	0	0	0	0	134	11/3/2020 16:00	134	NA	NA	0.47	284.5	C-45-NA	145.2	196%	
008 062501401	330 17TH ST, OAKLAND, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	206	4/6/2020 17:00	206	NA	NA	0.56	368.8	CBD-C-6	484	76%	76%
001 020104300	459 8TH ST	5 or More Units Per Structure	Renter	0	0	0	0	50	4/29/2018 17:00	50	NA	NA	0.09	579.6	CBD-P-1	145.2	399%	399%
008 062201400	447 17TH ST, OAKLAND, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	254	3/30/2020 17:00	254	NA	NA	0.51	497.8	CBD-P-7	484	103%	103%
001 020302800	718 CLAY ST, Oakland, CA 946	5 or More Units Per Structure	Renter	0	0	0	0	24	12/21/2020 16:00	24	NA	NA	0.17	139.4	CBD-P-1	145.2	96%	96%
008 062600603	1815 ALICE ST, Oakland, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	74	5/12/2020 17:00	74	NA	NA	0.41	180.4	CBD-R-4	484	37%	37%
008 064701500	606 21ST ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	4	7/17/2018 17:00	4	NA	NA	0.17	24.1	CBD-X-4	484	5%	
003 007102400	632 14TH ST	5 or More Units Per Structure	Renter	26	13	0	1	0	6/28/2018 17:00	40	12	IIG,AHP,Other	0.16	256.5	CBD-X-4	484	53%	
008 065904500	2126 M L KING JR WY, Oaklan	5 or More Units Per Structure	Renter	0	0	0	0	62	11/4/2020 16:00	62	NA	NA	0.30	207.4	CBD-X-4	484	43%	38%
003 006101101	1801 Jefferson Street	5 or More Units Per Structure	Renter	0	0	0	0	80	5/20/2018 17:00	80	NA	NA	0.46	173.0	CBD-X-4	484	36%	
003 007110700	625 16TH ST, Oakland, CA 946	5 or More Units Per Structure	Renter	0	0	0	0	140	10/8/2020 17:00	140	NA	NA	0.53	264.6	CBD-X-4	484	55%	
32143	172 6TH ST, #A B C, Oakland, (	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	11/7/2019 16:00	3	3	NA	0.06	52.3	D-LM-4-LM-45	96.8	54%	54%
East Oakland Hills																		
040A340901200	7540 MACARTHUR BLVD, Oakl	5 or More Units Per Structure	Renter	0	0	0	0	11	12/22/2020 16:00	11	NA	NA	0.34	32.1	CN-3-45	96.8	33%	33%
037A316614900	6701 SKYVIEW DR, #Bldg. 10	5 or More Units Per Structure	Renter	0	0	0	0	6	12/3/2018 16:00	6	NA	NA	2.65	2.3	RM-3-NA	29.04	8%	
037A316615500	6713 SKYVIEW DR, #Bldg. 9, O	5 or More Units Per Structure	Owner	0	0	0	0	6	7/19/2020 17:00	6	NA	NA	2.65	2.3	RM-3-NA	29.04	8%	
037A316615500	6713 SKYVIEW DR, #Bldg. 9, O	5 or More Units Per Structure	Owner	0	0	0	0	6	3/25/2020 17:00	6	NA	NA	2.65	2.3	RM-3-NA	29.04	8%	
037A316617900	6761 SKYVIEW DR, BLDG 5, O/	5 or More Units Per Structure	Owner	0	0	0	0	6	10/6/2020 17:00	6	NA	NA	2.65	2.3	RM-3-NA	29.04	8%	8%
043A464200312	2693 ALVINGROOM CT, Oakla	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	11/15/2020 16:00	2	NA	NA	0.99	2.0	RM-4-NA	39.6	5%	5%
Eastlake/Fruitvale																		
020 010600802	1233 23RD AVE, Oakland, CA 9	5 or More Units Per Structure	Renter	36	0	0	0	1	2/19/2020 16:00	37	9	HOME,AHSC,IIG,LIHT	0.28	134.0	CN-3-45	96.8	138%	138%
025 066801701	3030 CHAPMAN ST	5 or More Units Per Structure	Renter	0	0	0	0	41	5/29/2018 17:00	41	NA	NA	0.62	65.9	D-CE-3-NA	62.2	106%	106%
022 030201200	2236 10TH AVE, BLDG 2240&2	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/16/2018 17:00	2	NA	NA	0.17	11.6	RM-3-NA	29.04	40%	39%
026 078401300	2461 26TH AVE, Oakland, CA 9	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	7/28/2020 17:00	2	NA	NA	0.11	18.0	RM-3-NA	29.04	62%	
028 095104700	3101 35TH AVE, OAKLAND, CA	5 or More Units Per Structure	Owner	0	0	0	0	7	12/30/2020 16:00	7	NA	NA	0.23	29.9	RM-4-NA	39.6	76%	33%
020 020404600	2500 FOOTHILL BLVD	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/20/2018 17:00	2	NA	NA	0.10	19.5	RU-1-NA	39.6	49%	62%
020 020300300	2361 E. 17TH ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	2/25/2018 16:00	2	NA	NA	0.07	29.6	RU-1-NA	39.6	75%	
033 217702102	3611 E 12TH ST, Oakland, CA 9	5 or More Units Per Structure	Renter	72	20	0	0	2	3/31/2020 17:00	94	23	LIHTC,Other	1.26	74.9	S-15-90	193.6	39%	39%
Glenview/Redwood Heights																		
037 254403500	4690 TOMPKINS AVE, OAKLAN	5 or More Units Per Structure	Owner	0	0	0	0	40	10/1/2020 17:00	40	NA	NA	0.85	47.1	RM-3-NA	29.04	162%	

030 192000200	3753 39TH AVE, Oakland, CA 9	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	12/9/2019 16:00	2	2	NA		0.14	14.5	RM-3-NA	29.04	50%	
029A132701500	4201 Oakmore RD	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	8/2/2018 17:00	3	NA	NA		0.13	22.7	RM-3-NA	29.04	78%	86%
029A132600800	4214 Oakmore RD, OAKLAND,	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	5/5/2020 17:00	3	NA	NA		0.14	21.9	RM-3-NA	29.04	75%	
029A130403700	2201 COLOMA ST, Oakland, C/	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/25/2020 17:00	2	NA	NA		0.11	18.1	RM-3-NA	29.04	62%	
North Oakland Hills																			
North Oakland/Adams Point																	#N/A	#N/A	
20668	459 23RD ST, Oakland, CA 946	5 or More Units Per Structure	Renter	0	0	0	0	65	10/6/2019 17:00	65	65	NA		0.25	262.4	CBD-X-6	484	54%	54%
013 113603800	4901 BROADWAY, Oakland, C/	5 or More Units Per Structure	Renter	0	0	0	0	126	9/24/2019 17:00	126	126	NA		1.19	105.9	CC-2-60	116.16	91%	
013 118602300	5300 SAN PABLO AVE, #Bldg. :	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	11/24/2020 16:00	2	NA	NA		0.04	46.1	CC-2-60	116.16	40%	
013 118602500	5304 SAN PABLO AVE, #Bldg 3	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	3/5/2020 16:00	2	NA	NA		0.04	46.1	CC-2-60	116.16	40%	
013 118602400	5302 SAN PABLO AVE, #Bldg. 2	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	5/10/2020 17:00	2	NA	NA		0.04	46.1	CC-2-60	116.16	40%	
012 100000701	4045 BROADWAY, Oakland, C/	5 or More Units Per Structure	Renter	4	0	0	0	43	12/23/2019 16:00	47	47	NA		0.30	154.6	CC-2-60	116.16	133%	
013 118602600	5306 SAN PABLO AVE, #Bldg 4	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	3/5/2020 16:00	2	NA	NA		0.04	46.2	CC-2-60	116.16	40%	
014 124100901	5238 Coronado Avenue	5 or More Units Per Structure	Renter	0	0	0	0	127	4/11/2018 17:00	127	NA	NA		1.15	110.7	CC-2-60	116.16	95%	68%
009 068800101	411 29TH ST, Oakland, CA 946	5 or More Units Per Structure	Owner	0	0	0	0	83	12/9/2020 16:00	83	NA	NA		0.74	112.8	CC-2-75	158.4	71%	71%
014 120901600	770 55TH ST, Oakland, CA 946	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	12/13/2020 16:00	2	NA	NA		0.06	33.5	CN-3-45	96.8	35%	35%
013 112803200	4435 PIEDMONT AVE	5 or More Units Per Structure	Owner	0	0	0	0	25	9/30/2018 17:00	25	NA	NA		0.33	75.8	CN-3-35	79.2	96%	96%
008 067103800	2450 Valdez ST, OAKLAND, CA	5 or More Units Per Structure	Renter	0	0	0	0	225	10/31/2019 17:00	225	225	NA		1.08	209.1	D-BV-1-NA	348.48	60%	
009 068501806	325 27th ST, OAKLAND, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	255	5/19/2019 17:00	255	255	NA		1.09	232.9	D-BV-1-NA	348.48	67%	
008 066901800	2302 VALDEZ ST, Oakland, CA	5 or More Units Per Structure	Renter	0	0	0	0	196	10/8/2020 17:00	196	NA	NA		1.27	154.9	D-BV-1-NA	348.48	44%	58%
008 067202100	2500 WEBSTER ST, Oakland, C	5 or More Units Per Structure	Renter	0	0	0	0	30	11/3/2020 16:00	30	NA	NA		0.14	209.2	D-BV-1-NA	348.48	60%	
009 070500203	3073 BROADWAY, Oakland, C/	5 or More Units Per Structure	Renter	0	0	0	0	423	9/30/2020 17:00	423	NA	NA		3.44	123.1	D-BV-3-85/135	217.8	57%	
012 095001200	1032 36TH ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/9/2018 17:00	2	NA	NA		0.07	27.3	RM-2-NA	17.42	157%	
015 129301300	928 ARLINGTON AVE, Oakland	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	10/14/2019 17:00	2	2	NA		0.12	17.2	RM-2-NA	17.42	99%	128%
012 095001100	1032 36TH ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/9/2018 17:00	0	NA	NA		0.01	0.0	RM-2-NA	17.42	0%	
016 146800600	1174 OCEAN AVE, UNIT A & B,	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/29/2019 17:00	2	2	NA		0.16	12.8	RM-3-NA	29.04	44%	
010 080708000	3420 RICHMOND BLVD, #tri, C	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	6/1/2020 17:00	3	NA	NA		0.19	15.6	RM-3-NA	29.04	54%	47%
016 146602400	1162 63RD ST, #A & B	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	7/29/2018 17:00	2	NA	NA		0.16	12.5	RM-3-NA	29.04	43%	
016 146602500	1162 63RD ST, #A & B	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	7/29/2018 17:00	0	NA	NA		0.16	0.0	RM-3-NA	29.04	0%	
010 081002603	449 OAKLAND AVE	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	12/16/2018 16:00	3	NA	NA		0.12	24.2	RM-4-NA	39.6	61%	61%
014 121603006	626 51ST ST, Oakland, CA 946	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	9/30/2020 17:00	3	NA	NA		0.08	38.0	RU-1-NA	39.6	96%	96%
012 102501001	540 39TH ST, OAKLAND, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	287	9/14/2020 17:00	287	NA	NA		1.62	177.4	S-15-75	158.4	112%	112%
012 102501300	539 39TH ST, OAKLAND, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	96	9/10/2020 17:00	96	NA	NA		0.55	175.4	S-15-75	158.4	111%	
West Oakland																			
001 021702100	705 M L KING JR WY	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	8/28/2018 17:00	2	NA	NA		0.04	46.5	CBD-R-2	217.8	21%	21%
006 005804000	1321 PULLMAN WY, #BLD4, O	5 or More Units Per Structure	Renter	0	0	0	0	11	8/23/2020 17:00	11	NA	NA		2.11	5.2	D-WS-1-NA	28.3778502	18%	15%
006 005804700	1307 PULLMAN WY, #BLD5, O	5 or More Units Per Structure	Renter	0	0	0	0	7	8/13/2020 17:00	7	NA	NA		2.11	3.3	D-WS-1-NA	28.3778502	12%	
000O031001200	1419 Pullman WAY, BLDG 5, C	5 or More Units Per Structure	Owner	0	0	0	0	9	7/13/2020 17:00	9	NA	NA		6.16	1.5	D-WS-4-NA	70.9446254	2%	
000O031001200	1802 14th ST, BLDG 1, Oaklan	5 or More Units Per Structure	Owner	0	0	0	0	11	8/3/2020 17:00	11	NA	NA		6.16	1.8	D-WS-4-NA	70.9446254	3%	2%
018 051117300	1752 IRONWOOD ALY, OAKLA	2-, 3-, and 4-Plex Units per Struc	Owner	0	0	0	0	4	9/30/2020 17:00	4	NA	NA		6.16	0.6	D-WS-4-NA	70.9446254	1%	
007 059401701	1410 32ND ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	1/25/2018 16:00	2	NA	NA		0.17	11.6	HBX-2-NA	46.8387097	25%	
007 059302100	3250 HOLLIS ST, BLDG 1, OAKI	5 or More Units Per Structure	Renter	0	0	0	0	82	1/12/2020 16:00	82	NA	NA		2.02	40.7	HBX-2-NA	46.8387097	87%	
007 059302100	3275 PERALTA ST, BLDG 2, OA	5 or More Units Per Structure	Renter	0	0	0	0	42	1/9/2020 16:00	42	NA	NA		2.02	20.8	HBX-2-NA	46.8387097	44%	53%
007 060904600	3430 HELEN ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	2/26/2018 16:00	2	NA	NA		0.08	26.2	HBX-2-NA	46.8387097	56%	
005 043701404	2506 Magnolia Street	5 or More Units Per Structure	Renter	0	0	0	0	11	3/25/2018 17:00	11	NA	NA		1.47	7.5	HBX-4-NA	54.45	14%	
004 008502700	1130 CHESTER ST	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	1/15/2018 16:00	2	NA	NA		0.08	25.3	RM-2-NA	17.42	145%	154%
004 008100700	819 CENTER ST, Oakland, CA 9	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	12/20/2020 16:00	2	NA	NA		0.07	28.3	RM-2-NA	17.42	162%	
004 006500900	923 MANDELA PKWY, Oaklanc	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	2	2/18/2020 16:00	2	NA	NA		0.13	15.1	RM-3-NA	29.04	52%	

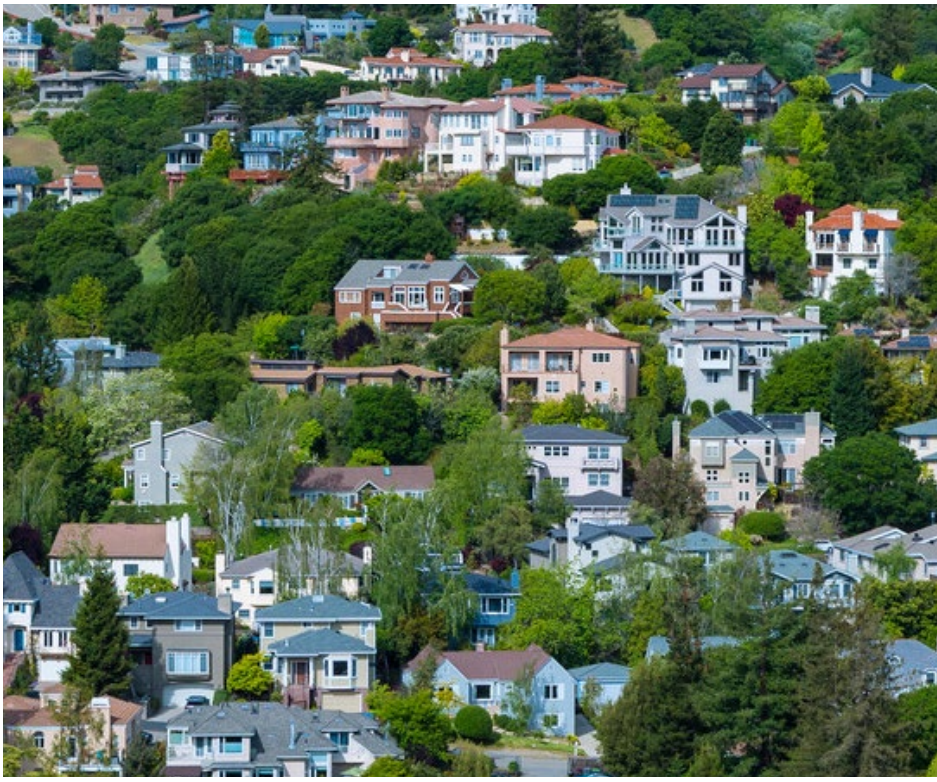
003	007703504	765 15TH ST, Oakland, CA 946	2-, 3-, and 4-Plex Units per Struc	Owner	0	0	0	0	1	2/6/2020 16:00	1	NA	NA	0.10	9.5	RM-3-NA	29.04	33%	48%
004	009304100	1510 8TH ST, OAKLAND, CA 94	2-, 3-, and 4-Plex Units per Struc	Renter	0	0	0	0	3	1/9/2020 16:00	3	NA	NA	0.17	17.3	RM-3-NA	29.04	60%	
005	040702102	1054 18TH ST, Oakland, CA 94	5 or More Units Per Structure	Renter	0	0	0	0	6	11/4/2020 16:00	6	NA	NA	0.18	32.6	RM-4-NA	39.6	82%	82%
008	066300600	674 23RD ST, Oakland, CA 946	5 or More Units Per Structure	Renter	0	0	0	0	24	5/21/2020 17:00	24	NA	NA	0.29	82.6	RU-5-60	116.16	71%	71%











OAKLAND 2045
GENERAL PLAN

City of Oakland

2023-2031 Housing Element

PUBLIC HEARING DRAFT

November 2022

Prepared by:

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Prepared for:

CITY OF
OAKLAND

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EXECUTIVE SUMMARY



Executive Summary

Oakland's 2023-2031 Housing Element is a plan that presents goals, policies, and actions to address Oakland's need for more affordable homes and to promote integrated, vibrant communities. By expanding housing options in more affluent neighborhoods and reinvesting in less affluent neighborhoods, the Housing Element will affirmatively further fair housing for all Oaklanders. The Housing Element takes significant action to address urgent community needs, including protecting Oakland residents from displacement, improving Oakland's existing housing stock, expanding affordable housing opportunities, expanding resources for the unhoused, and promoting neighborhood stability and health.

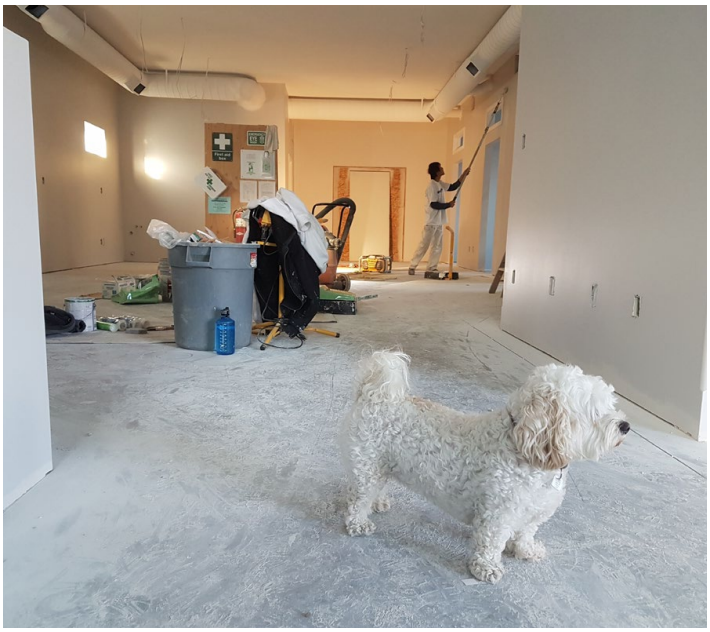
The Housing Element includes five specific goals with associated programs that are priorities for the City of Oakland. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2 and is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices.

Many of Oakland's existing housing programs will be carried forward, but there are many **new actions, that are shown in blue**, that address the city's housing needs that are added to the Housing Element.

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The Housing Element protects Oakland tenants from displacement and creates conditions that enable them to remain in their homes and communities.

- Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.
- **Action 1.1.2: Enforce Just Cause for Eviction measures.**
- Action 1.1.3: Enforce and Strengthen Ellis Act protections.
- **Action 1.1.4: Implement tenant relocation measures.**
- **Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.**
- Action 1.1.6: Enhance housing related legal services
- **Action 1.1.7: Expand our ability to enforce rent control to maintain affordability.**
- **Action 1.1.8: Monitor neighborhood displacement**
- **Action 1.1.9: Implement a rental housing registry.**
- Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).
- **Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.**
- **Action 1.1.12: Provide a local preference in affordable housing projects**
- **Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.**
- Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.



Goal 2. Preserve and Improve Existing Housing Stock

The Housing Element conserves and improves the affordability of existing housing stock in Oakland and addresses substandard conditions.

- Action 2.1.1: Support home rehabilitation programs.
- Action 2.1.2: Promote healthy homes and lead-safe housing.
- **Action 2.1.3: Conduct proactive rental inspections.**
- Action 2.1.4: Support historic preservation and rehabilitation.
- **Action 2.1.5: Implement universal design strategies**
- **Action 2.1.6: Increase funding for improved indoor air quality.**
- Action 2.2.1: Continue to implement resale controls on assisted housing.
- Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on “at-risk” units.

- Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.
- Action 2.2.4: Limit condominium conversions.
- Action 2.2.5: Extend local replacement unit provisions.
- **Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.**
- **Action 2.2.7: Provide additional subsidy for residential hotels.**
- **Action 2.2.8: Investigate a Tenant/ Community Opportunity to Purchase Act.**



Goal 3. Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

The Housing Element facilitates the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, the Housing Element provides a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. The Housing Element locates new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and removes constraints to affordable housing development.

- **Action 3.1.1: Develop a project-based rental or operating subsidy program for extremely-low-income residents.**
- **Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.**
- **Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/ rowhouses, and ADUs**
- **Action 3.2.2: Promote and protect live/work housing and housing for artists**
- Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.
- **Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs**
- **Action 3.2.5: Reduce constraints to the development of ADUs**
- **Action 3.2.6: Monitor affordability of permitted ADUs**
- **Action 3.2.7: Proactive Short-Term Rental Enforcement**
- Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.
- Action 3.3.2: Expansion of Section 8 vouchers.
- Action 3.3.3: City of Oakland Emergency Rental Assistance Program.
- **Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.**
- **Action 3.3.5: Implement an affordable housing overlay.**

- Action 3.3.6: Access to low-cost financing for development.
- **Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement**
- **Action 3.3.8: Right-sized development fees on market-rate developments**
- **Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.**
- **Action 3.3.10: Consider a citywide Enhanced Infrastructure Financing District (EIFD)**
- **Action 3.3.11: Support innovations by design**
- Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.
- Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.
- **Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/ equity funds for small sites to support site acquisitions for affordable housing**
- Action 3.3.15: Continue and expand density bonus incentives.
- **Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund**
- Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.
- **Action 3.3.18: Implement affordable housing investments contained in Measure U**
- **Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program**
- **Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements**
- **Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update**
- **Action 3.4.3: Revise Conditional Use Permit (CUP) requirements**
- **Action 3.4.4: Revise citywide parking standards**
- **Action 3.4.5: Revise open space requirements**
- **Action 3.4.6: Correct zoning district boundaries that cut through parcels**
- **Action 3.4.7: Capture the diversity of existing built fabric in zoning**
- **Action 3.4.8: Implement objective design standards**





- Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.
- **Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right**
- **Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing**
- **Action 3.5.1: Support community land trusts and other shared equity model**
- **Action 3.5.2: Support housing cooperatives, co-living, and cohousing models**
- **Action 3.5.3: Advocate for statewide legislation on social housing**
- **Action 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households**
- **Action 3.5.5: Study Feasibility of Single-Stair Residential Buildings**
- **Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders**
- **Action 3.6.2: Provide increased flexibility in development standards**
- **Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing**
- **Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.**
- Action 3.6.5: Continue one-stop and online permitting services.
- **Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.**
- Action 3.7.2: Provide housing for persons with HIV/AIDS.
- Action 3.7.3: Accessible units in new housing developments.
- Action 3.7.4: Implement the sponsor-based Housing Assistance Program.
- **Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes**
- **Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right**
- **Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act**
- **Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right**
- **Action 3.8.1: Continue to implement the Vacant Property Tax (VPT)**
- **Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations**
- **Action 3.8.3: Tax vacant residential rental units**
- Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.
- Action 3.8.5: Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

GOAL 4. Address Homelessness and Expand Resources for the Unhoused

The Housing Element recognizes housing as a human right and reduces homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

- **Action 4.1.1: Expand, improve, and maintain crisis response beds**
- **Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color**
- **Action 4.1.3: Expand health and hygiene facilities and services and improve access to bathrooms and showers.**
- **Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.**
- **Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy**
- **Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator**
- **Action 4.2.3: Strengthen interdepartmental Encampment Management Team**
- **Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.**
- **Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.**
- **Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.**



- **Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis**
- **Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing**
- **Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist**
- **Action 4.3.5: Provide development standards for low barrier navigation centers**
- Action 4.3.6: Expand opportunities for the permitting of emergency shelters

GOAL 5: Promote Neighborhood Stability and Health

The Housing Element promotes resilient development in safe, healthy, and just communities. It also increases resources in disinvested communities and create long-time stability through homeownership opportunities.

- Action 5.1.1: Provide first-time homebuyer programs.
- Action 5.1.2: Expand access to low-cost financing for home purchase.
- Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.
- **Action 5.2.1: Protect against smoke and wildfire.**
- Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.
- **Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.**
- **Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.**
- Action 5.2.5: Encourage earthquake-resilient housing.
- Action 5.2.6: Encourage climate-resilient housing.
- **Action 5.2.7: Consider the adoption of a disaster reconstruction overlay zone**
- **Action 5.2.8: Encourage new affordable housing in higher resource neighborhoods**
- **Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.**
- **Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration**
- Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.
- Action 5.3.1: Provide fair housing services and outreach.
- Action 5.3.2: Promote awareness of predatory lending practices.
- **Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.**

01 INTRODUCTION

1.1 Purpose of the Housing Element
1.2 Oakland's Housing Approach
1.3 Organization and Summary of the Housing Element
1.4 Relationship to Other General Plan Elements
1.5 Sources of Information



1. Introduction

This General Plan presents the City of Oakland's strategy and commitment for how it will meet the housing needs of the community over the next 8 years (covering the years 2023-2031). In the face of a crushing regional housing crisis, the task is formidable, but essential: to make quality housing opportunities available to all Oakland residents through the Protection, Preservation, and Production of homes, and to address systemic housing inequity.

Preparation of this Housing Element comes at a time of challenge and uncertainty for many Oaklanders. It comes amid a global pandemic, a renewed call for racial justice after the murder of George Floyd, and economic and global security uncertainty. It comes while Oakland has imposed one of the strongest eviction moratoriums in the State, and it comes at a moment when the world moves closer to the tipping point of irreversible climate change. All of these systemic challenges play a vital role in the current and future shape of housing for individuals and families who call Oakland home.

The actions in this Housing Element also account for Oakland's production of affordable and market rate housing over the previous eight-year Housing Element period. The California legislature has found that the state of California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.[1] Over the last eight years, Oakland produced sufficient housing units to meet its share of the overall state-mandated housing production goals. Many other cities throughout the state fell short of their assigned goals, which exacerbates the current housing affordability crisis and creates additional displacement forces on cities like Oakland.

However, Oakland's housing production skewed significantly toward market-rate development and fell short of producing sufficient affordable housing. This Housing Element explores why this occurred and focuses actions on increasing affordable housing production to address this imbalance. The 2023-2031 Housing Element finds that there are sufficient parcels of land under existing zoning regulations to meet the City's assigned eight-year housing production goals, and that these sites are zoned at a sufficiently high density so as to not preclude affordable housing development. Nevertheless, this Housing Element additionally concludes that even if the land is available for housing development, this is only one necessary factor to create an environment where affordable housing is constructed at sufficient levels. Given the shortfall in affordable housing production over the previous eight-year period, there is little reason to expect different results over the next eight years unless constraints are removed, incentives are added, and additional funding sources are identified. This Housing Element seeks to do that.

Finally, the Housing Element's actions are also

1 See California Government Code Section 65589.5, subdivision (a)(2).

proposed in the context of the longer historical patterns of segregation and exclusion that have resulted in racial and geographic disparities throughout the region and within the City of Oakland. It is not by accident or coincidence that Oakland has historically had more Black residents and more lower income residents than other cities in Alameda County. Nor is it a coincidence that Black, Indigenous, and People of Color (BIPOC) and lower income residents disproportionately live in the Oakland flatlands and disproportionately not in single-family neighborhoods north of Highway 580.

The historic factors that led to this segregation are numerous and can be difficult to untangle, but it is clear that the City has an obligation to undo these patterns of past harms by taking affirmative steps to further fair housing opportunities for all residents. Again, looking at the past eight-year period, it is apparent that the majority of new housing development occurred in neighborhoods targeted for new development such as the Broadway Valdez area, Downtown, West Oakland, and other major transit corridors. These patterns of growth may be appropriate for purposes of creating transit-oriented development and reducing automobile reliance, but without other actions also serve to maintain the existing exclusivity of other neighborhoods. This Housing Element recognizes that the City's obligation to affirmatively further fair housing compels the City to redress the fact that some Oakland neighborhoods were purposefully designed to be exclusive, and preserved that exclusivity through racial covenants, unfair mortgage lending practices, and exclusionary zoning. The Housing Element proposes actions to reverse those trends.

LEARNING FROM THE PAST

What does it mean to call Oakland "home"? Oakland's current housing landscape tells the story of struggle, of systemic forces that have shaped the neighborhood geography of opportunity. To chart an equitable path forward, Oakland's history must be examined and addressed. In particular, Oakland and other governmental entities that influence fair housing choice must affirmatively further fair housing by creating policies that increase affordable housing in high-resource neighborhoods that were formed through exclusionary policies and must also bring additional resources to under-resourced neighborhoods.

The land that is now Oakland is the ancestral home of the Ohlone indigenous group who were stewards of the oak and redwood forests, grasslands, and marshlands that make up the coastal region of central and northern California for thousands of years. The arrival of Spanish missionaries in the 1760s and subsequent periods of Spanish colonization, Mexican settlement, and American urbanization of the Ohlone region greatly shifted the cultural and physical landscape. Nevertheless, this land continues to be of great importance to the Ohlone people.[2]

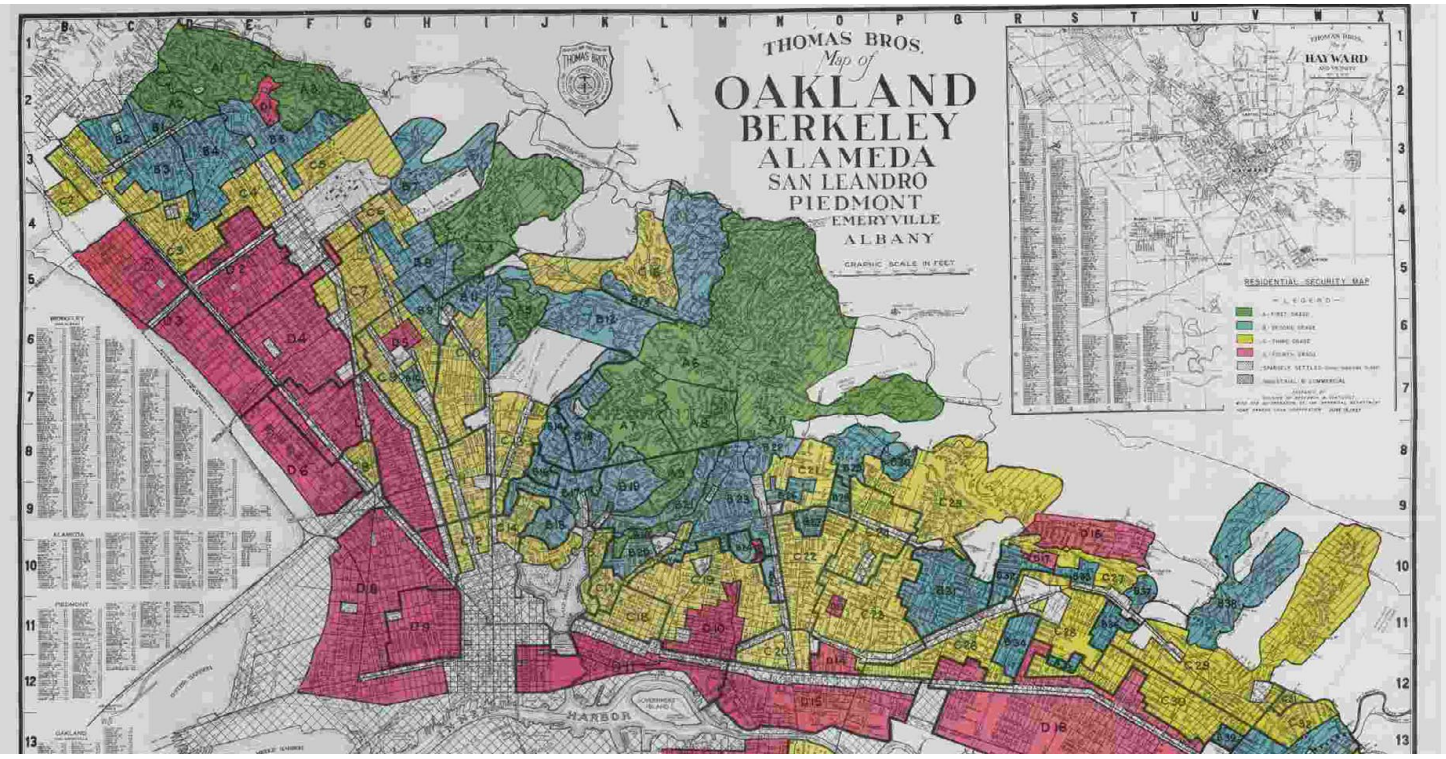
Oakland has historically been a destination for working people and immigrants who sought out its abundant industrial jobs and relatively affordable neighborhoods. Many of these places, including Chinatown, West Oakland, and East Oakland, formed into cultural and ethnic enclaves as a result of segregationist and racially discriminatory policies and practices, including exclusionary single-family zoning (see 'Constraints' chapter for more information).[3] Government-sponsored "white flight" suburbanization during the early 1930s, followed by disinvestment and takings in neighborhoods of color, created socioeconomic and geographic lines that were further delineated

2 Mitchell Schwarzer, *Hella Town: Oakland's History of Development and Disruption,* (Oakland: University of California Press, 2021).

3 City of Oakland, "Environmental Justice and Racial Equity Baseline." March 2022. Access available at https://cao-94612.s3.amazonaws.com/documents/Equity-Baseline_revised4.15.22.pdf

by redlining (a federally sanctioned practice during the 1930s of denying mortgages in communities of color) and racially restrictive covenants.[4] In the 1950s and 1960s, urban renewal cut through these disinvested areas to build new high-rises and transportation infrastructure that displaced many low-income residents and residents of color. Segregation pressures and private developer interests prevented additional expansions of public housing, and Hope VI initiatives to replace larger public housing projects decreased the overall number of rent-subsidized units, particularly in West Oakland. During the period between 1960 to 1966 alone, 11,800 housing units were razed in Oakland to make room for freeways, BART projects, new public housing, and other urban renewal developments.[5]

Since the late 1990s, Oakland has seen an increase in real estate investment, which has had both positive and negative effects. In the years leading up to the 2008 housing crash and Great Recession, banks engaged in a process referred to as "reverse redlining" where predatory lending practices and subprime loans were targeted in the same neighborhoods that were once marked as off-limits for borrowers in the 1950s.[6] This activity resulted in waves of foreclosures in East and West Oakland. A significant number of these foreclosed properties were then acquired by investors, and once-affordable and stable homes flipped overnight into market-rate rentals. An influx of private capital, in part due to efforts like the City's 10K plan to revitalize the urban core with infill, market-rate housing, has reinvigorated downtown



4 Just Cities, East Oakland Displacement Status and Impacts from the BRT Project Summary: A Racial Equity Planning and Policy Justice Report for OakDOT's East Oakland Mobility Action Plan, June 2021, https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf, accessed March 16, 2022.

5 See Oakland City Planning Department, Oakland's Housing Supply: Cost, Condition, Composition, 1960-1966.

6 "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf.

and uptown.[7] The 10K plan aimed to attract new residents, often with higher salaries than existing communities, to spend incomes at commercial establishments downtown. At the same time as this influx, rising housing prices and a lack of new affordable options created waves of residential and commercial gentrification, especially in North and West Oakland and Chinatown, with a growing pattern of displacement in East Oakland.[8] Massive regional job growth, particularly in the technology sector, coupled with the lack of supply of housing in other cities to keep up, sent waves of new residents to the East Bay in search of more affordable homes.[9] The impacts of lack of regional supply rippled through other residential areas of the city, where communities of color faced greater vulnerability to rising housing costs than white residents.[10] California's Costa Hawkins Law, passed in 1995, also exempted newly constructed units and single-family homes from rent control and effectively banned local vacancy control laws, exacerbating displacement and socioeconomic exclusion in the city.[11] Generational economic and housing discrimination continues to impact Oakland residents: significant disparities remain in home ownership, household incomes, and health outcomes that are tied to race, income, neighborhood poverty level, and housing status, among other social and environmental conditions.[12, 13]

Nowhere has the impacts of these changes been more visible than on Oakland's streets, as homelessness increased by 83 percent from 2017 to 2022.[14] Although the individual causes for homelessness are complex, there are key structural reasons why Oakland has one of the worst homelessness crises in America. These reasons include structural racism, unstable rental markets for tenants, systemic barriers to housing for the formerly incarcerated, a lack of living wage job opportunities, and, above all else, a catastrophic shortage of deeply affordable homes. Another vital truth is that the impacts of homelessness compound over time- the longer someone is homeless, the worse the impacts on physical and mental health, social and family networks, and the ability to find, maintain, and sustain permanent housing.

The direct and indirect displacement of residents in these areas, driven by the heated and inequitable

7 *Ibid.*

8 See generally Owens, Darrell, Discourse Lounge, "Where Did All the Black People in Oakland Go?", September 8, 2021. *https://darrellowens.substack.com/p/where-did-all-the-black-people-in*, accessed February 21, 2022. See also City of Oakland, "Economic Trends and Prospects, Baseline Analysis for Oakland General Plan", Commute Trends and Workforce Characteristics, pp. 9-16. Access available at https://cao-94612.s3.amazonaws.com/documents/Economic_Trends_Prospects_EPS_2022.06.02.pdf

9 Mitchell Schwarzer, Hella Town: Oakland's History of Development and Disruption (University of California Press, 2021).

10 "East Oakland Displacement Status and Impacts from the BRT Project Summary." n.d. Oakland: Just Cities. *https://cao-94612.s3.amazonaws.com/documents/EOMAP-Appendix-2.pdf*.

11 Wolfe, T. California's Affordability and Displacement Crisis: The Role of the Costa Hawkins Rental Housing Act. UC Berkeley, Goldman School of Public Policy, 2016. Accessed October 25, 2022. *https://static1.squarespace.com/static/5c09723c55b02cf724c3d340/t/5d517d8db0194b0001a1e29b/1565621653633/Displacement_Dellums_FINAL_022617.pdf*

12 Menendian, S., Gambhir, S. and Gailes, A. "Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets. The Othering and Belonging Institute, 2020. Accessed October 31, 2022 at *https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5*

13 Nguyen, T. et al. Housing Habitability and Health: Oakland's Hidden Crisis: A Report on Childhood Lead and Asthma by Alameda County Public Health. 2018. Accessed October 25, 2022. *https://www.acgov.org/cda/lead/documents/news/health,housinginoakland.pdf*

14 Oakland 2022 Point-in-Time Count: Unsheltered and Sheltered Report. EveryOneHome. Accessed November 18, 2022. https://everyonehome.org/wp-content/uploads/2022/05/Oakland-PIT-2022-Infographic-Report.pdf

housing market, threatens not only individual households but also the cultural identity and viability of these communities. From 2000 to 2019, Oakland lost nearly 30 percent of its Black population and significant numbers of long-time Asian Americans residing in ethnic enclaves including Chinatown.[15] The COVID-19 pandemic has highlighted and exacerbated racial and economic disparities in housing security; the pandemic has also shown the public health consequences of Oakland's housing disparities.[16] The consequence of Oakland's complex history has and continues to shape the city's built environment, including the distribution, types, affordability, and quality of housing in Oakland.

Today, Oakland has grown to be the largest city in Alameda County and the busiest port in Northern California. Neighboring cities include Berkeley and Emeryville to the north, San Leandro to the south, Alameda across the Oakland Estuary, and Piedmont surrounded by Oakland. San Francisco is located just 12 miles west across the San Francisco Bay, connected by Interstate 80 (I-80). Oakland is known for its diverse geography, including 19 miles of bay and estuary coastline to the west, the Oakland/Berkeley Hills to the east, and Lake Merritt, a tidal lagoon located within the city's borders.

CHARTING AN EQUITABLE, INCLUSIVE FUTURE

With the legacy of inequity top of mind, the City has begun planning for a more equitable future. In 2016, the City established the Department of Race and Equity with a mission "to advance the creation of a city where diversity has been maintained, racial disparities have been eliminated, and racial equity has been achieved." The Department of Race and Equity is particularly concerned with making a difference in the determinants of equity that lead to creation of a fair and just society, including housing. In 2018, the department published the Equity Indicators Report, which serves as a baseline quantitative framework that can be used by City staff and community members alike to better understand the impacts of policy on racial groups and measure inequities. In 2022, the City declared racism a public health crisis and in response has provided funding for additional staff in the Department of Race and Equity to track performance and equity progress.

The work of the Department of Race and Equity informs the City of Oakland's Department of Housing and Community Development's (Oakland HCD) 2021-2023 Strategic Action Plan. This plan is informed by past analyses, planning, and accomplishments such as the 2016 "Oakland At Home: Recommendations for Implementing A Roadmap Toward Equity from the Oakland Housing Cabinet," and applies a race and equity lens to the City's housing investments and services in wake of the public health, fiscal, and social crises caused by COVID-19. In practice, this includes:

- Transparent and regular reporting on outcomes disaggregated by race;
- Americans with Disabilities Act-compliant, accessible information provided in multiple languages;

15 American Community Survey (ACS) (2014-2018); U.S. Census 2000, 2010; Urban Displacement Project, 2021.

16 "City of Oakland HCD 2021-2023 Strategic Action Plan City of Oakland Housing & Community Development Department 2021-2023 Strategic Action Plan." n.d. Accessed May 9, 2022. https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

- Anti-displacement and housing production programs, policies, and initiatives focused on the most impacted vulnerable populations;
- Access and opportunity pathways to and for Black, Indigenous, and People of Color (BIPOC) developers, service providers, and other contractors to the resources the City has to offer in the conduct of its housing work.

The 2021-2023 Strategic Action Plan also details a series of specific actions and policies Oakland HCD will pursue as part of a broader strategy to protect residents from displacement, preserve existing affordable housing - both subsidized and unsubsidized, and produce new affordable housing.

Community-based organizations, many of whom have been leading housing justice efforts for decades, are also shaping housing goals rooted in racial equity. Oakland residents, community organizations, developers, and government partners created the Healthy Development Guidelines (HDG) with the intent of establishing a shared vision of a healthy, equitable community. The guidelines promote policies, goals, and development guidelines that strengthen environmental justice, sustainability, health, and racial equity in Oakland. In particular, the guidelines are intended to empower residents to address planning, policy, and public health issues in Oakland, so that no neighborhood or demographic group is unduly burdened by development that exacerbates health disparities, economic inequality, or access to open space. A City Council resolution recognized the guidelines, which commended the coalition for their collaborative and engaging partnership with the community.

The East Oakland Neighborhood Initiative (EONI) is a collaborative partnership between the City of Oakland and CBOs leveraging the Transformative Climate Communities grant administered by California's Strategic Growth Council. The EONI plan is a community-driven plan for a just transition to a regenerative economy for East Oakland, led by frontline communities, to strengthen the health, wealth, and resilience of East Oakland neighborhoods in the face of displacement and climate impacts. The plan is focused on five goals: reduce greenhouse gases, prevent displacement, improve public health, build economic empowerment, and plan "by and with" the community.

The East Oakland Neighborhoods Initiative, highlights anti-displacement among their plan goals, noting that improvements recommended in the plan must not drive out existing residents by inadvertently increasing the cost of housing. This is achieved in part through local wealth creation, well-crafted policies, and mainstreaming of affordability vehicles.

Goals, Policies, and Actions included in the Housing Action Plan seek to overcome patterns of segregation, foster inclusive communities free from barriers that restrict access to opportunity and housing, and close the gap between market rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households.

The global climate crisis will also have profound impacts on—among other things—housing security and availability in Oakland. To address the climate crisis, the City released the Oakland 2030 Equitable Climate Action Plan (ECAP) in July 2020. The ECAP is the City's strategy to create a

Healthy Development Guideline Goals

Two of the HDG's goals include enhancing access to affordable housing, particularly for vulnerable populations; preserving existing affordable housing and protecting residents from involuntary displacement.

future built on justice, equal opportunity, and environmental protection. Among the list of Transportation and Land Use (TLU) actions in the ECAP is TLU-3, "Take Action to Reduce and Prevent Displacement of Residents & Businesses." TLU-3 explicitly links anti-displacement efforts to climate equity action, as the City can only achieve its ECAP goals if Oaklanders are able to fully participate in, and benefit from, climate action without fear of displacement and homelessness.

The City is also undertaking an update to its Land Use and Transportation Element of the General Plan, in tandem with this Housing Element, to promote a land use pattern and policies that will help accelerate and target housing production. Like many other Bay Area cities, nearly every property in Oakland has been developed, with few "greenfield" (not yet developed) sites within its limits or at its borders, meaning that housing development will primarily rely on development and redevelopment of "infill" sites. Within the city limit, there are approximately 29,700 acres (46.4 square miles) of land, including residential, commercial, and industrial developments, as well as public facilities, including parks, schools, and an international airport. The Housing Element applies to land within city limits, depicted in **Figure 1-1**.

1.1 Purpose of the Housing Element

TThe 2023-2031 Oakland Housing Element is one component of a larger effort: an update to the City of Oakland General Plan. The General Plan Update will create Oakland's 2045 General Plan and is a "once-in-a-generation" opportunity for all Oaklanders to work together to create a visionary blueprint for the city's future over the next 20 years. The Oakland 2045 General Plan will be made up of several "elements" covering a wide range of topics important to the future of Oakland, including environmental justice, land use, transportation, open space, noise, conservation, and safety.

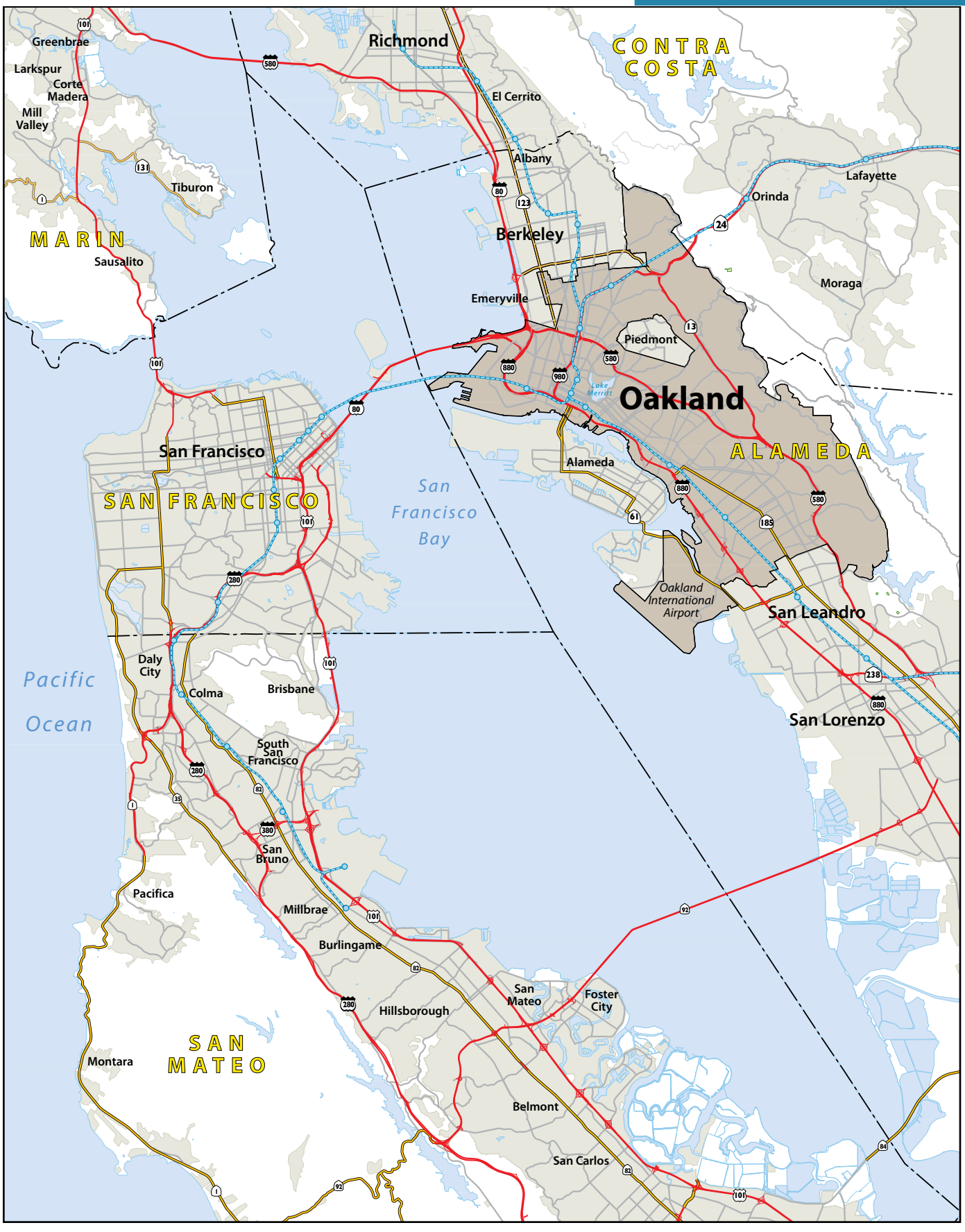


Environmental Justice and Racial Equity Baseline

The Environmental Justice and Racial Equity Baseline, published in March 2022, identifies and details disparities by race and by geography that can be influenced directly or indirectly by the General Plan. The findings in the Environmental Justice and Racial Equity Baseline identify environmental justice and racial equity existing conditions and inform conversations between City staff and members of the public. In parallel with the Housing Element, this baseline will be used as a starting place for policymaking related to environmental justice, safe and sanitary housing, and other community equity issues.

The 2023-2031 Housing Element sets forth the City's housing priorities and goals—as well as its vision for both short- and long-term development—to create a fair and just city. The actions proposed by this Housing Element cover a wide range of housing issues but are largely focused on addressing two major issues: the City's shortfall of housing production and affirmatively undoing past patterns of exclusivity. State law mandates that the

Figure 1-1: Regional Map



Housing Element be updated every eight years to reflect changing conditions, community objectives, and goals. The key components of the Housing Element include an evaluation of whether the City has sufficient zoned capacity to accommodate required housing production at all affordability levels, an assessment of whether the geographic distribution of that capacity will either further entrench or help to ameliorate existing patterns of segregation, and finally a set of programs and policies to address shortfalls and reduce identified constraints to the maintenance, improvement, and development of housing.

HOUSING ELEMENT: COMPONENTS

In California, all cities must adopt a General Plan composed of at least seven elements, including the Housing Element. All cities must also incorporate environmental justice into the General Plan. Oakland has chosen to adopt an Environmental Justice Element while also incorporating environmental justice goals into each element, including the Housing Element. The Oakland Housing Element, in tandem with the rest of the General Plan Update, is designed to assess and shape the community's housing progress and needs. In accordance with State law, the Housing Element must include:

- A description of outreach conducted in preparation of the element;
- An analysis of progress in implementing the previous Housing Element and effectiveness of its programs and actions;
- An assessment of existing and projected housing needs;
- An analysis of special housing needs, such as those of older adults and people with disabilities;
- An analysis of existing assisted housing units at risk of conversion from affordable to market-rate;
- An analysis and inventory of resources and constraints relevant to meeting housing needs;
- An affirmatively furthering fair housing (AFFH) analysis, which guides the analysis of each set of requirements;
- An inventory of adequate sites suitable for construction of new housing sufficient to meet needs at all economic levels;
- A program that sets forth specific actions to address housing needs, with identification of responsible agencies and timelines.



REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Oakland's Housing Element was last updated in 2015 and covered the years 2015-2023. The current Housing Element update reflects the Regional Housing Needs Assessment (RHNA) as determined by the Association of Bay Area Governments (ABAG) for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (State HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, ABAG then distributes a "fair share" portion of that allocation to each local jurisdiction. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Oakland must identify sites sufficient to accommodate 26,251 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1.

A total of 6,511 units must be affordable to households making less than 50 percent of area median income (AMI), 3,750 units must be affordable to households making between 50 and 80 percent of AMI, 4,457 units must be affordable to households making between 80 and 120 percent of AMI, and 11,533 units must be affordable to households making over 120 percent of AMI. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in **Appendix C**.

Table 1-1: Oakland Regional Housing Needs Assessment, 2023-2031

INCOME LEVEL[1]	INCOME RANGE	NEEDED UNITS	PERCENT OF NEEDED UNITS
Very-Low-Income (0-50% AMI)	<$46,287	6,511	24.8%
Extremely-Low-Income (<30% AM part of Very-Low-Income in previous row)[2]	*<$27,772*	*3,256*	-
Low-Income (51-80% AMI)	$27,773-$74,059	3,750	14.3%
Moderate-Income (81-120% AMI)	$74,059-111,089	4,457	17.0%
Above-Moderate-Income (>120% AMI)	>$111,090	11,533	43.9%
Total		**26,251**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need.

Source: ABAG, Final RHNA Plan, December 2021

HOUSING ELEMENT: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017) provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.
- AB 879 (2017) and AB 1397 (2017) require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.
- AB 686 (2018) requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.
- AB 215 (2021) extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.
- AB 1398 (2021) revises the consequences for local governments that miss the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.
- AB 1304 (2021) clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

ENVIRONMENTAL REVIEW

The General Plan update is being accompanied by an Environmental Impact Report (EIR), which analyzes the potential impacts attributable to the Housing Element Planning Code amendments, as well as the Safety and Environmental Justice Elements and related General Plan and Zoning Map amendments.

1.2 Oakland's Housing Approach

Two important components of the Housing Element include a plan to address Oaklanders' housing needs, and an inventory of sites suitable for housing development at all income levels, based on Oakland's 6th cycle RHNA.

HOUSING ACTION PLAN

This Housing Element identifies a foundational framework of five overarching goals in Chapter 4: Housing Action Plan to comprehensively address the housing crisis and needs of Oaklanders. The goals seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing. The goals were developed through a careful review of community input from each of the outreach and engagement sessions listed in Chapter 2. The Housing Action Plan is further informed by the comprehensive analysis of housing production capacity, constraints analysis and other topics covered throughout the Housing Element appendices. The goals include:

1. **Protect Oakland Residents from Displacement and Prevent Homelessness:** Protect Oakland tenants from displacement and create conditions that enable them to remain in their homes and communities.

2. **Preserve and Improve Existing Housing Stock:** Conserve and improve the affordability of existing housing stock in Oakland and address substandard conditions.

3. **Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities:** Facilitate the production of housing for extremely low, very low, low, and moderate-income households. In addition to increased production generally, provide a diversity of housing types, ownership opportunities, living arrangements, and features supportive of special needs. Locate new housing to further access to opportunity (while simultaneously investing in and protecting tenants in disinvested communities) and remove constraints to affordable housing development.

4. **Address Homelessness and Expand Resources for the Unhoused:** Recognize housing as a human right. Reduce homelessness through Housing First approaches and support coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent housing with resources for long-term support.

5. **Promote Neighborhood Stability and Health:** Promote resilient development in safe, healthy, and just communities. Increase resources in disinvested communities and create long-time stability through homeownership opportunities.

The goals, policies, and actions form the Housing Action Plan for the 2023-2031 planning period and transform this framework into impactful action.

HOUSING SITES INVENTORY

The Housing Element also presents an inventory under existing zoning of housing sites suitable for new homes in Oakland at all income levels. The purpose of the inventory is to evaluate whether the City currently has a sufficient number of sites available to meet its RHNA over the next eight years, and to determine whether the distribution of these sites will either further entrench or help to ameliorate existing patterns of segregation. To do this, the inventory includes:

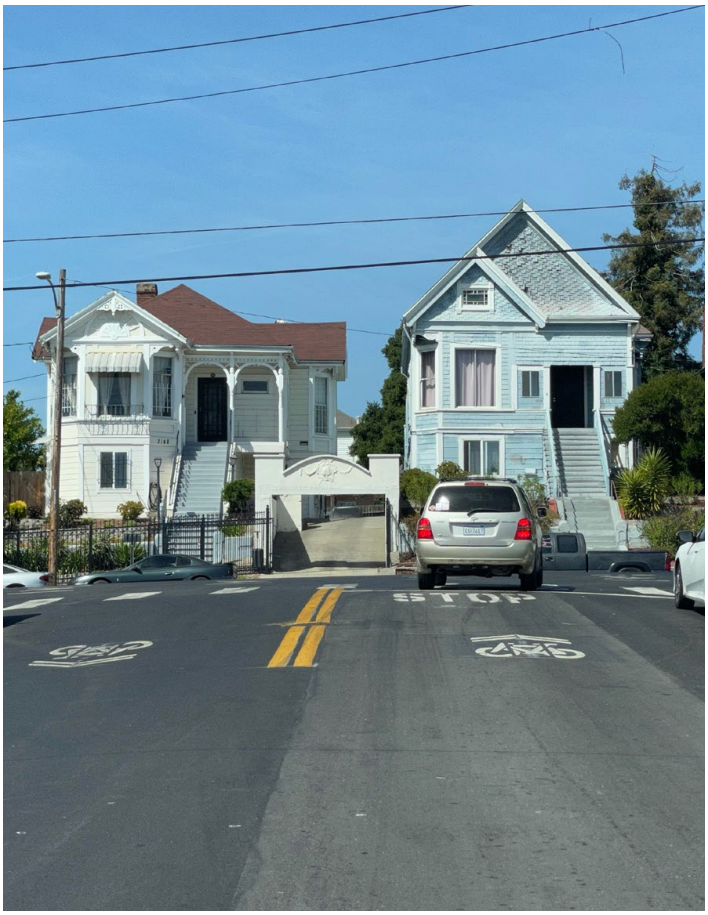
- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units); and

- Opportunity sites where additional development could occur. Opportunity sites were selected in a manner consistent with the City's mandate to affirmatively further fair housing. Housing sites, especially lower-income sites, were selected so as to reduce segregation and increase affordable development in high resource neighborhoods, where possible.

Chapter 3 provides a summary of the inventory approach and Appendix C includes the detailed site inventory. While the Housing Sites Inventory documents that Oakland has sufficient zoning capacity to meet Oakland's RHNA requirements, the City's Housing Action Plan includes several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas. These are in addition to the continued enforcement and strengthening of identified tenant protection and anti-displacement measures. A few examples of actions in the Housing Action Plan include:

- Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods (Action 3.2.1);
- Reduce constraints to the development of accessory dwelling units (Action 3.2.5);
- Implement an affordable housing overlay zone that would allow for 100% affordable housing development at any density up to a specified height in most areas where housing is currently permitted (Action 3.3.5);
- Revise development standards, including allowable building heights, densities, open space, and setback requirements (Action 3.4.1);
- Remove conditional use permit requirements for housing in RD-2 and RM zones (Action 3.4.3);
- Implement objective design standards (Action 3.4.8);
- Implement a housing sites overlay zone that would allow all sites included in the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to develop owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households (Action 3.4.10);
- Promote infill, transit-oriented development (TOD), and mixed-use development (Action 5.2.2); and
- Encourage new affordable housing in higher resource neighborhoods (Action 5.2.8)
- Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities (Action 5.2.9)

The Housing Action Plan and Housing Sites Inventory reflects feedback from members of the community and the goals, policies, and actions reflect both local priorities and State obligations.



1.3 Organization and Summary of the Housing Element

The Housing Element is divided into four chapters: an Introduction, a Summary of Public Participation, a Summary of the Housing Sites Inventory, and the Housing Action Plan. In addition, there are several technical appendices that provide extensive detail on a range of topics, including many of the checklist items mandated by state law. This includes an evaluation of the City's 2015-2023 Housing Element, an assessment of housing needs, resources, and constraints, and the comprehensive housing sites inventory. A summary of the findings from each technical appendix is provided in the main body of the Housing Element. It is organized as follows:

- **Chapter 1 – Introduction:** Provides an overview of State requirements, a summary of the organization of the Housing Element, and an explanation of the Housing Element's relationship to the General Plan.
- **Chapter 2 – Public Participation:** Provides a description of the public participation process and a summary of community outreach activities.
- **Chapter 3 – Summary of the Housing Sites Inventory:** Summarizes the City's ability to accommodate the RHNA on available land, and the selection of sites in light of AFFH requirements.
- **Chapter 4 – Housing Action Plan:** Institutes the goals, policies, and actions of the 2023-2031 Housing Element, and provides quantified objectives. The Plan includes five goals: protect Oakland residents from displacement and prevent homelessness; Preserve and improve existing affordable housing stock; Close the gap between affordable and market-rate housing production by expanding affordable housing opportunities; Address homelessness and expand services for the unhoused; and Promote neighborhood stability and health.
- **Appendix A – Evaluation of the 2015-2023 Oakland Housing Element:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element. While the City was able to meet its above-moderate-income RHNA, it fell short of meeting its lower- and moderate-income goals. Oakland recognizes that more can and should be done to close the gap on affordable housing construction. Oakland further recognizes that many cities in the Bay Area region have failed to meet market rate development goals and continue to prohibit housing at densities that can support affordable housing, both of which have contributed to exacerbated regional inequality, a protraction of the housing crisis, and very likely has catalyzed gentrification and displacement in Oakland.
- **Appendix B – Housing Needs Assessment:** Presents community demographic information, including both population and household data, to identify Oakland's housing needs. Since at least the 1940s, Oakland has had a significantly higher percentage of Black, Indigenous, and People of Color (BIPOC) residents than other cities of a similar size in California. BIPOC communities in Oakland have historically faced patterns of discrimination and segregation, as well as neighborhood disinvestment, throughout the 20th century continuing into the 21st century. In recent years, many of these same communities now bear a disproportionate impact of the State's housing crisis and are increasingly at risk of displacement from Oakland—Oakland's Black population has decreased from 36 percent in 2000 to 23 percent in 2020. Oakland's rates of homelessness have also significantly increased from 2017-2022 (83 percent), though the rate of increase has decreased from the period of 2019-2022 (23 percent, compared to 47 percent from 2017-2019). Oaklanders of color also disproportionately face lower rates of homeownership, higher housing cost burden,

overcrowded conditions, and homelessness. These trends are being compounded by demographic factors such as the rapid aging of the population and continued prevalence of poverty.

- **Appendix C – Sites Inventory:** Outlines the selection and capacity methodology used to identify sites to accommodate the RHNA. While the Housing Sites Inventory documents that Oakland does have sufficient zoning capacity to meet Oakland's RHNA requirements, the City has identified in its Housing Action Plan several zoning reforms that would further increase production capacity and unlock opportunity for affordable and missing middle housing in high resource areas.
- **Appendix D – Assessment of Fair Housing:** Identifies fair housing issues and solutions to meet Oakland's AFFH mandate. Oakland is incredibly diverse at the City level, but at the neighborhood level, geographic patterns of income segregation and racial/ethnic segregation are clear. Additionally, Oakland has racially and ethnically concentrated areas of poverty localized to four areas in the City. Neighborhoods across Oakland have received varying levels of investment, which is reflected in the unequal opportunities available for communities of color. Additionally, access to economic, educational, and environmental opportunities vary greatly across the City. Comparing access to opportunity with displacement risk and gentrification across the City, areas that are exclusive, stable, or in the advanced stages of gentrification offer the best access to opportunity. Much of the City has gentrified in recent years, leaving residents in the few (predominantly BIPOC) neighborhoods that have not gentrified at risk of displacement. Oakland is further impacted by disproportionate housing needs: overcrowding rates are higher in the City than in the County/Bay Area Region, cost burden rates are high (highest for Black and African-American households and lowest for white households), and homelessness is a major public health crisis in the City. Individuals experiencing homelessness increased 83 percent between 2017 and 2022 and individuals identifying as Black or African American are disproportionately represented in the unhoused population.
    - The goals and actions concluding this appendix have a strong focus on investing in neighborhoods considered "Low Resource" and "High Segregation and Poverty" by the State HCD/TCAC Opportunity Maps (i.e. those neighborhoods with low access to opportunity). These neighborhoods have high concentrations of BIPOC populations.
- **Appendix E – Housing Resources and Opportunities:** Assesses the City's financial and administrative resources available for future housing development. This appendix describes and assesses the resources available for the development, rehabilitation, and preservation of housing in Oakland. The following sections provide an overview of the financial and administrative resources to support the provision of affordable housing. These include Oakland Housing Authority funds, the Affordable Housing Trust Fund, Community Development Block Grant Funds, and other sources of funding. The appendix also describes additional housing resources or considerations relevant for the provision of housing in the city, including publicly-owned and surplus land, as well as utility and service systems to support new housing.
- **Appendix F – Housing Constraints:** Analyzes governmental and non-governmental constraints to the development of housing. Governmental constraints on affordable housing construction include a lack of local and State funding to support the development of affordable housing, a lack of clarity on permit streamlining processes, higher costs

for all housing developments due to a lack of City staff capacity. Both market rate and affordable housing also face constraints from development standards and green building standards. Non-governmental constraints on housing development include environmental constraints such as risk of seismic activity, infrastructure needs for infill housing, rising interest rates, and the high cost of land, materials, and labor in Oakland.

- **Appendix G – Opportunities for Energy Conservation:** Presents opportunities to develop housing in a sustainable manner. While electrification is one of the primary ways to reduce the environmental impact of a building and improve energy performance, residential buildings in Oakland face a range of difficulties when pursuing electrification including lack of electrical panel or service capacity, and the extensive renovations and remediations that the retrofitting for electrification might trigger. Residents and property owners in Oakland have access to a variety of resources to assist with and incentivize residential energy conservation including local and state financing programs, and local resources such as solar rebates and incentives, and assistance with conversions of gas stoves to induction cooktops. Low-income Oakland utility customers who qualify can also take advantage of State and Federal Energy Bill assistance and energy efficiency programs.
- **Appendix H – Glossary.** Defines key terms used in the Housing Element.
- **Appendix I – Public Outreach Materials.** Includes meeting materials, outreach and survey summaries.
- **Appendix J – Proposed Rezoning and Height Changes.** Illustrates proposed rezoning and height changes to increase housing production capacity and unlock additional opportunities for affordable and “missing middle” housing in high-resource neighborhoods and affirmatively



further fair housing by opening up exclusionary neighborhoods. The proposed changes are also available as an *interactive map*.

- **Appendix K – Findings Letter from California Housing and Community Development (State HCD) dated 9/28/22 and Responses.** Provides a brief summary of the changes in response to the State HCD letter and where they were made in the revised draft.
- **Appendix L – Response to Public Comments.** Provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period. Appendix L-1 includes comment letters; Appendix L-2 includes responses.
- **Appendix M – Recommended Sites for Future Housing (Upzoning/General Plan Update Opportunity Sites).** The City of Oakland has received a number of housing site recommendations from the public. Some of the sites are in the inventory already (shown in yellow); others have been analyzed for Phase I upzone potential or other applicable zoning changes to facilitate housing development. For sites not included in the inventory, the City will consider land use changes as part of the longer-term General Plan Update.

1.4 Relationship to Other General Plan Elements

State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583(c)(8)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

As described above, the City is undergoing a comprehensive update to the General Plan. The General Plan update is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, which are due by the beginning of 2023, as well as preparation of a Racial Equity Impact Assessment, Zoning Code and Map update, and a new Environmental Justice Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by 2025.

The Land Use and Transportation Element (LUTE) of the Oakland General Plan was last comprehensively updated in 1998. The vision and specific policies contained in the LUTE seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation. Most of the housing to be provided in Oakland will result from the development or redevelopment of underutilized and infill parcels. In addition, rezoning will occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing.

The goals, policies, and programs contained within this Housing Element will also inform the strategies included in the updated LUTE. As the Housing Element will be adopted prior to the LUTE update, the general distribution, location and extent of land uses as well as population density and building intensity standards prescribed by the current Planning Code are used to determine the City's ability to accommodate residential

development. Some initial amendments to the Land Use and Transportation Element and Planning Code and initial zoning map changes will be made during Phase I; this will allow for upzoning of areas to accommodate additional density on areas near BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. Anticipated development on these sites is expected to be in compliance with updated policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The policies in the other updated General Plan elements will advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element. Likewise, the Housing Element policies will advance the implementation of policies and programs in the other updated General Plan elements. Evaluation of General Plan consistency will be made as part of adoption of the Housing Element. As other elements are updated as part of Phase 2, consistency will be achieved and maintained as part of General Plan adoption and maintained through any General Plan amendments. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

1.5 Sources of Information

In preparing the City's Housing Element, various sources of information were utilized. As a starting point, the Element used ABAG-prepared local data and AFFH package pre-certified by State HCD for use in sixth cycle housing elements, which provides the basis for population and household characteristics and affirmatively furthering fair housing resources. Where necessary, several additional and more current sources are used to provide reliable updates of the ABAG data package. The sources used in the ABAG data package and many additional sources are listed below. Public input from members of the public, community-based organizations (CBOs), and community leaders, was also a key source of information for this Housing Element. More details on what information was collected from these partners can be found in Chapter 2.

1. ABAG Pre-Certified Housing Needs Data Package, 2021
    a. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/ application register (LAR) files
    b. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
    c. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; Residence Area Characteristics (RAC) files, 2002-2018
    d. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
    e. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
    f. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
    g. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); Consumer Count by California ZIP Code and Residence Type (2020)
    h. California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

i. California Department of Finance, E-5 series

j. California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

k. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021

l. California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020)

m. California Housing Partnership, Preservation Database (2020)

n. Zillow, Zillow Home Value Index (ZHVI)

2. Freddie Mac, Historical Weekly Mortgage Rates Data, 2015-2021
3. Home Mortgage Disclosure Act Data, 2012-2020
4. HUD, CHAS ACS tabulation, 2013-2017 release
5. HUD, Fair Market Rent, 2019
6. HUD, AFFHT0006 Table 12, July 2020
7. U.S. Census Bureau, Census 2000; Census 2010; American Community Survey 5-Year Data (2005-2009 through 2015-2019)
8. California Department of Finance, P-2 series
9. California Department of Food and Agriculture, Certified Farmers' Markets by County, January 2022
10. California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2018-2019
11. California Department of Public Health, Licensed and Certified Healthcare Facility Listing, 2022
12. HCD, AFFH Data and Mapping Resources, 2021
13. HCD, State Income Limits, 2021
14. HCD, Qualified Entities, May 2021
15. TCAC, Nine Percent Application, 2022
16. TCAC, Project Staff Reports 2017-2020
17. ABAG-MTC, Existing and Planned Transit Stops, 2021
18. ABAG-MTC, Final RHNA Plan, December 2021
19. Alameda County, Assessor Parcel Data, 2021
20. Alameda County, Historic Assessor Parcel Data, 2014-2015
21. Alameda County, Regional Analysis of Impediments to Fair Housing Choice (AI) for FY 2020/21-2024/25
22. Alameda Housing Authority, Utility Allowance Schedule, 2021
23. EBMUD, Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees, July 2021
24. EBMUD, Water Shortage Contingency Plan, 2020
25. City of Oakland, Planning Code, 2022
26. City of Oakland, Staff Reports, 2019-2021
27. City of Oakland, Accela Building and Planning Permits, March 2022
28. City of Oakland, Building Bureau Code Enforcement Division, FY 2020-2021
29. City of Oakland, Building & Planning Department, 2022

30. City of Oakland, Equitable Climate Action Plan, 2020

31. City of Oakland, Housing & Community Development Strategic Action Plan, 2021-2023

32. City of Oakland, Master Fee Schedule and Fee Estimator with Impact Fees, July 2021;

33. City of Oakland, Oakland ADU Initiative, Existing Conditions and Barriers Report, January 2020 (Revised June 2020)

34. City of Oakland, Oakland Equity Indicators Report, 2018

35. City of Oakland, Department of Housing and Community Development, Five Year Strategic Consolidated Plan: Annual Action Plan, 2018-2019

36. City of Oakland, Impact Fee Annual Report, December 24, 2021

37. City of Oakland, Resilient Oakland Playbook, October 10, 2016

38. City of Oakland, 2016-2021 Local Hazard Mitigation Plan (LHMP)

39. Oakland Housing Authority, Draft Making Transitions Work Annual Plan, FY 2023

40. Oakland Department of Transportation, Geographic Equity Toolbox Planning Areas, 2020

41. Oakland Housing Authority, August 2021

42. City of Berkeley, Building Permit Fee Estimator, 2022 and Affordable Housing Mitigation Fee Ordinance, October 2020

43. City of Emeryville, Master Fee Schedule, July 2021 and Development Impact Fees, FY 2020-2021

44. City of Richmond, Master Fee Schedule, July 2020

45. City of San Francisco, Development Impact Fee Register, December 2021 and Planning Department Fee Schedule, August 2021

46. City of San Jose, Planning Application Filing Fee Schedule, August 2021, Building and Structure Permits Fee Schedule, August 2021, and Inclusionary Housing Ordinance Schedule of Fees, April 2021

47. Economic & Planning Systems, Inc., Downtown Oakland Specific Plan: Incentive Program Feasibility Study, July 10, 2020

48. Hausrath Economics Group, Oakland Affordable Housing Impact Fee Five-Year Review, December 23, 2021

49. California Housing Partnership, Preservation Database, February 2022

50. Urban Displacement Project, 2018 and 2019

51. National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020

52. Yelp, 2022

53. Zillow, Mortgage Rates, October 2021

54. Zillow, ZHVI, December 31, 2010, and December 31, 202054.

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02 PUBLIC PARTICIPATION

2.1 Summary of Community Outreach Activities

2.2 Public Participation Themes



2. Public Participation

Inclusive engagement and public participation have been key to the preparation of Oakland's Housing Element. Public participation is an ongoing process that will continue to occur as the General Plan is updated. Outreach completed as part of phase 1 of the update process will continue to inform phase 2 of the General Plan update. All community outreach is conducted through a racial equity lens to identify actions to affirmatively further fair housing, increase community assets, decrease pollution exposure, and improve overall health.

The community engagement effort is composed of an extensive outreach process that seeks to engage stakeholders throughout the community, with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and often most negatively impacted by City policies and represents a diligent effort to include public participation from all economic segments of the community, consistent with outreach requirements under AB 686. All community input shared will be used to "ground truth" data based on peoples' lived experience, inform areas of focus for General Plan elements, and guide development of General Plan policies. Outreach that informed the development of this Housing Element is summarized in the following chapter, and materials used in the outreach process are included in Appendix I.

2.1 Summary of Community Outreach Activities

GENERAL PLAN UPDATE OUTREACH

The City, based on feedback received from community members, implemented an innovative approach by bringing on two collaborating consultant teams to assist on the General Plan Update. The City partnered with both a Community Consultant Team – Deeply Rooted Collaborative, and a Technical Consultant Team – Dyett and Bhatia, to ensure a planning process that: 1) meets state deadlines and requirements for the GPU, and 2) dedicates significant resources to deep and meaningful community engagement. The Community and Technical Consultants coordinate closely. The team leads meet weekly, and the entire project team meets biweekly to share key findings

and provide feedback. Both Community Consultant and Technical Consultant outreach and feedback is incorporated into all components of the Housing Element. This approach aligns with advancing the City's critical mission of creating a just and fair City for all (Oakland Municipal Code Section 2.29.170.1).

Community engagement efforts for the General Plan Update include an extensive and inclusive outreach process, engaging stakeholders throughout the community with additional resources dedicated to engaging communities historically underrepresented and excluded from traditional planning processes and most negatively impacted by City policies.

The Community Consultant Team, Deeply Rooted Collaborative, focuses on engagement with the following key communities and geographic areas:

- **Communities:** Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices
- **Outreach Geographies:** Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio

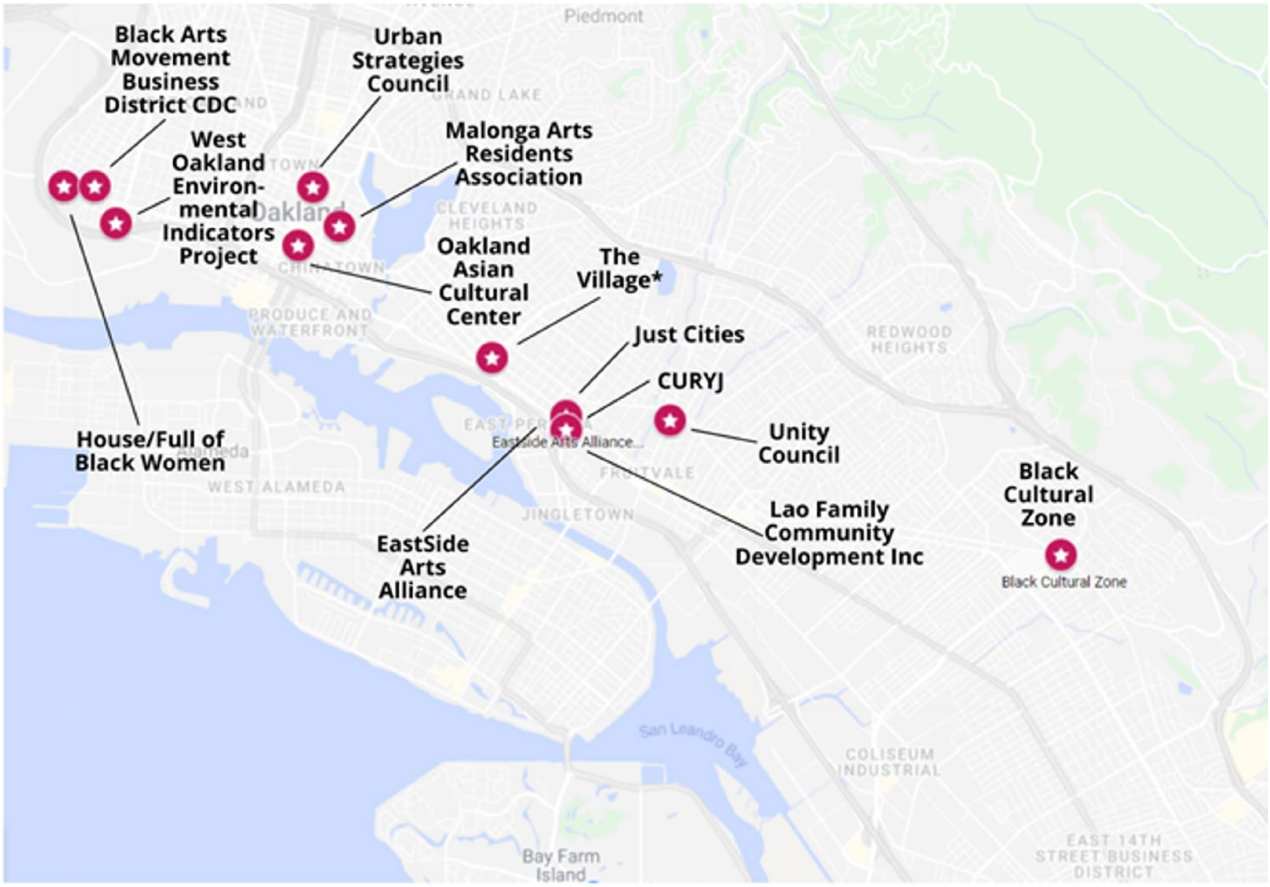
Deeply Rooted has three organizations providing central support through the design and coordination of the overall structure for community engagement, providing technical assistance and community education in planning, and administrative support.

- EastSide Arts Alliance | Cultural Programming Partner
- Just Cities | Technical Assistance/Community Education Partner
- Urban Strategies Council | Administrative Partner

The Deeply Rooted Collaborative in partnership with community partners as shown in **Figure 2-1**. Deeply Rooted's community partner roles are listed in **Table 2-1**.



Figure 2-1: Deeply Rooted Collaborative



*The Village operates as a network of encampments across Oakland without one address.

Table 2-1: Deeply Rooted Collaborative Community Partner Roles

COMMUNITY PARTNER	COMMUNITY / OUTREACH GEOGRAPHY
The Black Cultural Zone Community Development Corporation	Black Community | East Oakland
CURYJ	Formerly incarcerated, Black and Latinx | Fruitvale
House/Full of Black Women/ Deep Waters Dance Theater	
Lao Family Community Development, Inc	Southeast Asian American community
Malonga Arts Residents Association (MARA)	Black and Brown communities, and partnership with members in Chinatown
Oakland Asian Cultural Center (OACC)/ API Cultural Center	Asian American community| Chinatown
Unity Council	Latinx community | Fruitvale
The Village in Oakland	Unhoused curbside communities in North Oakland, West Oakland, Downtown, and East Oakland
West Oakland Environmental Indicators Project.	Environmental Justice | West Oakland
Black Arts Movement Business District, CDC (BAMBD, CDC)	West Oakland (Lower Bottoms), Artists, flatland communities of color, those invested in the animation of BAMBD, CDC and its stakeholders

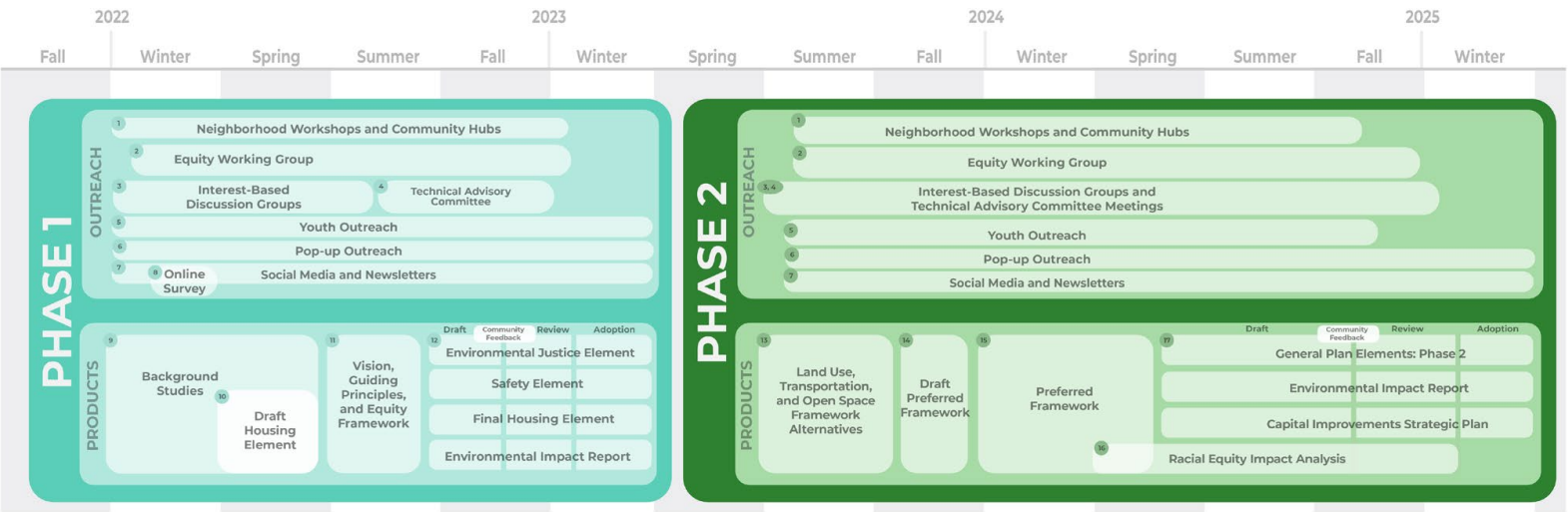
COMMUNITY ENGAGEMENT AND OUTREACH SUMMARY

A variety of outreach activities such as workshops, focused discussions, pop-ups, open houses, porch chats, and community hub events are planned throughout the entire process. All community input shared will be used to ground truth data based on peoples' lived experience, inform areas of focus for the update of General Plan elements, and guide development of General Plan policies.

Input related to housing overlaps with many General Plan topic areas and will be incorporated into both the eight-year Housing Element Update as well as into elements with a longer planning horizon, such as the Land Use and Transportation, Environmental Justice, and Safety Elements. A summary of the General Plan update project schedule is provided in **Chart 2-1**. Information on all community engagement events, including engagement summaries; workshop and townhall presentations, recordings, meeting summaries; and discussion group summaries, are provided via the General Plan Update website at https://www.oaklandca.gov/topics/meetings-and-events. A summary of these engagement activities is described below:

- **Popup and Community Hub Events:** Since November 2021 to March 2022, the GPU Deeply Rooted Collaborative has conducted pop-up events in Eastmont, Fruitvale, San Antonio, Chinatown, West Oakland, and Downtown. For example, in West Oakland these events have been porch-side chats and a pop-up at Hoover Elementary. Engagement has also been integrated into larger community events like the Oakland Asian Cultural Center's (OACC) Asian Pacific New Year Celebration and the Black Joy parade. At these community-embedded events, the team has engaged with over 1,006 people, with a majority being individuals from communities of color. These events sought to hear community concerns, ideas and solutions through interviews and focus group conversations. Community concerns that rose to the top included affordability, displacement, disinvestment, housing quality, pollution (industry and cars), lack of parks, collisions, and illegal dumping.
- **Townhalls:** Two townhalls were held on March 26, 2022, and April 7, 2022. The townhall on March 26, 2022, introduced the General Plan Update process and gathered community input on a vision for the City in 2045, as well as local issues and opportunities that should be

Chart 2-1: Oakland 2045 Project Schedule



addressed in the General Plan. The townhall on April 7, 2022, focused on equity across all issues, with a special focus on EJ and safety priorities in the City.

- **Community Education Workshops:** Two community education workshops were hosted on April 8, 2022, and April 9, 2022, and organized by the Deeply Rooted Collaborative Community Engagement partner to review the past and present policies that led to today's conditions in housing and environmental justice. Over 100 people attended the workshops. Speakers included Oakland unhoused leader Needa Bee (The Village in Oakland), EJ leader Ms. Margaret Gordon (West Oakland Environmental Indicators Project), Margaretta Lin (Just Cities) and Diana Benitez (Just Cities). Attendees shared their frustration regarding ongoing displacement and disinvestment and various community-centered solutions that would bring much needed resources to communities of color in Oakland without displacement.
- **Youth Engagement:** Youth engagement for the GPU will take the form of a Deeply Rooted Fellowship with 15 – 20 fellows. The Fellowship will be a 2-to-3-year commitment and fellows will be provided with a monthly stipend. Planning, design, and training of the fellowship program will be done in coordination with Y-Plan. Fellows will coordinate with the Oakland Youth Advisory Commission (OYAC) and will be engaged in outreach activities such as community-based events, presentations to the community and schools, and social media outreach. Recruitment began in April 2022. On August 31, 2022, twenty (20) young leaders were selected as inaugural Deeply Rooted (DR) Fellows. These young people will lead DR outreach efforts to engage Oakland's youth in the GPU update. DR Fellow activities will include interviewing and surveying young people about their visions and aspirations for the City; educating elementary, middle and high school students about the OGP; gathering data and conducting research to identify the challenges young people face in the City and their proposed solutions; and, implementing a social media campaign to increase youth awareness of the GPU.
- **Neighborhood Group Meetings:** Staff are working with Neighborhood Service Coordinators to present at Neighborhood Crime Prevention Councils (NCPCs) on topics including housing, environmental justice, industrial lands and safety and natural hazards and receive feedback. Staff have presented at several NCPCs and will continue to engage and obtain feedback. Staff are presenting to other Neighborhood – Community groups, faith-based organizations, and at other community congregation events as well.
- **Equity Working Group:** Convened by the Deeply Rooted Collaborative, the Equity Working Group (EWG) is comprised of 20 diverse community members who will: 1) Identify the major challenges and impacts of the General Plan (housing, safety, environmental justice, land use, transportation, and parks); and 2) Advocate for solutions that advance equitable and healthy communities for Oakland residents. Each member will receive a stipend. 20 EWG members who met the following criteria were selected through an interview process from a total of 66 applicants:
    - Hard to reach communities: People from communities that the City traditionally has trouble engaging with including Indigenous, unhoused, formerly incarcerated, low-income, Asian, Black, Latinx, multiracial, people with disabilities, undocumented, and people experiencing environmental injustices.
    - In target geographic areas of: West Oakland, East Oakland, Chinatown, and Fruitvale.
    - Age diversity: People at different stages of their lives to ensure varied knowledge and experiences.

- Diversity of gender and sexual orientation: To ensure women's and LGBTQ+ perspectives are included in this process.
- People who own small businesses in Oakland.

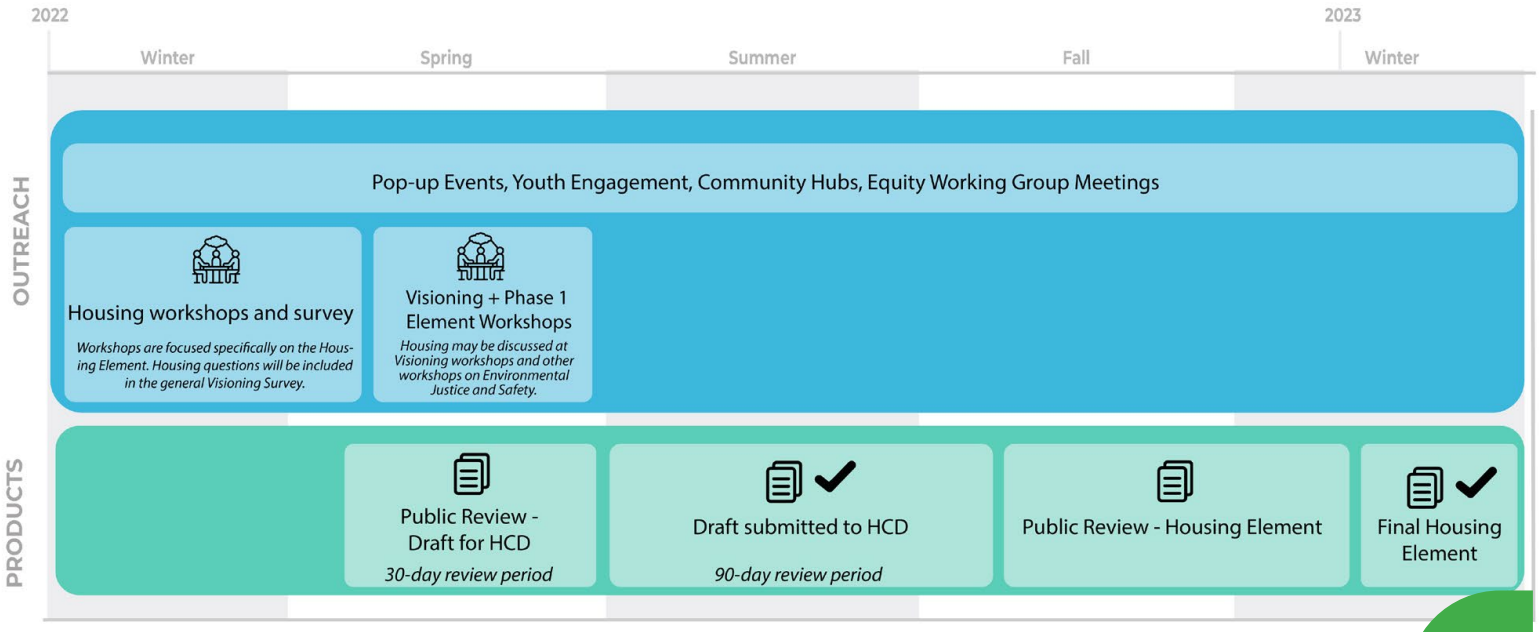
Additional information about the EWG selection process can be found at https://www.oaklandca.gov/news/2022/general-plan-equity-working-group-members-selected.

- **Technical Advisory Committee:** The Technical Advisory Committee (TAC) is comprised of internal City department representatives as well as other Oakland-based, neighboring, and regional governmental agency representatives. The TAC serves to advise on key strategies to address Oakland's big issues related to housing, environmental justice, safety, and other topics; review community input collected at key points in the process; and inform, discuss, and provide technical direction on policies and actions. The second TAC meeting was held on March 7, 2022 and TAC members provided recommendations for housing strategies/actions for housing production, preservation, and protections.
- **Study Sessions with Official Decision-Making Bodies:** The Planning Commission, City Council, and various boards and commissions are active participants in the GPU and will have opportunities to provide direction at each Stage in the process. The project team will continue to check in with these decision-making bodies at key milestones to ensure that the project remains on the right track in terms of process, direction, and overall vision. Engagement will take the form of study sessions and informational presentations to review products and generate feedback on drafts. The Planning Commission and Special Community & Economic Development Committee met on February 2nd and February 22nd to discuss potential housing site locations and recommended housing strategies and actions.

HOUSING ELEMENT OUTREACH

To supplement efforts that were part of the General Plan update, a series of targeted activities related to housing were held prior to the release of the public Draft Housing Element. Additional opportunities for feedback will occur after plan release as well. These efforts are summarized in **Chart 2-2** and described below:

Chart 2-2: Housing Element Outreach Timeline



Housing Workshops: The team hosted four virtual housing workshops on February 10, 2022, February 17, 2022, March 12, 2022, and June 9, 2022 to solicit feedback on the Draft Housing Element. Approximately 200 people participated in these three virtual workshops. The first workshop provided background information on the General Plan, the Housing Element, and housing sites inventory requirements. Workshop 2 sought to gather input on potential housing programs. Workshop 3 focused on community input on strategies to preserve existing affordable housing, protect tenants, and prevent displacement. Workshop 4 was held on June 9, 2022, and sought Oaklanders' input on housing sites and proposed strategies included in a public review Housing Element draft before sending it to the California Department of Housing and Community Development (State HCD). Summaries of these workshops are included in Appendix I.

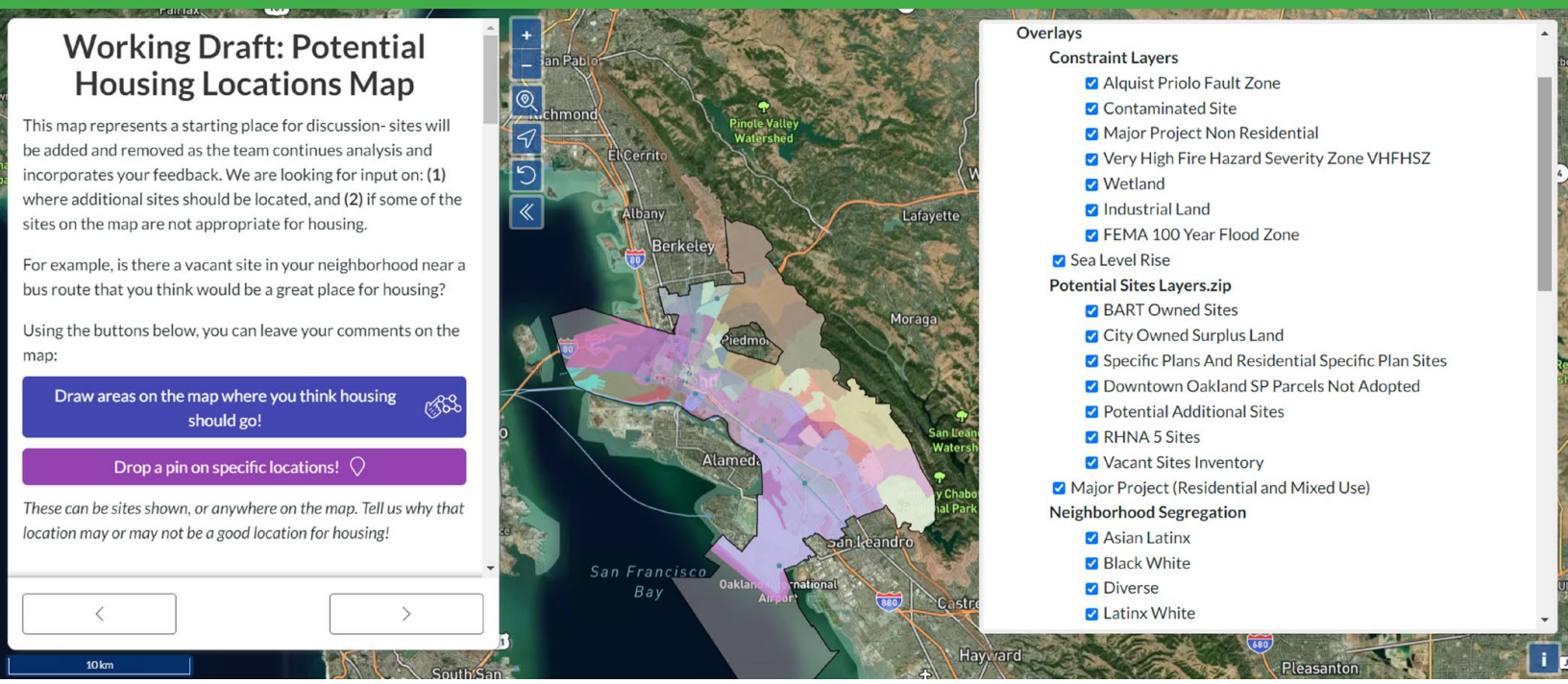
Discussion Groups: A series of focus group discussions were held on the housing-related topics to solicit targeted feedback from organizations and individuals with direct experience with housing provisions and housing-related services. Discussion participants included organizations that may not have traditionally participated in the past including housing justice advocates, tenant rights organizations, faith-based organizations, and other community organizations.

Summaries of these meetings, including the names of participating groups, are provided in Appendix I; see below for the themes of the discussion groups:

- Focus Group Discussion 1 (February 2, 2022): Housing Sites
- Focus Group Discussion 2 (March 10, 2022): Production, Preservation, and Protections
- Focus Group Discussion 3 (June 8, 2022): Draft Housing Element



Figure 2-2: Interactive Map Survey Snapshot - Draft Housing Element Plan Release



Housing Element Update Survey

The Oakland Housing Element Update Survey accompanied the first housing workshop on planning where housing should go. The survey was open from February 11, 2022, through March 7, 2022, received 480 individual responses, and generated a total of 1,976 unique map responses. It included two interactive mapping questions regarding potential locations for future housing in the city of Oakland.

The interactive map in the survey displayed the initial sites under consideration for the Housing Element and focused on identifying community priorities and recommendations for additional locations. See **Figure 2-2** above for a snapshot of the interactive map. As an optional component of the survey, respondents were asked to describe their zip code, and race or ethnicity. The results of this survey guided the selection of sites identified in Chapter 3 and Appendix C, and a summary of the survey's findings is provided in Appendix I.

The Draft Housing Element was released on May 12, 2022 and was made available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element. Pursuant to AB 215, the city made the first draft available for public review for 32 days between May 12, 2022, to June 13, 2022.

The City also created an interactive Konveio page so the community could read, post comments, and submit questions on the Draft Housing Element and Appendices. During the 30-day mandatory public review period, a fourth Housing Element workshop was held on June 9th to describe the community outreach process and Housing Element content (with particular focus on the Sites Inventory and Housing Action Plan) and provide opportunity for the members of the public to ask questions.

During this initial comment period, the City received 18 letters from Oakland residents and organizations. Staff also sought feedback on the 2023-2031 Draft Housing Element from the Community and Economic Development (CED) Committee of the Oakland City Council on May 24, 2022, and from the Planning Commission on May 18, 2022, and June 1, 2022. City staff incorporated changes to the draft prior to submittal to State HCD where it was feasible to do so within the short time period.

The city provided its draft Housing Element to State HCD for the first 90-day review period on June 30, 2022. The Draft Housing Element (clean and redlined versions) submitted to State HCD is available at https://www.oaklandca.gov/topics/oakland-general-plan-2045-housing-element.

EXTENDED PUBLIC REVIEW PERIOD FOR COMMUNITY FEEDBACK

To ensure that the community had enough time to review and comment, the City committed to keeping the first draft of the Housing Element available for public comment during the 90-day State HCD review period, until September 30, 2022. The first Draft Housing Element was available for public review and feedback for a total of 142 days between May 12, 2022, until September 30, 2022.

Staff presented the draft Housing Element to neighborhood and community groups such as Monarch Senior Homes – Satellite Affordable Housing Associates (SAHA) development, East Bay Housing Organizations (EBHO)'s Oakland Committee, Allen Temple Public Ministry's Virtual Townhall, Rockridge Community Planning Council (RCPC) Townhall and the Piedmont Avenue Neighborhood Improvement League (PANIL). Finally, staff conducted study sessions with the City Council and Planning Commission in October to seek additional feedback on the 2023-2031 Draft Housing Element.

Equity Working Group

Between June 2022 and October 2022, the Equity Working Group (EWG) group met eight times to provide feedback and housing policy recommendations on the 2023-2031 Draft Housing Element. EWG members also shared a list of their housing policy recommendations and met with the Directors from the Planning and Building (PBD), Human Services Department (HSD), Oakland Housing and Community Development (Oakland HCD) and the Office of the City Administrator (CAO) and the CAO Homelessness Division to review the policy recommendations.

Response to Public Comments

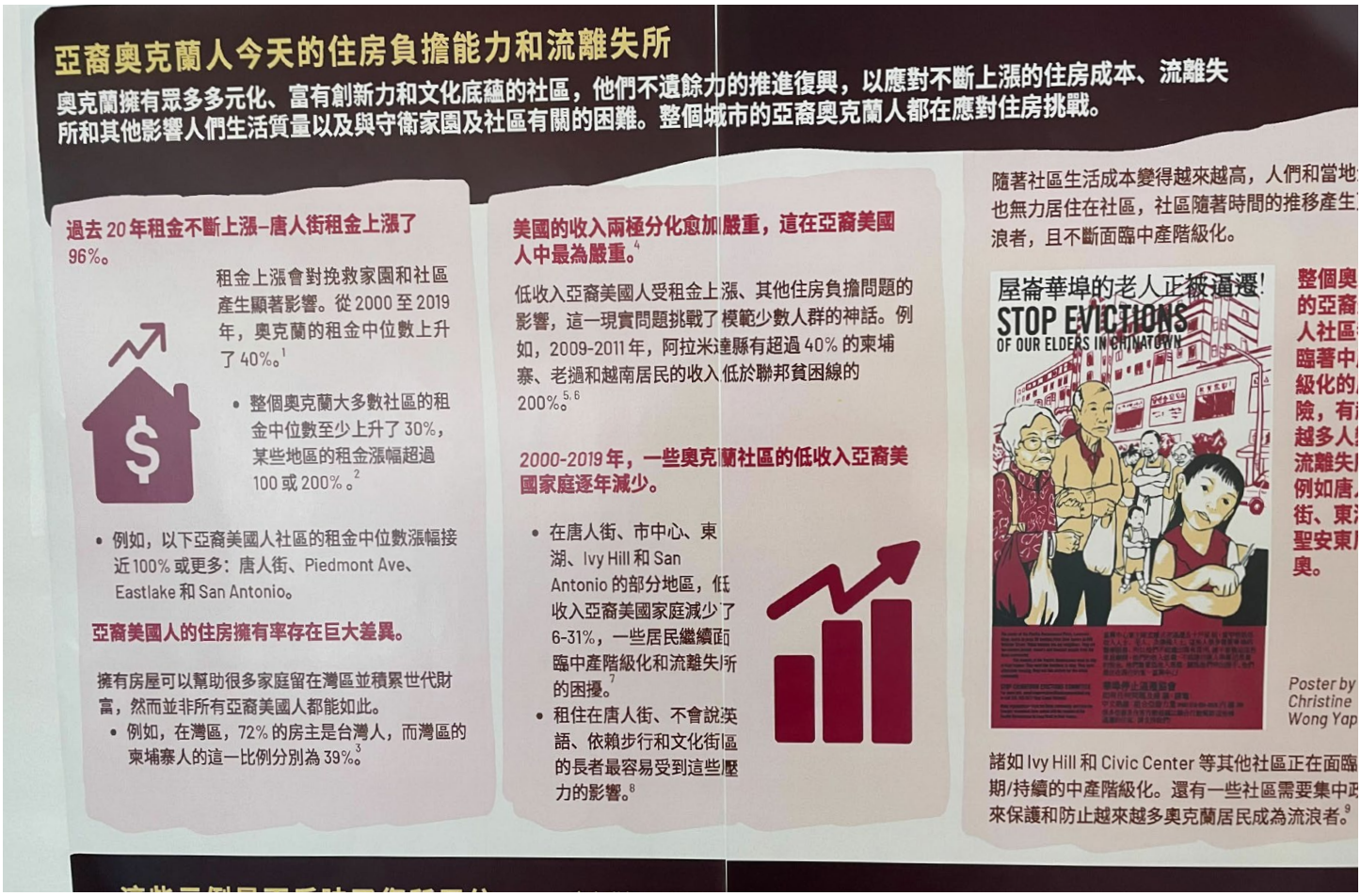
Appendix L provides an overview of public comments and staff responses, to illustrate how the revised draft reflect public input received during the public comment period.

Analysis of Impediments to Fair Housing Choice

The assessment of fair housing contained in Appendix D relies in part on outreach done in preparation of Alameda County's 2020 to 2024 Regional Analysis of Impediments to Fair Housing Choice (AI).[1] Historically, Oakland has prepared its own AI every five years as a U.S. Department of Housing and Urban Development (HUD) requirement. However, in 2020, the City joined various Alameda County cities and Housing Authority agencies to complete a regional AI.

A year-long community engagement process for the 2020 to 2024 AI consisted of three meetings and a seven-page survey between June 2019 – November 2019. The survey was translated into multiple languages and distributed to priority populations (those most impacted by fair housing issues) via local organizations. Priority populations include racial and ethnic minorities, people experiencing homelessness, people with limited English proficiency, people with disabilities, and people residing in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). The survey received 3,296 responses. Key data from the 2020 to 2024 AI is used in the Assessment of Fair Housing in **Appendix D**: Affirmatively Furthering Fair Housing.

1 Alameda County, "Regional Analysis of Impediments to Fair Housing Choice." February 2020. Accessible at *https://cao-94612.s3.amazonaws.com/documents/ALAMEDA-COUNTY-REGIONAL-ANALYSIS-OF-IMPEDIMENTS-TO-FAIR-HOUSING-Final-AI_Combined_2-24-20.pdf*



Housing Element Community Education Materials

The GPU Deeply Rooted Collaborative is preparing Housing Element community education materials that will provide a focused look at housing issues most important to Oaklanders, informed by substantial community outreach. The outreach materials are intended to synthesize a complex, lengthy document into key points and describe how policy changes to help address these issues. These education materials will also provide a deep dive into the historical conditions that have shaped housing quality, access, and opportunity, as well as recommendations for other future City processes (such as Phase 2 of the General Plan Update) that affect housing. These materials are expected to be released in winter/early spring of 2023.

2.2 Public Participation Themes

Across discussion groups, workshops, EWG meetings, and other community engagement events, several key themes emerged that informed development of this Housing Element Update's goals, policies, and actions. This list is not comprehensive, but the key themes listed below are reflected in the overarching goals identified in Chapter 4: Housing Action Plan. The goals, policies, and actions seek to significantly address disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

- **Address Homelessness:** "Housing is a Human Right." A common refrain from participants was that Oakland should recognize housing as a human right and focus on addressing the homelessness crisis. As experts from the National Law Center on Homelessness and Poverty note, "a right to adequate housing is not a requirement that states build free housing for the entire population, rather, it devotes resources and protective measures to prevent homelessness, discrimination, and promote permanent stable housing."[2] Participants expressed distrust with the City and frustration with the current unaffordability of housing and ongoing displacement. They suggested a wide variety of strategies to house the unhoused community, including treating unhoused populations with dignity, stopping the current encampment management policy, more flexible building types, temporary units, permanent supportive housing, RVs/safe parking zones, tiny homes, manufactured housing, and working with the unhoused community to understand their needs and priorities. Participants discussed methods for addressing the homelessness crisis, including a moratorium on market rate housing to balance the speed at which housing is built with the need to ensure that new housing is high-quality, affordable, and habitable, partnering with community groups that work with unhoused communities, and creating housing options that include wrap-around services. The Housing Element incorporates this input in the following ways:

  - **Goals:** 1, 2, 3, 4
  - **Policies:** 1.1, 2.2, 3.1, 3.3, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
  - **Actions:** 1.1.1 through 1.1.14, 2.2.1 through 2.2.8, 3.1.1, 3.1.2, 3.3.1 through 3.3.7, 3.3.9, 3.3.11 through 3.3.15, 3.3.17, 3.3.18, 3.5.1 through 3.5.3, 3.6.1, 3.6.2, 3.6.5, 3.7.1, 3.7.2, 3.7.4, 3.7.6, 4.1.1 through 4.1.4, 4.2.1 through 4.2.5, 4.3.1 through 4.3.6



- **Protect Oakland Residents from Displacement and Preserve Existing Affordable Housing.** Over the last two decades, housing costs in Oakland have risen dramatically – meaning many Oakland residents cannot afford to buy or rent a home within their own neighborhood. Participants expressed frustration with increasing displacement pressures while the stock of affordable housing throughout the city decreases, including both subsidized housing and "naturally occurring affordable housing" – or unsubsidized housing that is affordable at market prices. Participants also discussed how Oakland's cultural institutions and history are at risk of loss due to continuing gentrification. To mitigate the pressures of displacement and gentrification, Oakland residents suggested a number of potential anti-displacement strategies, including enhanced rent stabilization measures, stronger just cause for eviction protections, increased enforcement of anti-harassment tenant protections, and historic

2 https://www.kqed.org/news/11801176/what-would-housing-as-a-human-right-look-like-in-california

preservation programs to preserve cultural institutions. Participants also discussed ways to preserve the city's existing affordable housing stock, including the implementation of a Community/Tenant Opportunity to Purchase Act, innovative solutions to maintain permanent affordability like community land trusts, additional acquisition and conversion to affordable housing efforts, live/work preferences for Oakland residents, and programs to physically rehabilitate homes to allow long-time residents to enjoy new community amenities. Participants also pointed to a need for better data collection to ensure accountability and to better understand and target anti-displacement resources. The Housing Element incorporates this input as through the following goals, policies, and actions:

- **Goals:** 1, 2, 3
- **Policies:** 1.1, 2.1, 2.2, 3.3, 3.5
- **Actions:** 1.1.1 through 1.1.14, 2.1.1 through 2.1.6, 2.2.1 through 2.2.8, 3.3.12, 3.3.18, 3.5.1, 3.5.2, 3.5.4

- **Focus on Building more Housing Affordable to Extremely Low, Very Low, Low, and Moderate Incomes.** Producing new affordable and deeply affordable housing options was identified as a key strategy to prevent displacement. There were varying opinions about new market rate housing; some participants expressed that the City is currently facing a housing supply shortage, and must add new units of all types, while other participants felt that the City most sorely needs affordable housing and as such should focus explicitly on this type of construction. Groups discussed a wide range of strategies to build more inclusive neighborhoods add more affordable housing units in Oakland, including: legalizing existing nonconforming housing units, inclusionary zoning, changing the zoning to increase density in primarily single-family areas like Rockridge, supporting homeowners in the construction of accessory dwelling units (ADUs), City land acquisitions to build new permanently affordable housing and create community land trusts, and reducing the amount of discretionary review required for new housing projects. Other recommendations included creating housing commission and neighborhood planning councils for ongoing resident leadership to decide the kind of housing development. The City of Oakland recognizes the need to increase housing supply generally, and, with priority given to increasing housing affordable to very-low-, low-, and moderate-income households in the following ways:

  - **Goals:** 3
  - **Policies:** 3.1 through 3.8
  - **Actions:** 3.1.1, 3.1.2, 3.2.1 through 3.2.6, 3.3.1 through 3.3.18, 3.4.1, 3.4.3 through 3.4.11, 3.5.1 through 3.5.4, 3.6.1 through 3.6.5, 3.7.4 through 3.7.6

- **Address Housing Quality Issues.** Housing quality issues can have detrimental impacts on people's physical and mental health. Through neighborhood outreach processes, many Oaklanders described housing quality issues they were living with, such as overcrowding, unsafe building conditions, and lack of maintenance, caused by landlord neglect, lack of funds for upkeep or housing burden, or fear of reporting these issues. Community-recommended strategies to address these issues included programs/grants to landlords and homeowners to make repairs; universal design to allow all Oaklanders to remain in their homes as they age, or to help mobility-impaired residents; and tax credits or programs to address other housing habitability concerns, like indoor air quality. The Housing Element addresses housing quality issues in the following ways:

- **Goals:** 2, 5
- **Policies:** 2.1, 5.2
- **Actions:** 2.1.1 through 2.1.6, 3.3.12, 5.2.1, 5.2.5, 5.2.6

- **Keep Oakland Communities Together.** All Oakland neighborhoods are deserving of high-quality amenities, more affordable housing, and other public investments, especially in areas that have suffered from disinvestment of the past. However, concerns about gentrification and displacement associated with new investment were top of mind for many Oaklanders. Scores of people expressed how difficult it was to pay the rent in light of rising costs. People who have long generational roots in Oakland have been displaced but continue to come to Oakland to be with community and work. This includes a significant loss (30 percent) of Oakland's Black population from 2000 to 2019. As some community members noted, Oakland neighborhoods are like villages where people care for and nurture each other, and displacement means these villages are fragmented, and culture is lost. Oaklanders recommended creative ways to bring back displaced people as homeowners, such as support for co-ops, land trusts, and shared multi-unit buildings. Other creative ways to prevent displacement include creation of cultural district/anti- displacement zones, a human health/socioeconomic impacts analysis to analyze displacement and homeless impacts of market rate projects before the City provides permits or zoning changes. Another way they saw keeping Oakland communities together was through investment to the most impacted communities via municipal reparation to redress Oakland's history of eminent domain and urban renewal and for Black Americans who are descendants of chattel slavery. The Housing Element addresses displacement and cultural preservation in the following ways:
  - **Goals:** 1, 2, 5
  - **Policies:** 1.1, 2.1, 2.2, 3.5, 5.1, 5.3
  - **Actions:** 1.1.1 through 1.1.14, 2.1.4, 2.2.1 through 2.2.8, 3.2.2, 3.3.8, 3.3.12, 3.3.18, 3.5.1 through 3.5.4, 5.1.1 through 5.1.3, 5.3.1 through 5.3.3
- **Building in Accountability and Success Metrics.** Oaklanders desire more transparency around housing issues and actions in the City, and to be heard by elected officials and City departments stressing the importance of setting transparent and data-driven metrics to measure the success of various housing programs, and building in accountability measures to ensure that the City can meet its goals. The Housing Elements aims to increase transparency and accountability in the following ways:
  - **Goals:** 1 through 5
  - **Policies:** 1.1, 2.1, 3.2, 3.3, 3.7, 4.1, 4.2, 4.3, 5.1, 5.2
  - **Actions:** 1.1.8, 1.1.9, 2.1.3, 3.2.5, 3.3.13, 3.3.17, 3.7.1, 4.1.2, 4.2.4, 4.3.1, 5.1.1, 5.1.2, 5.1.3, 5.2.11



03 SUMMARY OF THE HOUSING SITES INVENTORY

3.1 Regional Housing Needs Allocation

3.2 Capacity to Accommodate the RHNA

3.3 Assessing Housing Sites Through a Fair Housing Lens



3. Summary of the Housing Sites Inventory

The Housing Element of the General Plan must include an inventory of land suitable and available for residential development to meet the city's regional housing needs allocation (RHNA) by income level. This inventory is known as the Housing Sites Inventory ("Inventory"). This chapter provides a summary of the full Sites Inventory, available in Appendix C.

3.1 Regional Housing Needs Allocation

As required by State housing law, all California cities and counties must plan for the housing needs of all their residents, at various income levels. This number is called the Regional Housing Needs Allocation (RHNA). For the planning period 2023 to 2031 (also known as the 6th housing cycle), Oakland must plan for 26,251 new units, or approximately six percent of the total allocation for the nine-county Bay Area region. Oakland's allocation is a 77.8 percent increase from the prior cycle's allocation of 14,765 new units, but many nearby jurisdictions have been assigned a larger percentage increase than Oakland compared to their prior RHNA allocation. This is in alignment with the regional goal of ensuring all cities and counties are affirmatively furthering fair housing. **Table 3-1** shows the income breakdown of the Oakland RHNA with an additional buffer, as recommended by the State, to account for any loss due to reductions in density.

Table 3-1: Oakland Regional Housing Needs Assessment, 2023-2031

INCOME LEVEL[1]	NEEDED UNITS	NEEDED UNITS WITH 15% BUFFER	PERCENT OF NEEDED UNITS
Very-Low-Income (0-50% AMI)	6,511	7,488	24.8%
Extremely-Low-Income (<30% AMI; part of Very-Low-Income in previous row)[2]	3,256	3,745	-
Low-Income (51-80% AMI)	3,750	4,313	14.3%
Moderate-Income (81-120% AMI)	4,457	5,126	17.0%
Above-Moderate-Income (>120% AMI)	11,533	13,263	43.9%
Total	**26,251**	**30,189**	**100.0%**

1. Income levels were determined by county median household income based on 2014-2018 American Community Survey data (Table B19013). The median income in Alameda County during this period was $92,574.
2. Extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need, pursuant to Govern-ment Code Section 65583(a). Although extremely-low-income housing need is not explicitly projected in the RHNA, this group often requires the most subsidy and assistance to generate a sufficient number of housing units.

Source: ABAG, Final RHNA Plan, December 2021

3.2 Capacity to Accommodate the RHNA

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. Oakland's analysis of potential to accommodate new housing growth has considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the City's current General Plan and zoning regulations, there is sufficient capacity to accommodate its RHNA allocation with a buffer. In addition, rezoning will also occur in select areas to accommodate additional density such as parcels around BART stations, along transit corridors, and in existing residential neighborhoods to allow for "missing middle" housing. This rezoning proposal will unlock new sites that can accommodate affordable housing within high resource neighborhoods. Sites included in the inventory reflect those that are most likely to develop during the planning period and meet the RHNA; sites that are newly made available by one of the rezoning efforts identified in the Housing Action Plan are not considered as part of this inventory since they do not reflect zoning conditions at the beginning of the Housing Element update process.



The Inventory identifies sufficiently zoned land to accommodate the Oakland RHNA at all income levels. The inventory is divided into two major groups:

- Sites where development is underway or approved (known as "pipeline projects") or otherwise can be credited to meet the RHNA (such as Accessory Dwelling Units, or ADUs); and
- Opportunity sites where additional development could occur. This includes 1) potential development projects, where projects may be in pre-approval; sites from the previous RHNA cycle that remain available for development; and new opportunity sites, which includes both vacant and non-vacant sites and consists of City-owned sites, sites owned by Bay Area Rapid Transit (BART) or other government agencies, sites located within a specific plan area, and other sites with expressed or potential development interest.

The analysis of nonvacant properties included only those properties with realistic potential for additional development, in light of 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development.

A summary of capacity by housing units to meet the Oakland RHNA is provided in **Table 3-2**, on the following page. The complete 2023-2031 Inventory is provided in Table C25 of Appendix C, and can be seen in **Figure 3-1**.



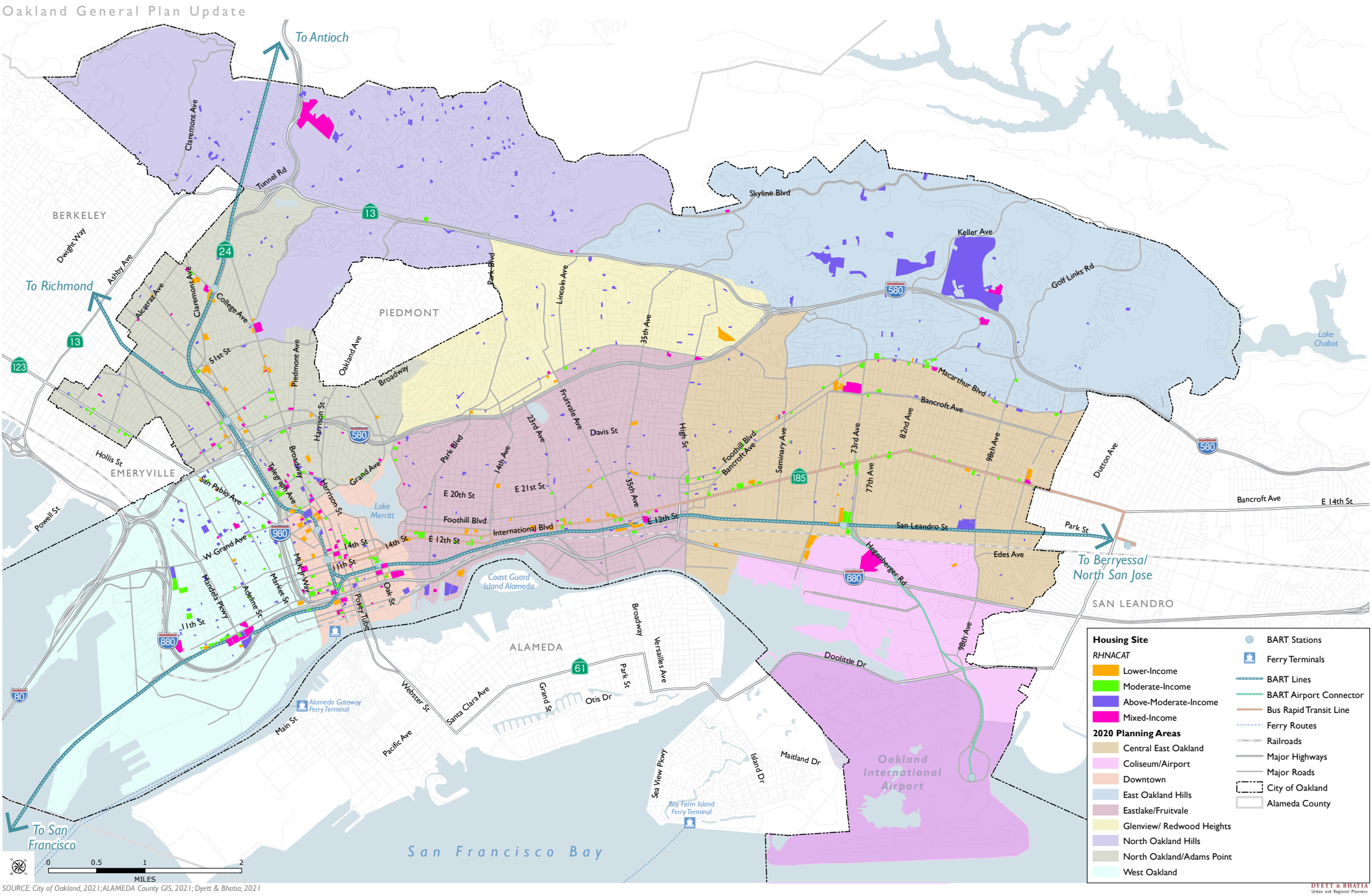
Table 3-2: Summary of Residential Capacity to Accommodate the 2023-2031 Oakland RHNA

	RESIDENTIAL UNITS				
	VERY-LOW-INCOME[1,2]	LOW-INCOME[1]	MODERATE-INCOME	ABOVE-MODERATE-INCOME	TOTAL
Total Credits	1,978	2,191	776	10,176	**15,261**
Pipeline Projects	1,206	1,499	182	10,174	**13,201**
Projected ADUs	692	692	594	0	1,978
Adequate Sites Alternative	80	0	0	2	82
Potential Development Projects	413	1,332	194	5,417	**7,167**
Vacant	203	787	23	1,201	**2,235**
Non-Vacant	211	545	171	4,217	**4,932**
Available 5th Cycle RHNA		714	3,795	688	**5,197**
Vacant		23	566	3	**592**
Non-Vacant		691	3,229	685	**4,605**
New Opportunity Sites		5,498	999	2,456	**8,953**
Vacant		142	200	0	**342**
Non-Vacant		5,356	799	2,456	**8,611**
Total Capacity		**12,127**	**5,764**	**18,737**	**36,578**
6th Cycle RHNA		**10,261**	**4,457**	**11,533**	**26,251**
RHNA + 15% Buffer		**11,801**	**5,126**	**13,263**	**30,189**
Surplus Over RHNA		**1,866**	**1,307**	**7,204**	**10,327**
		118.2%	**129.3%**	**162.5%**	**139.3%**

1. Low- and very-low-income capacity on opportunity sites is consolidated per default density assumptions as described in Government Code Section 65583.2(c)(3).
2. Extremely-low-income housing need is assumed to be 50% of the total very-low-income housing need, or about 3,256 unit.
3. Potential development project totals are reduced by 10% to account for likelihood of pre-application or early-phase planning permits that may not move forward.

Source: ABAG, Final RHNA Plan, December 2021; City of Oakland, 2022

Figure 3-1: City of Oakland 2023-2031 Housing Sites Inventory



SOURCE: City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Urban and Regional Planners

CREDITS TOWARDS THE RHNA

State HCD Guidance provides that the RHNA can be accommodated by looking at: 1) projects that are currently in the development pipeline; and 2) by considering alternative means of meeting the RHNA, such as projected accessory dwelling units (ADUs) and a limited number of rehabilitated, converted, or preserved units affordable to lower-income households.

Pipeline Projects

Pipeline projects are projects that have been approved, permitted, or will receive a Certificate of Occupancy during the projection period (June 30, 2022, to December 15, 2030) and can be credited toward the City's 6th cycle RHNA. Using data from the City's Accela permitting system, 336 pipeline projects with 12,593 units are spread across the city, with the majority in the Downtown, West Oakland, Eastlake/Fruitvale, and North Oakland/Adams Point areas. Based on the affordability levels or project-ed rents specified on the project proposal, approximately 21.5 percent of pipeline capacity is affordable for lower-income households, while 1.3 percent is affordable for moderate-income households. The remainder is assumed to be affordable for above-moderate-income households. All pipeline projects are shown in Table C-5a and b, and shown in Figure C-2 in Appendix C.

Projected ADUs

Cities may consider the development potential of ADUs or junior ADUs (JADUs) to meet their RHNA using past building permit approval patterns since 2018. From 2018 to 2021, approximately 247 ADU permits were issued annually in the City of Oakland. Using a conservative estimate, the City anticipates approximately 1,978 ADUs, or approximately 247 average permits per year times eight years.) Annual ADU approvals are shown in Table C-7 in Appendix C. To estimate affordability during the projection period, the City used the results of its recent online survey of ADU owners.[1] Projected ADU capacity by affordability level is shown in Appendix C, Table C-8.

Adequate Alternative Sites

According to State HCD, under "limited circumstances" a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units.[2] Limited circumstances refer to sites that are substantially rehabilitated; located on a foreclosed property or in a multifamily complex of three or more units converted from non-affordable to affordable rental; preserved at levels affordable to low- or very-low-income households with committed assistance; or preservation of mobile home parks through acquired spaces.

According to Oakland HCD's 2021-2023 Strategic Action Plan, the City has acquired and converted and/or preserved 600 affordable units between 2018 and 2020. As an ongoing City strategy, there are a number of units that the City will convert and/or preserve during the 2023-2031 planning period. The affordability of these projects reflects the actual affordability levels pursuant to the regulatory agreements that will maintain such income-restricted units. These sites and their capacity are shown in Appendix C, Table C-9.

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1 This survey was conducted in preparation of the "Oakland ADU Initiative: Existing Conditions and Barriers Report," which was published January 2020 and revised June 2020. There were 56 responses to the question "How much does the current ADU oc-cupant pay in rent per month? If the occupant is staying in the ADU for free, then mark $0."

2 More specific conditions that sites included under this option must meet are provided by HCD on their website: https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/adequate-sites-alternative

OPPORTUNITY SITES

Opportunity sites included in the Inventory are those likely to redevelop with housing considering re-cent development patterns as well as a variety of factors that indicate incentives to redevelop. These include both vacant and underutilized land in potential development projects, available 5th Cycle RHNA sites, and new opportunity sites identified as part of this Housing Element cycle.

Potential Development Projects

While pipeline projects are those that have received planning approval or are in the building permit process, there are also a number of other potential projects at various stages in the planning process, including those in the pre-application stage and those with filed and under review planning permits. Such projects are considered likely to develop. These sites are shown in Appendix C, Table C-14.

Available 5th Cycle RHNA Sites

There are a number of opportunity sites selected as part of the 5th cycle RHNA that did not develop over the 2015-2023 period and are still available for housing. Pursuant to Government Code Section 65583.2(c), sites identified to accommodate a portion of Oakland's lower-income RHNA that were also contained in previous Housing Element cycles must be zoned at residential densities of at least 30 dwelling units per acre (du/ac) and must also be rezoned to allow for residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The proposed Inventory contains sites identified to accommodate a portion of Oakland's housing need for lower-income households that were included during the previous Housing Element cycles. Specific sites carried over from prior housing cycles are described in more detail in Appendix C, Table C-15.

New Opportunity Sites

New opportunity sites not included in previous Housing Element cycles were identified to meet the City's remaining RHNA. These sites include both vacant and non-vacant sites and consist of City-owned sites, sites owned by BART, sites located within a specific plan area, and other sites with ex-pressed or potential development interest, including interest determined as part of a community map-ping exercise. Capacity of and rationale for nonvacant sites redevelopments can be found in Appendix C, Table C-16.

Site Selection and Capacity

As part of site analysis, a Housing Element also must demonstrate the projected residential development capacity of sites identified that can realistically be achieved. Creation of realistic assumptions involved survey of recently constructed and approved projects by base zone, density, and height; likelihood of residential conversion and infill development rates; and development capacity modifiers such as existing use on a site, and potential development incentives like low assessed value (AV) ratio (when the value of the land is greater than the existing structure) and low floor area ratio (when a building only takes up a small part of a lot.)

To identify adequate sites and determine realistic capacity, a parcel-based analysis was conducted in accordance with the State site requirements for very-low and low-income sites. Sites that were excluded include non-residential projects already in development; sites without much incentive to redevelop; sites that were environmentally constrained by high fire risk, near fault lines, or within a 100-year flood plain; and sites with known contamination. In addition to these considerations, sites that are sought to be designated as capable of accommodating lower-income housing must meet the State-defined standard of 30 du/ac, known as the "default density", and they must be between 0.5 and 10 acres. A robust description of the methodology and full table of realistic capacity is provided in Appendix C.

3.3 Assessing Housing Sites Through a Fair Housing Lens

The City of Oakland is committed to ensuring that all of its actions are "fair and just" and further racial equity in Oakland. At the same time, the Environmental Justice Element of the General Plan seeks to address equity issues—including adequate provision and support of affordable, healthy homes—in identified Environmental Justice Communities. As explored in the Environmental Justice and Racial Equity Baseline (March 2022), there are many factors that contribute to the livability of a healthy community, ranging from physical aspects of the natural and built environment to less tangible aspects like historic, socioeconomic, and cultural settings and conditions. By assessing the housing sites inventory against Affirmatively Furthering Fair Housing (AFFH) criteria, the Housing Element is an important step in achieving an equitable future in Oakland.

As described in Appendix D, the site identification requirement in the context of affirmatively furthering fair housing involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. [3]Furthermore, this analysis will determine whether programs must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Chart 3-1 summarizes the process of developing the housing sites inventory and demonstrates how the inventory meets the criteria for AFFH. Sites were selected in a manner to further and prioritize investment in historically disadvantaged communities, to decrease displacement pressures, and to increase access to existing higher resourced neighborhoods.[4] More information on each of the steps to identify additional sites for lower-income housing is available in Appendix C.

The Inventory was developed in a manner consistent with the City's mandate to affirmatively further fair housing (AFFH), pursuant to State law. Given the City's inability to meet the 5th cycle RHNA for lower- and moderate-income households (see Appendix A), an emphasis was placed on locating sites appropriate for these income groups – particularly in higher resource areas. However, increasing access to existing high resource neighborhoods represents just one strategy to increase access to opportunity for lower-income households – the City is also committed to investing in "lower resource" neighbor-hoods to increase opportunity for the existing residents

3 Gov. Code, § 8890.50. subd. (b).

4 To quantify access to opportunity at the neighborhood level, State HCD and the California Tax Credit Allocation Committee (TCAC) convened to form the California Fair Housing Task Force to develop Opportunity Maps that visualize accessibility of low-income adults and children to resources within a jurisdiction. High Resource areas are those that offer low-income adults and children the best access to a high-quality education, economic advancement, and good physical and mental health.

Chart 3-1: Housing Sites Inventory Development Process



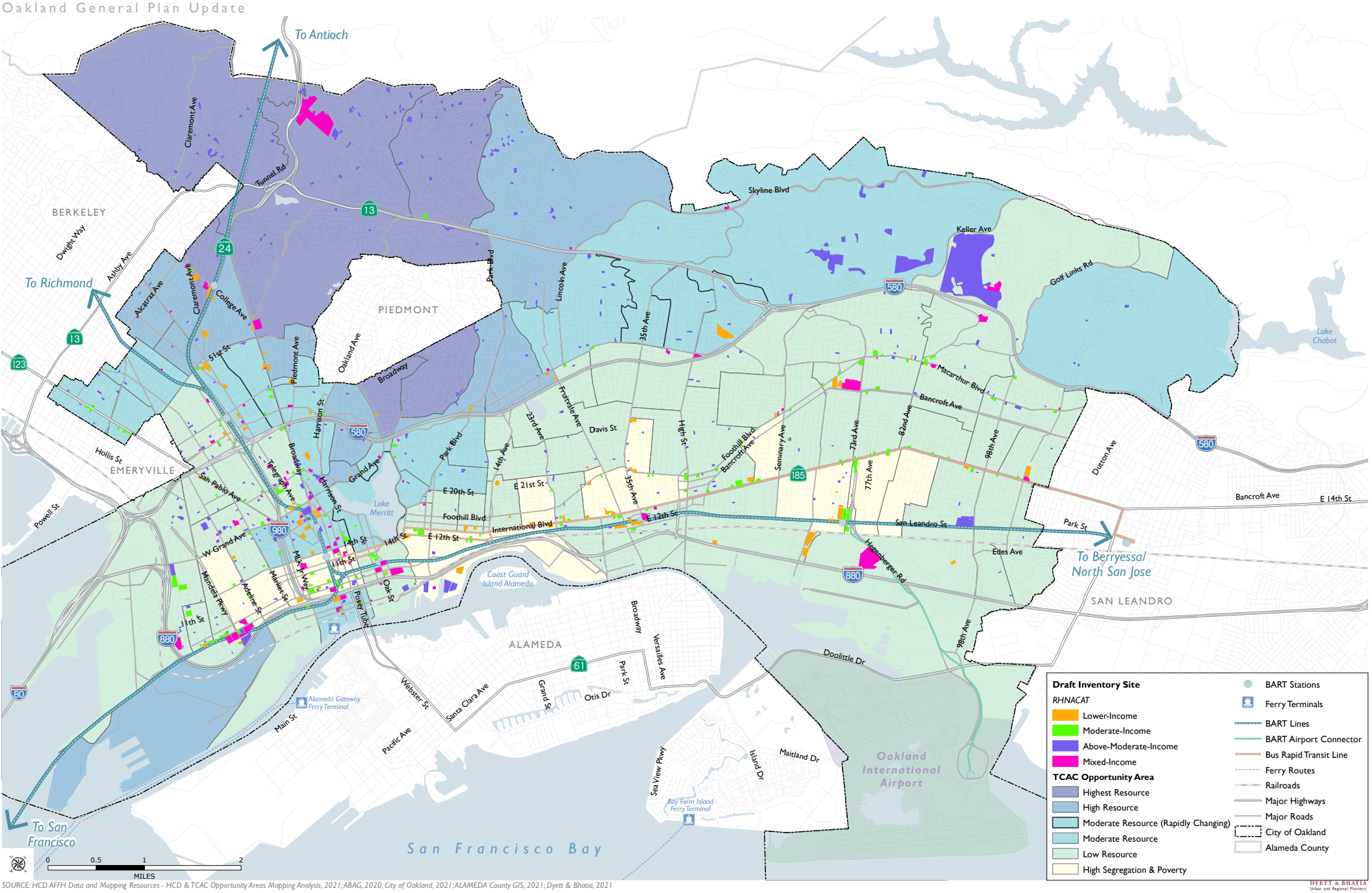
of those neighborhoods – described further in Appendix D and the Housing Action Plan. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally-specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in lower-income neighborhoods and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In parallel with housing development, the City must invest in lower resource neighborhoods with a focus on improving opportunity and outcomes for existing residents—especially historically marginalized BIPOC communities—including in-vestments in equitable access to transit, public facilities, food access, and other amenities.

The State and California Fair Housing Task Force use a series of Opportunity maps developed by the Tax Credit Allocation Committee (TCAC) and HCD to define areas of low to high opportunity using a set methodology. These maps, described more fully in Appendix D, indicate that a significant portion of Oakland is considered low resource or high segregation and poverty. As a result, while the RHNA is met for each income category based on pre-established housing sites in the Inventory, lower-income capacity in "moderate" to "highest" resource neighborhoods remained relatively low. With the exception of Rockridge BART, which has historically not been available for lower income housing, many of these areas are, in fact, in close proximity to Bay Area Rapid Transit (BART) and Alameda-Contra Costa Transit District (AC Transit) lines and are suitable to develop at the densities typically required for lower-income projects. For example, much of the Downtown area—which permits some of the highest densities in the city—is considered low to moderate resource.

Most residential capacity at all income levels is located in the low resource and high segregation and poverty areas, largely due to the fact that over 60.0 percent of land in Oakland is considered lower re-source or high segregation and poverty per TCAC's Opportunity Scores. The high and highest resource neighborhoods carry a relatively small portion of the total unit allocation – influenced by environmental constraints present in the Oakland Hills including fault zone hazards, high fire risks, and active pipeline projects. About 70.1 percent of Oak-land's highest resource areas are within a Very High Fire Hazard Severity Zone (VHFHSZ), as are about 25.7 percent of the city's high resource areas. Flooding also represents a risk in these areas (.6 percent in highest resource; 6.8 percent in high resource), as do earthquake fault zones (5.0 percent in highest re-source; 2.2 percent in high resource) – see Appendix C for additional information. It should also be not-ed that ADU projections, which estimate significant numbers of units affordable to lower- and moder-ate-income households, are not included in these estimates. As these units are typically provided in low-er-density and higher resource neighborhoods, they will further increase the proportion of lower-income housing available in these neighborhoods.

Many of these higher resourced neighborhoods currently reflect a historic pattern of exclusionary zoning; to address this, the City is taking action to upzone these areas to further increase housing production ca-pacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods. These reforms would also affirmatively further fair housing by opening up exclusionary neighborhoods, and reducing the exposure to air pollution, toxic and other environmental hazards in environmental justice communities. See Appendix J for more information on these rezoning actions, and Chapter 4: Housing Action Plan for other actions that support affirmatively furthering fair housing. The location of all sites contained in the Inventory compared to TCAC opportunity areas are provided in **Figure 3-2** on the following page.

Figure 3-2: Housing Sites Access to Opportunity, 2022



Draft Inventory Site

RHNACAT
- Lower-Income
- Moderate-Income
- Above-Moderate-Income
- Mixed-Income

TCAC Opportunity Area
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

- BART Stations
- Ferry Terminals
- BART Lines
- BART Airport Connector
- Bus Rapid Transit Line
- Ferry Routes
- Railroads
- Major Highways
- Major Roads
- City of Oakland
- Alameda County

SOURCE: HCD AFFH Data and Mapping Resources - HCD & TCAC Opportunity Areas Mapping Analysis, 2021; ABAG, 2020; City of Oakland, 2021; ALAMEDA County GIS, 2021; Dyett & Bhatia, 2021

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Urban and Regional Planners

Increased provision of affordable housing in existing higher resource neighborhoods is a State priority to ensure that the City meets its requirements to affirmatively further fair housing. Therefore, the City undertook the additional effort to locate suitable supplemental sites appropriate for lower-income development in higher resource neighborhoods beyond the preliminary sites inventory – which already met the RHNA in each income category. As discussed in Appendix C, the preliminary sites inventory consisted of active pipeline projects, projects with expressed developer interest, and other City- and community-identified underutilized sites without known environmental constraints and near amenities like transit. To identify supplemental sites, the City started with the entire universe of parcels in Oak-land, and filtered out sites based on objective physical constraints and opportunity metrics. More in-formation on these constraints and metrics can be found in Appendix C.

From this list of sites filtered by physical suitability characteristics, other important decision factors were applied, including: sites within moderate to highest resource TCAC Opportunity Areas, within Priority Development Areas (PDAs), within a half-mile of a BART station, and within a "transit-rich" area as defined by the Metropolitan Transportation Commission (MTC).[5] After completing this exercise, an additional 70 potential sites were identified – generally in the North Oakland/Adams Point, Eastlake/Fruitvale, Glenview/Redwood Heights, North Oakland Hills, and Downtown areas. Among these, 19 parcels were identified as supplemental sites that would further AFFH objectives. Feasibility of future residential development on these additional sites were "ground-truthed" by City staff based on underutilization, local knowledge of the sites, and aerial images of the current state of the property. Figure C-7 in Appendix C maps the locations of these supplemental "AFFH sites."

An affirmative effort was made to locate affordable housing in higher resource neighborhoods to reduce patterns of exclusion and segregation, and the City remains committed to increasing opportunity in neighborhoods that have experienced historic disinvestment. Providing opportunity for lower-income households must be a multipronged approach – the provision of affordable housing in areas that are already higher resourced must be coupled with continued investments in place-based strategies for historically marginalized neighborhoods. As outlined in Appendix D, the production of affordable housing and other strategies that enhance opportunity and housing security where lower-income residents already live—including gentrifying neighborhoods that face significant displacement pressures—must complement strategies to locate additional affordable housing in existing high-opportunity areas.

These actions, as outlined in the Housing Action Plan (Chapter 4) will ensure that lower-income housing does not become concentrated in neighborhoods without active efforts to provide the needed place-based strategies to let historic Oakland neighborhoods thrive. Further, rezoning actions included in the Housing Action Plan will increase the number of sites viable for lower-income housing in high resource neighborhoods; however, since the City is able to meet the RHNA under existing zoning and due to the difficultly associated with projecting the affordability and capacity of sites newly made available for housing during the planning period, sites resulting from these actions are not considered in the sites inventory. Further, the City remains committed to enacting strong tenant protections and anti-displacement strategies to ensure that the same market forces that promote market rate development in gentrifying neighborhoods do not lead to the displacement of residents who call that neighborhood home.

5 A transit-rich area is defined by MTC as one in which 50 percent of the area is within one half-mile of the following: an existing rail station or ferry terminal (with bus or rail service); a bus stop with peak service frequency of 15 minutes or less; and a planned rail station or planned ferry terminal (with bus or rail service) in the most recently adopted fiscally-constrained Regional Transportation Plan.

04 HOUSING ACTION PLAN

4.1 Goals, Policies, and Actions

4. Housing Action Plan

4.1 Goals, Policies, and Actions

The 2023-2031 Housing Element identifies a foundational framework of five overarching goals to comprehensively address the housing crisis and needs of Oaklanders and to affirmatively further fair housing.

- Reduce racial segregation and disparities in housing opportunities and outcomes
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, foster and maintain compliance with civil rights, and affirmatively further fair housing.

The five goals are:

Goal 1: **Protect Oakland Residents from Displacement and Prevent Homelessness**

Goal 2: **Preserve and Improve Existing Housing Stock**

Goal 3: **Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities**

Goal 4: **Address Homelessness and Expand Resources for the Unhoused**

Goal 5: **Promote Neighborhood Stability and Health**

While these five goals provide an overall framework for addressing the multifaceted housing crisis, the policies and actions described in this chapter specify the means for implementing those goals. Actions include both programs currently in operation as well as **new actions** needed to address the city's housing needs.

In addition, the City seeks to combat entrenched patterns of segregation by ensuring its laws, programs, and activities affirmatively further fair housing. This means taking specific actions targeted at overcoming patterns of segregation, fostering inclusive communities free from barriers that restrict access to opportunity and housing, and closing the gap between market-rate & affordable housing by prioritizing preservation and development of housing for those of the greatest need, including Black & Brown households. Each goal below includes a statement of how the programs and actions supporting that goal will help affirmatively further fair housing including but not limited to the promotion of equal access to housing for low -income households. An assessment of patterns of segregation in Oakland can be found in Appendix D Assessment of Fair Housing.



In order to provide more immediate housing solutions and stability for existing tenants and unsheltered residents, the City's Housing and Community Development Department (Oakland HCD) has established a balanced approach to investing its available resources, with 25 percent of available resources to rehabilitation/preservation of existing deed-restricted affordable housing,



25 percent to acquisition and conversion of unsubsidized affordable housing opportunities, and 50 percent dedicated to the new construction of affordable housing with a required homeless set-aside. These funding priorities are outlined in HCD's Strategic Action Plan (2021-2023), found here: https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf.

The City's Notices of Funding Availability (NOFA) and Request for Proposal (RFP) processes are key for how the City supports many of the goals outlined below. NOFAs and RFPs released by the HCD are competitive application processes for awarding City of Oakland funds for the development of affordable housing. Currently, HCD has three NOFA programs: 1. Acquisition and Conversion to Affordable Housing (ACAH), 2. New Construction of Multifamily Housing, and 3. Acquisition, Rehabilitation, and Preservation of Multifamily Affordable Housing. When funding is available, NOFA are released under the three programs to issue funds for affordable housing projects, which are then reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects are recommended for funding to the Oakland City Council. NOFA scoring is guided by the values centered on advancing racial equity and to prioritize assisting housing projects where the tenants are at risk of displacement and that target assistance towards extremely low income households. In recent years, the City has also implemented its Homekey Program, which uses State Homekey funds to expand housing for people experiencing homelessness or at risk of homelessness. The City chooses Homekey partners via an RFP process seeking proposals for the rapid acquisition and operation of homeless housing.

Goal 1. Protect Oakland Residents from Displacement and Prevent Homelessness

The San Francisco Bay Area is decades into an extreme housing crisis, and Oakland is at the center of that crisis. Housing production, and particularly affordable housing production, has not kept pace with the region's economic growth. Because Oakland's rental and housing market has traditionally been less expensive than other Bay Area cities, Oakland residents experience disproportionately high displacement pressure. As a result, many Oakland residents cannot afford to buy or rent a home within their own neighborhood.[1] As households displaced from more expensive Bay Area communities search for more affordable housing options in Oakland and higher-income households continue to move into the city, Oakland's existing residents continue to bear the brunt of the Bay Area's housing crisis.[2] Community investment, including building new housing, is crucial for all Oakland neighborhoods to prevent

1 Policy Link, "A Roadmap Toward Equity: Housing Solutions for Oakland, California." 2015.

2 Urban Displacement Project, "Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area." 2018. Available at https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

displacement.[3] With demand outpacing the limited housing supply, competition for finite units and the resulting rising rents creates displacement pressure on low-income residents. Research by the Changing Cities Research Lab at Stanford University and the Federal Reserve Bank of San Francisco on credit score data shows that lower income residents who move from historically Black neighborhoods tend to move to neighborhoods with lower housing values and health scores, suggesting movement under constrained circumstances; over time, fewer of these low-income movers stayed within Oakland or moved into Oakland as affordable options declined. Rising rents are a factor in increasing rates of homelessness. According to the 2022 Alameda County Point in Time Count, 25 percent of unsheltered Oakland residents report that rent increases were a primary cause of homelessness, in addition to job loss (22 percent) and other money issues (13 percent).

Oakland is committed to enabling renters and owners to stay in their homes and communities, eliminating all involuntary moves out of the city. Goals and policies that are part of a comprehensive protection strategy are designed to prevent displacement and homelessness, and to ensure that low-income renters and homeowners have supports they need to stay in their homes and communities as increased neighborhood investment occurs.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

To meet the City's equity goals and mandate to affirmatively further fair housing, this goal of protecting Oakland residents from displacement and preventing homelessness —including the policies and actions contained within—will advance the City's commitment to reducing racial and economic disparities across Oakland. This goal seeks to protect Oakland renters and owners from displacement pressures and prevent homelessness, both of which disproportionately impact Black, Indigenous, and People of Color (BIPOC) communities throughout Oakland. For example, enhanced tenant protections will crack down on tenant-based racial discrimination in the housing market. This will be particularly important as the eviction moratorium established during the COVID-19 pandemic eventually comes to an end and as further pressure is exerted on the residential rental market.

Rent stabilization and just cause protections also ensure that as more amenities are added to a neighborhood (and it becomes higher resource), the existing residents from diverse backgrounds are able to stay. Residents of historically disinvested neighborhoods should be able to remain in their homes and enjoy the results of improved amenities and increased services. In the long-term, this will enhance access to opportunity for historically marginalized and disadvantaged communities. By pursuing live/work preferences for Oakland residents and taking actions to assist tenants at risk of eviction, Oakland helps tenants avoid displacement or concentration in disadvantaged neighborhoods.



3 *Office of Policy Development and Research, U.S. Department of Housing and Urban Development, "Displacement of Lower-Income Families in Urban Areas Report." May 2018. Available at https://www.huduser.gov/portal/sites/default/files/pdf/DisplacementReport.pdf.*

Through more robust data collection efforts, the City will also be able to better identify and correct barriers to opportunity. These efforts include the creation of a rental registry and other displacement measure tracking. More accurate data will also help the City to better target its existing and future housing resources for maximum impact.

POLICY 1.1. TENANT PROTECTIONS AND ANTI-DISPLACEMENT

Action 1.1.1: Continue to Implement the Rent Adjustment Ordinance.

The Oakland Rent Adjustment Ordinance (Chapter 8.22, Article I of the Oakland Municipal Code) limits rent increases on covered units (most units built before 1983) based on a formula tied to increases in the Consumer Price Index. In 2022, the City Council adopted an amendment to change the formula used to calculate the annual allowable rent increase to 60 percent of the change in CPI, or 3 percent, whichever is lower. The Rent Adjustment Program (RAP), a division of Oakland Department of Housing and Community Development, will continue to enforce the Rent Adjustment Ordinance.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Revisions to formula to calculate allowable rent increase completed in 2022. Implementation ongoing, 2023-2031.

Objective: All tenant rights and protections under applicable City law will be enforced.

Action 1.1.2: Enforce Just Cause for Eviction measures.

Just Cause for Eviction protections are enforced by the Rent Adjustment Program (RAP) and are contained within Chapter 8.22, Article II of the Oakland Municipal Code. In 2022, the City Council voted to place on the November 2022 ballot an expansion of the Just Cause for Eviction ordinance. In particular, the ballot measures asks: Shall the Measure amending the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction; and (4) make other clarifying amendments, be adopted? The City will continue to enforce just cause measures, undertake efforts to ensure the public is aware of revisions if enacted by the voters, and expand tenant protections as feasible—including identifying additional limitations to just causes.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Ongoing, 2023-2031

Objective: All tenant rights and protections under applicable City and State law will be enforced.

Action 1.1.3: Enforce and Strengthen Ellis Act protections.

The Ellis Act is a statewide law that permits property owners to terminate tenancy when withdrawing residential units from the rental market. Although the City cannot prohibit Ellis Act evictions, it has adopted the Ellis Act Ordinance (Chapter 8.22, Article III of the Oakland Municipal Code) to set specific requirements that must be followed when removing a property to discourage violations of the Act and prevent the displacement of renters. This includes filing withdrawal notices with the Oakland Rent Adjustment Program, and the provision of relocation assistance. Recent efforts to reform or repeal the Ellis Act at the State level have gained significant traction but have not to date been successful. The City has supported those efforts—for example, see City Resolution

No. 88571 C.M.S. in support of Assembly Bill 854 (Lee) that would have prohibited a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners of the property have held their ownership interest for at least five years. The City continues to hold that reform is necessary to reduce speculator abuse and protect tenants. The City will join neighboring Bay Area cities to advocate for statewide reform to the Ellis Act to stabilize rental housing.

Furthermore, the City's requirements when removing a property through the Ellis Act Ordinance are bolstered by protections under the City's Just Cause for Eviction Ordinance (see Action 1.1.2 above) and Relocation Ordinance (Action 1.1.4 below). The City's newly implemented rental registry (2022) will also help the City monitor Ellis Act-related eviction cases.

The City will continue to enforce the Ellis Act Ordinance and, based on any changes allowed by statewide reform, explore ways to strengthen renter protections—including proactive enforcement of eviction protections—in case of an Ellis Act eviction where feasible.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Ellis Act Ordinance Protections are ongoing, 2023-2031; staff will continue to process Ellis findings, which have averaged 25 annually over the past four years, and will continuously seek ways to improve efforts to inform owners and tenants of their rights and obligations under the Ellis Act through robust outreach and counseling. Furthermore, the rental registry will be required as of July 1, 2023 and monitored thereafter. Lastly, the City will engage its legislative lobbyists annually and submit a support letter to the State annually to continue Statewide advocacy efforts.

Objective: All tenant rights and protections under applicable City and State law will be enforced, and the City will continue to seek ways to improve tenant protections under the related ordinances.

Action 1.1.4: Implement tenant relocation measures.

On January 16, 2018, the City of Oakland passed the Uniform Residential Tenant Relocation Ordinance (Ord. No. 13468) to establish a uniform schedule of relocation payments which are now extended to tenants evicted when the owner or qualifying relative moves in and for other "no tenant fault" evictions. The Uniform Relocation Ordinance (Ord. No. 13468) requires owners to provide relocation payments to tenants displaced by code compliance activities, owner or relative move-ins, Ellis Act activity, and condominium conversions. The City will continue to implement and enforce the Ordinance, adjusting base payments for inflation annually on July 1st. Additional relocation payments shall be required for tenant households in rental units that include lower-income, elderly or disabled tenants, and/or minor children.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Ongoing, 2023-2031

Objective: All tenant rights and protections under applicable City and State law will be enforced.

Action 1.1.5: Implement a right to counsel in Rent Adjustment Program proceedings.

The City will implement a tenant right to counsel in Rent Adjustment Program (RAP) proceedings, where qualified tenants who participate in RAP hearings have right to free legal representation within the funding availability restrictions. This includes partnering with nonprofit organizations to provide those services.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: In October, 2022 Council approved a service provider contract to provide legal representation during RAP proceedings beginning in providing representation services in Fall 2022.

Objective: Resources permitting, all tenants participating in RAP proceedings will have access to legal representation to prevent displacement by preventing unlawful rent increases. (see Action 1.1.6 below).

Action 1.1.6: Enhance housing related legal services

As funding becomes available, the City will increase housing related legal services, including eviction defense services and legal counseling through community partners. Housing Related legal services will help address displacement risks, eviction defense, and housing instability through legal representation, consultation, and education.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Local, State or federal sources as available, and Annual Rent Adjustment Fee

Timeframe: In July 2022 Council approved a direct grant to a consortium of nonprofit legal service providers to continue eviction protection and other legal services. Other tenant legal service contracts are administered through the Rent Adjustment Program. Staff will continue to seek funding to ensure services will be ongoing.

Objective: Resources permitting, all at risk tenants may seek free legal services from external partners to prevent evictions and housing instability.

Action 1.1.7: Expand the City's ability to enforce rent control to maintain affordability.

Rent control measures are outlined in Oakland's Rent Adjustment Ordinance and enforced through the Rent Adjustment Program (RAP). Currently, residential rental units are covered by the Rent Adjustment Ordinance if they are within a building built prior to 1983 and there are two or more units in the building. In addition, the City's new rental registry, approved in 2022, will require property owners to report rent and tenancy information to RAP on an annual basis. This new tool will allow the City to better monitor rent control and will help both tenants and owners understand whether their rents comply with Oakland's Rent Adjustment Ordinance. The City will consider how to expand the number of units subject to rent control to maintain affordability.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Rent control measures are ongoing, 2023-2031. As of July, 1, 2023, the City's rental registry will require owners of these units to report rent and tenancy information to RAP on an annual basis. With this new tool, staff will be able to better monitor rent control measures.

Objective: To the extent permitted by State law, Oakland will use the rental registry to ensure rent control laws are being followed, enabling better renter protections.



Action 1.1.8: Monitor neighborhood displacement risk factors.

As the effects of the COVID-19 pandemic continue to unfold and eviction moratoriums lift, there is an urgent need to monitor displacement pressures. The City will regularly monitor displacement risk factors—including rising housing costs, rapid demographic changes, neighborhood instability, climate risks, and trends around in- and out-migration across neighborhoods in Oakland—to understand local displacement risk. This data will be used to better target anti-displacement programs and prioritize neighborhoods with a high risk of displacement. This data will also be used to better understand the causes of displacement and help tailor City programs to meet existing housing needs. The City will carry out the bi-annual Resident Mini Pulse Survey on the state of housing security as part of these monitoring efforts.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment fee

Timeframe: Ongoing, 2023-2031; conduct Resident Mini Pulse Survey on biannual basis.

Objective: The City of Oakland will include displacement-related statistics in a broader housing or community dashboard available on the City website.

Action 1.1.9: Implement a rental housing registry.

A rental housing registry is a database of rental units within Oakland and will be used to track properties subject to rent control provisions, Just Cause for Eviction measures, and other property-specific policies and requirements. In June 2022, the Oakland City Council adopted Ordinance No. 13695 CMS to establish a rental registry in Oakland. The City will use data collected in the rental housing registry to monitor and understand neighborhood change at a more granular level, to better target anti-displacement policies and ensure that rent increases are compliant under the Rent Adjustment Ordinance.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: Annual Rent Adjustment Fee

Timeframe: Implement the rental registry by 2023, maintain it ongoing, 2023-2031

Objective: By 2023, the City will design and implement a rental housing registry. This registry will cover housing units subject to rent stabilization and/or just cause protections under City law.

Action 1.1.10: City Enforcement of the Tenant Protection Ordinance (TPO).

The TPO (Chapter 8.22, Article V of the Oakland Municipal Code) recognizes tenants' right to live in safe, dignified, harassment-free homes. The TPO deters and makes unlawful harassment by property owners and their agents, including property managers, recognizing that such harassment can frequently force tenants from their homes. The ordinance provides tenants strong legal recourse in the event of such prohibited harassment. On July 21, 2020, the City further amended the TPO to strengthen existing protections and include additional remedies. For example, the amendments established heightened penalties for violations against elderly, disabled, and/or catastrophically ill tenants. The amendments further expanded the ordinance's application to non-profit-owned rental housing and rental units in newly constructed residential properties. City enforcement of the TPO can prevent and remedy violations against tenants, for example by deterring unscrupulous landlords from undertaking "self-help" evictions and securing building and/or citywide relief for tenants. City enforcement therefore is critical to ensuring that Oakland's most marginalized tenants also receive the protections of the TPO.

In October 2020, the Oakland City Attorney launched the Housing Justice Initiative, a housing

enforcement unit specifically dedicated to protecting marginalized Oakland tenants through the enforcement of the TPO and other similar or related local and State laws.

Through the Housing Justice Initiative and the work of the City Attorney's existing Neighborhood Law Corps, the City will continue to expand its enforcement of the TPO.

Responsible Party: Oakland City Attorney

Potential Funding Source: Additional grant sources will be pursued.

Timeframe: Ongoing, 2023-2031

Objective: Tenants' rights and protections under applicable City and State law will be enforced more systematically and on a larger scale over time, with a focus on actions that protect the most marginalized tenants and hold large-scale bad actors to account.

Action 1.1.11: Enforce the tenant right to return and protections from coercive buyouts.

Currently, through the Tenant Move Out Ordinance (Chapter 8.22.700, Article VI of the Oakland Municipal Code), Oakland renters have protections from unfair or coercive buyout agreements. Further, State law (SB 330) requires that property developers provide the right to return to low-income renters when a property is demolished and redeveloped, and that the charged rent must be affordable. The City will continue providing awareness of State and local requirements and will enforce affordability requirements in new development projects. Further, pursuant to Action 2.2.5, the City will extend this right beyond the sunset date of SB 330.

Responsible Party: Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: Legal fees associated with case parties involved

Timeframe: SB 330 rights will be extended by the end of 2024.

Objective: All tenant rights and protections under applicable City and State law will be enforced.

Action 1.1.12: Provide a local preference in affordable housing projects.

Oakland Municipal Code [Chapter 15.63] grants preference in City-assisted affordable housing projects to (1) Oakland residents displaced due to City actions or no-fault evictions, (2) neighborhood residents, and (3) Oakland residents and workers. All three preferences are applied at initial occupancy, to the extent permitted by other funding sources. After initial occupancy, displaced households and Oakland residents and workers continue to receive priority preference for available units. Oakland's Housing and Community Development Department recently updated its findings to support its preferences and ensure that its preferences may be permitted in County-assisted projects. The City will continue its efforts to streamline the process by which these preferences are applied, including through a regional housing portal and a more robust tracking system for displaced households.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: n/a

Timeframe: Ongoing, 2023-2031. While the ability of the City to require its projects to participate in a regional application portal depends in part on the readiness of such portals, the City currently attends regular meetings around the design of a regional portal. The City intends to identify a suitable application portal to partner with by the end of 2024.

Objective: The City will continue to apply local preferences in City-assisted affordable housing to the extent allowed by law and the constraints of other involved funding sources. The City will continue to identify ways to streamline the administration of its preferences, including through a regional housing portal and a more robust tracking system for displaced households.

Action 1.1.13: Negotiate for appropriate community benefits during development agreement approvals for major entitlements and use of City land.

While negotiating development agreements with developers for large scale market-rate and non-residential projects on City land or development agreements requiring complex, multi-phase entitlements, the City will advocate for establishing an appropriate set of standardized community benefits to mitigate any displacement pressures that result from the development. This may include increased levels of required affordable housing units. The City will consult with community-based organizations and residents impacted by developments to evaluate the extent of community benefits required to properly mitigate displacement impacts.

Responsible Party: Oakland Planning & Building Department, Oakland Department of Housing and Community Development; Economic and Workforce Development Department

Potential Funding Source: Permit fees

Timeframe: Ongoing, 2023-2031

Objective: Significantly reduce displacement pressures through negotiating appropriate community benefits during the development agreements process.

Action 1.1.14: Protect Oakland residents from displacement and becoming homeless.

Keep Oakland Housed, the Shallow Subsidy Pilot (public-private partnerships), Oakland Housing Secure, and the federally funded Emergency Rental Assistance Program (ERAP) are programs that currently help prevent renters from becoming homeless through rental assistance, legal advice, housing counseling, and/or case management. Through these programs, a diverse and vibrant network of providers has been created that work together to provide individualized services to Oakland tenants.

The City will support and align City, Alameda County, and private partners (such as community-based and faith-based organizations that have roots in communities whose members are disproportionately at risk of homelessness) to strengthen their capacity to prevent displacement and respond effectively when people are experiencing a housing crisis. The City will also expand these types of programs and design new ones that identify, assist, and prioritize funding for those who are most at risk of becoming homeless. In addition, the City will continue to make information about tenant protection, anti-displacement, rental assistance, and homelessness services available on the City's website and at City facilities and strive to improve public awareness of these programs. These efforts are especially key in the wake of the COVID-19 crisis and the eventual end of the eviction moratorium. Additional tenant protection actions are included in Actions 1.1.1-1.1.10.

Responsible Party: Oakland Housing and Community Development Department

Potential Funding Source: Federal ERAP funds, private contributions, other local, State, and federal resources as available

Timeframe: Continue implementation of the ERAP program 2022-2023, and The City of Oakland to issue a Request for Proposals and award a contract to a homeless prevention program provider(s) by mid 2023.

Objective: The City of Oakland will continue to implement a homeless prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program.





Goal 2. Preserve and Improve Existing Affordable Housing Stock

Oakland's existing affordable housing stock is an important resource for the city's lower- and moderate-income population. Housing preservation means retaining existing built affordable housing and extending its affordability for current and future tenants. Preventing the loss of valuable existing affordable housing units is a cost-effective way of maintaining this resource as well as keeping existing residents who may be more vulnerable to increasing cost pressures in their homes.

Oakland has numerous preservation policies in place already, including rehabilitation programs for low-income homeowners, demolition and condo conversion restrictions, resale controls to preserve affordability, and regular inspections of City-assisted affordable housing stock. A primary task of City staff will be to enforce and maintain these policies over the coming cycle. In addition, the City has identified areas where it may seek to expand preservation strategies, such as through a proactive inspection program for non-restricted housing stock, environmental remediation programs, and policies to facilitate acquisition of properties by tenants and mission-driven nonprofits. These strategies are described below.

Preservation, improvement, and maintenance also have health and equity co-benefits—addressing housing habitability issues can help to narrow inequitable racial and ethnic gaps in substandard housing conditions and reduce the burden of maintenance challenges for lower-income homeowners. This goal includes policies and actions that conserve and improve existing housing stock.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

This goal sets forth several policies and actions that will advance fair housing in Oakland though actions that physically rehabilitate housing units, reduce displacement by deepening and/or extending affordability, and ensure Oakland residents are able to remain in their communities and enjoy new amenities and benefits. Physical rehabilitation of housing also improves the environmental determinants of health, thereby advancing the City's Environmental Justice goals. As discussed in Appendices B and D, BIPOC residents of Oakland are disproportionately impacted by substandard housing issues. Actions contained within this goal will reduce the prevalence of these substandard housing issues citywide. Universal design strategies will also increase housing access for seniors and people with disabilities.

Actions that preserve the affordability of existing homes play a key role in preventing displacement and allowing lower-income and BIPOC tenants to remain in place despite the displacement pressures in their neighborhoods. These actions range from resale controls to demolition and

conversion protections. A Community Opportunity to Purchase/Tenant Opportunity to Purchase Act, if adopted, would allow for tenants to access the wealth building and stability benefits of homeownership. Historic preservation actions also preserve cultural institutions and history that would otherwise be at risk of loss due to gentrification.

POLICY 2.1 EXISTING HOUSING STOCK IMPROVEMENT

Action 2.1.1: Support home rehabilitation programs.

The City will expand housing rehabilitation assistance to very low- and low-income homeowners to address code violations, repair major building systems in danger of failure, abate lead-based paint hazards, conduct minor home repairs for seniors, and perform or fund emergency repairs. Per the Council-adopted target of 100 percent building electrification by 2040 (Equitable Climate Action Plan (ECAP) Action B-2) and energy resilience for all (ECAP Action A-2), the City will pursue resources to integrate holistic building electrification, onsite renewable energy, and energy storage into these programs where possible, and combining building electrification improvements with other improvements for health, safety, and livability. Per the ECAP, electrification refers to the replacement of methane (aka "natural") gas systems and appliances with efficient, effective, all-electric alternatives, such as heat pumps or induction cooking. Electrification is intended to be permanent: to meet the Council's 2040 target, buildings switching away from gas to efficient electric systems and appliances should not later add gas infrastructure or appliances. Some of the programs currently operated by the City of Oakland or its partners include:

- Home Maintenance & Improvement Program (HMIP) Deferred Loan Program
- Emergency Home Repair Program Loan Program
- Alameda County Minor Home Repair Grant Program
- Lead Hazard Control and Paint Program
- Access Improvement Program
- Oakland CalHome ADU/JADU Loan Program
- Bay Area Regional Energy Network's HomePlus Program and Home Energy Advisor
- TECH Clean California
- California Energy Smart Homes
- Low Income Weatherization Program

The City will engage local partners and fair housing experts to help promote awareness of, and broad participation in, these programs. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as available, to expand opportunities throughout the community, including in lower-income and lower resource areas. The City will also strive to build community capacity and technical know-how by connecting homeowners with local labor to carry out home rehabilitation projects. This assistance will be particularly targeted to neighborhoods experiencing or at severe risk of displacement and gentrification. The City will also commit to explore additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's homeowner rehabilitation programs.

Responsible Party: Oakland Department of Housing and Community Development, Residential Lending Division

Potential Funding Source: Community Development Block Grants and potentially other funding sources as available

Timeline: The City of Oakland Department of Housing and Community Development will continue to accept applications for and serve residents through its established low-income

homeowner rehab programs and facilitate access to other resources on an annual basis. The City will also pursue additional funding sources for rehabilitation work beyond limited CDBG funds, which provides funding for many of Oakland HCD's programs. The timing on pursuit of these additional funding sources depends on when such opportunities are available, as State funding streams for home rehabilitation/electrification are unpredictable or trade off with other Housing Element priorities (for example, the CalHome program could fund rehabilitation, but that would potentially mean applying for less money for down payment homebuyer assistance which has no other dedicated funding).

Objective: As funding is available, the City of Oakland will continue to fund and operate home rehabilitation programs. At current funding trends, this will allow for approximately 80 rehabilitation projects each year.

Action 2.1.2: Promote healthy homes and lead-safe housing.

The City will continue, and seek resources to expand, implementation of the Lead-Safe Homes Program to assist low- and moderate-income homeowners with lead paint identification and remediation, prioritizing resources for disadvantaged communities with high rates of asthma. The City will also continue to partner with the Alameda County Community Development Agency's Healthy Homes Department to provide education, lead-safety skills training, and on-site consultations for Oakland property owners and conduct lead poisoning prevention and asthma trigger interventions for Oakland residents. In accordance with Oakland's 2030 Equitable Climate Action Plan, the City will encourage the transition away from natural gas appliances, which has been proven to increase development of asthma in children by 24 percent and which increases risks of fire and explosions. The City will seek resources to integrate electrification, lead abatement, and home rehabilitation activities in order to maximize public health and housing security benefits for frontline Oaklanders. The City will also seek resources and inter-agency partnerships to monitor public health impacts of new programing and requirements.

Responsible Party: Oakland Department of Housing and Community Development, Residential Lending Division; Sustainability and Resilience Division, City Administrator's Office

Potential Funding Source: Community Development Block Grants and potentially other funding sources as available

Timeline: Ongoing throughout the 2023-2031 period and beyond

Objective: As funding becomes available, the City of Oakland will implement programs to reduce health hazards from lead and natural gas appliances.

Action 2.1.3: Conduct proactive rental inspections.

The City is adopting a proactive, data-driven housing inspection program for City Council's approval in early 2023 to improve housing habitability conditions among the City's rental stock. Covered rental units will be inspected on a regular basis at designated intervals thereby reducing the likelihood of deterioration and escalation to substandard housing conditions by identifying and targeting exterior and interior code violation early on. The City will continue to monitor and inspect properties in response to a complaint driven process from the public on habitability and blight condition. The City will work with community partners to develop appropriate enforcement mechanisms, including tenant protection and anti-displacement mechanisms to ensure tenants are not displaced as a result of proactive inspections turning up housing habitability issues and/or raising rents due to the cost of fixing habitability issues. Further, the City will prioritize inspections in areas with older housing stock and health disparities and seek funding to streamline the inspection/rehabilitation process

by connecting property-owners to technical and financial assistance for safety and accessibility improvements at the time of inspection. Guidelines are being developed to identify issues that may qualify as delay of enforcement actions to provide property-owners with sufficient time to complete the needed repairs, thereby mitigating displacement of existing tenants and preserving affordability.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: Permit fees

Timeline: 2023

Objective: The City will develop a proactive rental inspections program to significantly improve housing safety and quality and address housing needs, particularly in areas with older housing stock and communities experiencing health disparities.

Action 2.1.4: Support historic preservation and rehabilitation.

The City will support the preservation and rehabilitation of both the existing historic housing stock and adaptively reused non-residential structures through a variety of strategies, including continued implementation of Mills Act Contracts and the Oakland Community Buying Program. The City will support the preservation of historic, archaeological, and tribal cultural resources and their incorporation into project site planning where feasible. As described in Action 3.2.3, the City will also promote adaptive reuse to promote historic preservation.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees

Timeline: Ongoing, 2023-2031

Objective: The City will continue to implement the Mills Act and the Oakland Community Buying Program to support to help support historic preservation.

Action 2.1.5: Implement universal design strategies.

The City will initiate community engagement to understand the need for universal design strategies, including with seniors, people experiencing disabilities, and community-based organizations with insight and experience with accessibility issues. The City will consider the adoption of a Universal Design Ordinance, which would help close loopholes, ensure good faith compliance of Americans with Disability Act provisions, ensure that accommodations are built into new developments, and allow Oaklanders to age in place.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees

Timeline: 2025-2027

Objective: The City will consider adopting a Universal Design Ordinance to address housing needs and improve housing conditions for seniors, people experiencing disabilities, and other communities with accessibility issues.

Action 2.1.6: Increase funding for improved indoor air quality.

The City will seek State, Federal, and other funding sources to provide financial assistance to property owners and very low- and low-income homeowners to offset some of the cost of investing in better ventilation, air filtration systems (e.g., MERV filter systems), and efficient electrification to improve indoor air quality in existing single- and multifamily residential units, with a priority for homes in high air pollution areas such as near freeways. The City will adopt and implement an Existing Building Electrification Roadmap, using an equity-centered approach to transition all homes away from methane (aka “natural”) gas systems by 2040. The Roadmap will specify policy strategies, necessary incentives and safety nets, and other steps to avoid increasing housing displacement or energy insecurity in the electrification transition.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office

Potential Funding Source: State funding such as Technology and Equipment for Clean Heating Initiative, Building Initiative for Low-Emissions Development, and California utility repayment funding. Federal funding is available through the Inflation Reduction Act. Additional sources of funding could include CEQA mitigation funds, philanthropic sources, and other public-private partnerships.

Timeline: Identify funding by 2026; bring Existing Building Electrification Roadmap to Council for adoption by end of July 2023

Objective: Significantly improve indoor air quality and address housing need in existing single- and multifamily residential buildings.



POLICY 2.2 PRESERVE THE AFFORDABILITY OF EXISTING HOMES

Action 2.2.1: Continue to implement resale controls on assisted housing.

The City will continue to use financing agreements for both City-assisted ownership and rental development projects to ensure that units remain permanently affordable through covenants running with the land.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds

Timeframe: Ongoing, 2023-2031

Objectives: 100 percent of City-assisted homeownership and rental units will have their affordability covenants effectively enforced.

Action 2.2.2: Enforce, monitor, and preserve affordable housing covenants with an emphasis on "at-risk" units.

The City will proactively monitor and enforce affordable housing covenants and will conduct outreach to the owners of assisted units that are at risk of conversion to market-rate housing. The City will prioritize the preservation of units at some level of risk of converting in the next 10 years by actively working with and encouraging the owners of those properties to extend their covenants. Pursuant to law, the City will also engage in required noticing, tenant education, and coordinating with qualified entities.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds

Timeframe: Program monitoring and enforcement of this program is ongoing, 2023-2031. Furthermore, the City has issued Preservation and

Rehabilitation NOFAs on a periodic basis, per funding availability to capture existing affordable units at-risk of conversion to market-rate, and perform rehabilitation work on properties in exchange for extending the term of affordability restrictions. Recent NOFA under this program were released in 2017 ($9.5M) and 2019 ($11M), and the next NOFA release is anticipated in 2023. The City is aiming for approximately $10M in this round, but will likely bolster that amount with the 2022 Bond Measure funding for affordable housing and infrastructure approved by voters.).

Objectives: As funding becomes available, deed-restricted affordable housing units at risk of losing their affordability will be protected from a loss of affordability protections through extensions of regulatory agreements, and deepening of affordability levels when possible. Currently the City's policy is to allocate approximately 25 percent of available local funding towards Preservation and Rehabilitation NOFA, and future funds will be allocated contingent upon availability.

Action 2.2.3: Enforce residential demolition and conversion restrictions for residential hotels.

Residential hotels, also referred to as single-room occupancy (SRO) units, provide an important source of naturally occurring, deeply affordable housing in City. As such, Oakland has enacted regulations to limit the demolition, conversion, and rehabilitation to charge higher rents of existing residential hotel units. The City has recently amended these regulations (Chapter 17.153 of the Oakland Planning Code) to strengthen protections for residential hotels and will continue to enforce these protections to preserve their affordability.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Ongoing, 2023-2031

Objectives: Continue to enforce Single-Room Occupancy (SRO) regulations to preserve affordability and meet housing needs.

Action 2.2.4: Limit condominium conversions.

The conversion of rental housing to condominiums provides a risk to the affordability of Oakland's housing stock. The City recently amended its condominium conversion regulations to require replacement rental housing for the conversion of two or more housing units, to remove the provision allowing the generation of conversion rights when the units are offered as rental units for seven or more years, to acknowledge the applicability of the Oakland Just Cause for Eviction Ordinance and the Oakland Rent Adjustment Ordinance, and to afford greater rights and protections to existing tenants. The City will strictly enforce these recently adopted regulations to preserve Oakland's rental housing supply.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: Permit fees

Timeframe: Ongoing, 2023-2031

Objectives: Continue to enforce condominium conversion regulations to preserve rental housing supply and prevent displacement.

Action 2.2.5: Extend local replacement unit provisions.

State law (SB 330) mandates that "protected units" are replaced with comparably affordable units when a residential building is demolished and redeveloped. The City will codify and extend replacement provisions pursuant to State law beyond the established sunset date. The City will require that developers notify existing and prospective tenants of their tenant rights as provided both under SB 330 as well as Oakland's Just Cause for Eviction Notice. The City will require developers to comply with applicable tenant right to refusal provisions. Further, the City will

engage in strict monitoring and enforcement of the law to ensure replacement units are provided. This will include active outreach to developers to ensure they are aware of and comply with replacement unit provisions, and the maintenance of a displaced tenant database. The City will require that any demolition proposals include sufficient relocation assistance and right to return to the new replacement units.

Responsible Party: Oakland Planning & Building Department; Oakland Department of Housing and Community Development

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Enforcement of SB 330 requirements: Ongoing, 2023-2031. Adoption of Requirements above SB 330: 2024.

Objectives: Codify and extend local replacement unit provisions to ensure compliance and prevent displacement.

Action 2.2.6: Reduce short-term home purchases/sales (i.e., "house flipping") to ensure affordability and prevent displacement.

The practice of "house flipping," —acquiring properties, making superficial improvements, and quickly reselling at a higher price—can cause housing costs to increase, leading to higher rates of displacement and increased exclusivity in higher resource neighborhoods. To curb the negative effects of speculation, the City will consider implementing an anti-speculation tax, which would apply a fee when a property is sold shortly after purchase. The City will conduct a market study to understand the potential impacts of such a tax and its appropriateness within Oakland. As discussed in Action 2.2.8, the City will also explore a possible Tenant Opportunity to Purchase/Community Opportunity to Purchase Act.

Responsible Party: Oakland Department of Finance

Potential Funding Source: General Plan Surcharge for the study; self-funding, if implemented

Timeframe: 2026

Objectives: Study the root causes of unaffordability and displacement and consider possible taxes to prevent displacement and maintain affordability. Looking specifically at the cost to rehabilitate a home and incentivizing the market to maintain neighborhood level affordability through tax incentive or disincentive.

Action 2.2.7: Provide additional subsidy for residential hotels.

The City will consider allowing owners of residential hotels that agree to restrict occupancy to lower-income residents to transfer development rights to create an endowed source of funding for an internal subsidy for such residents, or for maintenance/facility upgrades that do not increase rents.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: 2025-2027

Objectives: Preserve SROs and meet housing need.





Action 2.2.8: Investigate a Tenant/ Community Opportunity to Purchase Act.

A Tenant/Community Opportunity to Purchase Act, referred to as TOPA/COPA, gives tenants and nonprofit organizations the opportunity to purchase their home when it goes up for sale, thereby preserving that housing unit as affordable. TOPA/COPA policies are under development in multiple Bay Area cities, including Oakland, the neighboring City of Berkeley, East Palo Alto, and San Jose. The City will study the effectiveness of a TOPA/COPA model suited to local conditions, which may include equity-building mechanisms, funding needs and sources, racial equity impact considerations, or other approaches that may be appropriate to Oakland. Enactment of a TOPA/COPA policy would require City Council review and approval.

Responsible Agency: City Council; Oakland Department of Housing and Community Development

Potential Funding Source: Impact fees, General Fund, infrastructure bond funds, HOME, CDBG, and other local, State, and federal funding as available

Timeline: Investigate a TOPA/COPA policy and present findings to Oakland City Council for discussion by Fiscal Year 2025. If adopted, implementation will occur at maximum two years after the date of adoption.

Objective: Oakland will study by FY2025, and if appropriate, implement a TOPA/COPA policy by 2027 at the latest.

Goal 3. Close the Gap Between Affordable and Market-Rate Housing Production by Expanding Affordable Housing Opportunities

To address Oakland's ongoing housing crisis, key strategies should focus on closing the gap between market-rate and affordable housing production by prioritizing the preservation of existing housing and developing high-quality and abundant affordable housing for those of the greatest need, including Black, Indigenous, and other People of Color (BIPOC) households.

During the previous RHNA cycle, the City permitted more above-moderate-income housing than required by the RHNA, whereas the City only permitted one affordable housing unit for every eight above-moderate income units. This highlights the need for a concerted effort to increase production of homes that are affordable to very low-, low-, and moderate-income households. While adding housing at every income level can help reduce market competition for existing homes, a primary driver in displacement and homelessness, Oakland also needs more deeply affordable housing. Oakland especially needs housing affordable to extremely-low-income residents and housing that remains permanently affordable. One of the key objectives in expanding affordable housing opportunities and producing more affordable housing is overcoming patterns of discrimination and opening up neighborhoods

that have historically been exclusionary to communities of color and low-income residents, while simultaneously refocusing resources and protections towards historically disinvested neighborhoods (see Policy 2.2).

As stated above, the City fell short of meeting its lower- and moderate-income need, which has nearly doubled during the current 6th cycle RHNA. The shortfall is primarily a reflection of the lack of commensurate state and federal subsidies that would be necessary to achieve Oakland's targets for low- and moderate-income households. Public funds for affordable housing would need to be expanded tenfold in order to meet these 6th Cycle RHNA targets. Other constraints are discussed in Appendix C. To meet the increased need for affordable housing, the City will identify new funding sources, expand existing programs, and introduce new strategies to close the gap between market-rate and affordable housing production, and further encourage high quality and abundant affordable housing development.

As California's housing crisis continues into another decade, new and innovative models for the development and maintenance of permanently affordable housing are needed to overcome these obstacles and meet Oakland's increased housing needs. This includes alternative housing models that have the benefit of being more affordable and can meet a wider range of community needs, incomes, and lifestyles, including single room occupancy (SRO) programs; efficiency units (where the kitchen/dining area is segmented off from a combination sleeping/living area); micro units (units usually less than ~250 square feet); and co-housing (private homes clustered around shared space). The City is encouraging these models: recent examples include Oakland's 2018 Residential Hotels Ordinance, the "Nook" microunit project built in 2016, and completion of co-housing project Phoenix Commons in 2016. Recognizing the limited resources that staff already operate with, the City will welcome models that are community-based and are eligible for external funding. For the next eight years and beyond, the City will cultivate an atmosphere that encourages new approaches to meet Oakland's affordable housing needs. The City will also encourage models that emphasize community ownership of land and housing to promote permanent affordability.

Oakland has very little vacant land available for development and is reliant primarily on reuse of existing sites for development. The vacant parcels that do exist, however, often provide significant opportunities for residential development. Furthermore, vacant residential and commercial buildings and units could provide potential sources of additional housing supply that are not currently available. As part of this goal, the City will enact a variety of strategies to incentivize active residential uses on vacant land and units.

Although housing is largely provided by the private and nonprofit sectors, the City has one major tool to influence development patterns and increase housing development of affordable housing and allow for other housing types: the Planning Code. To ensure that the Planning Code is responsive to housing policies and programs, the City will need specific zoning amendments that meet Oakland's changing needs and remove identified constraints to residential development. The suite of amendments the City will undertake range from short- to long-term solutions, some of which will be carried out alongside the update of the Housing Element and others as part of the comprehensive update to the City's General Plan that includes the Land Use and Transportation Element and will continue through 2025 after the Housing Element adoption.

The length and cost of the residential permitting process—which are ultimately reflected in a unit's selling price—are also generally within the City's control. An onerous and lengthy review process can be one of the most significant barriers to housing construction because some developers may decide that the cost of project review and its potential delays simply overcomes the revenue of new

housing, particularly in the case of projects that are only marginally financially feasible and/or profitable. Recognizing that long permitting processes are a statewide issue, a slate of new legislation, including SB 35, SB 330, AB 2162, and SB 1483, has introduced new requirements that are intended to facilitate the production of affordable housing through a streamlined residential permitting process.

The City of Oakland currently operates both an online permit center and an in-person "one-stop" permit center with counter services staffed by the Departments of Planning and Building, Fire, and Transportation. However, there are opportunities to better steward small nonprofit and BIPOC developers, homeowners looking to add additional units, affordable housing developers, and other community partners through the residential permitting process.

This goal will encourage the production of affordable housing and guide development of a more diverse range of housing choices for households of all types, incomes, and special needs; and promote changes to City tools like its permitting procedures and zoning code to make it easier and faster to build affordable housing.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Though Oakland is one of California's most diverse cities overall, there is significant racial segregation between the city's neighborhoods. As a result of past practices such as mortgage redlining, disinvestment in neighborhoods of color, racially restrictive covenants on housing development, exclusionary zoning, destructive urban renewal, highway development and predatory lending in neighborhoods of color, many of Oakland's BIPOC residents live in neighborhoods that lack access to quality amenities or upward mobility. As higher income people move to Oakland, low-income neighborhoods of color are also more susceptible to gentrification and continue to bear infrastructure burdens from the city's increased housing supply. In contrast, some high-resource areas remain disproportionately white in their racial composition because they are zoned primarily for single-family homes, and the absence of lower cost housing types prevents BIPOC and lower-income families from moving to these neighborhoods. See Appendices B and D for additional detail on these patterns of segregation. The City must work towards breaking down barriers towards accessing high-opportunity neighborhoods for those who choose to live there, while simultaneously investing in "lower resource" neighborhoods. Increasing affordability and expanding the housing types permitted in high-opportunity neighborhoods will be key to ensuring that currently exclusive neighborhoods become inclusive.

During the outreach process, many community members expressed a desire to see Oakland be more inclusive and retain and strengthen its diversity with a wider array of housing choices. Community members sought more duplexes, fourplexes, cottage courts, and garden apartments throughout the city. These smaller, "missing middle" housing types tend to be more affordable by design—compared to single-family homes—and thus provide additional options for first-time homebuyers, single people, and moderate-income households. These housing types can also increase the housing stock in previously built-out neighborhoods, and as such are an important factor for Oakland to meet its moderate-income RHNA target. Accessory dwelling units – also known as ADUs, granny flats, secondary units, in-law units, and backyard cottages – are another important strategy to increase the supply of housing that is more affordable by design. ADUs offer an alternative for people who want to rent but do not want to live in larger apartment complexes. ADUs tend to be located in lower-density and higher resource neighborhoods that often contain few other rental options that are affordable. As described in Appendix C, the majority of ADUs in Oakland are estimated to have rents affordable to lower-income households. The community also expressed a desire to see increased housing typologies and affordable housing throughout

the city, including existing working-class neighborhoods that are currently low-resource due to systemic racism and disinvestment. Efforts specifically aimed at increasing affordable housing production are included in Policy 3.3.

On March 16, 2021 , the City Council directed the Planning Bureau to explore criteria for allowing four units on all residential parcels citywide, including in areas that are zoned to only allow single-family homes—prior to the passage of SB 9. Zoning reform actions under this goal will expand on this direction and help to open up exclusionary neighborhoods. Other housing development reforms—like permit streamlining and ADU promotion—will also help expand housing options in traditionally exclusionary neighborhoods.

Further, certain segments of the population face greater challenges to finding decent, affordable housing due to special characteristics. Such characteristics may include one's employment and income, family characteristics, disability, or other conditions. Thus, some residents face greater housing cost burden, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households, homeless people, and farmworkers. Many households within these special needs groups also fall within the extremely-low-income category. The special needs of individuals within these groups are wide ranging: in addition to affordable and accessible housing opportunities in proximity to transportation and other services, individuals with disabilities or who are experiencing homelessness may need on-site support and services. Meanwhile, female-headed households benefit from on-site childcare, and universal design elements such as zero-step entrances and single floor living are important considerations for senior housing.

Special needs housing is an important component of Oakland's commitment to just and fair treatment of all individuals. It is critical that housing conditions foster an environment where everyone can participate, prosper, and reach their full potential. Actions contained within this goal will expand funding sources for affordable housing, including bonus points for serving special needs populations, will together allow for the expansion of affordable opportunities for special needs populations in high-opportunity neighborhoods. Actions related to expanding affordable housing options that are accessible to extremely-low-income households are also contained under Policy 3.1.

POLICY 3.1 FACILITATE PRODUCTION OF DEEPLY AFFORDABLE HOUSING

Action 3.1.1. Develop a project-based rental or operating subsidy program for extremely-low-income residents.

Create a capitalized operating subsidy program for extremely-low-income households. This will enable the creation of extremely-low-income housing, which is only possible with the provision of public operating subsidies to ensure financial stability for the property and appropriate support services for the residents.

Responsible Agency: Oakland Department of Housing and Community Development

Timeline: Program will be launched by December 2023

Potential Funding Source: State of California Permanent Local Housing Allocation (PLHA), Homeless Housing Assistance & Prevention (HHAP), and any and all other resources that become available for this use.

Objective: This program will fund project-based rental or operating subsidy for at least 16 units of extremely-low-income housing per year, for a total of at least 56 extremely-low-income units by 2031.

Action 3.1.2: Align and target Oakland Housing Authority Section 8 Vouchers for permanent supportive housing and extremely-low-income units.

The Oakland Housing Authority will continue targeting vouchers to support the development of extremely-low-income Housing through the award of project-based vouchers and/or other Oakland Housing Authority funds.

Responsible Agency: Oakland Housing Authority

Timeline: Ongoing, 2023-2031

Potential Funding Source: Federal Section 8 vouchers, VASH vouchers, and/or other Oakland Housing Authority funds.

Objective: As vouchers or funds are available, at least 20 percent of units in assisted developments will be deed restricted as extremely-low-income.

POLICY 3.2 CREATE A MORE DIVERSE MIX OF HOMES TO MEET COMMUNITY NEEDS

Action 3.2.1: Develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family-dominated neighborhoods, including flats, duplexes, triplexes, fourplexes, townhomes/rowhouses, and ADUs.

The City will review and amend the Planning Code and implement objective design standards to encourage missing middle-density housing typologies, including flats, duplexes, multiplexes (triplexes, and fourplexes), bungalow courts, rowhouses/townhomes, and ADUs. The City will work to reduce pre-development costs and expedite the planning approval process for missing middle housing types resulting from both new construction and the conversion of existing structures.

The City will develop zoning standards that allow for two, three, and four units on parcels in Detached Unit Residential (RD) Zones and additional multi-unit housing types in Mixed Housing Type Residential (RM) Zones. The City will also reduce the minimum lot size in Detached Unit Residential and Mixed Housing Type Residential lots to 2,000 square feet to remove constraints on lot splitting. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility, neighborhood scale and potential opportunities for homeownership (split lots and condominiums) in parallel with Policy 3.4 and Policy 5.1. See Appendix J for a summary of missing middle zoning amendments.

Under Action 3.4.1, the City will revise development standards, including allowable building heights, densities, open space and setbacks requirements.

Under Action 3.4.8, the City will develop objective design standards at the neighborhood level to ensure that multi-unit neighborhood scale housing types designed in a manner that is compatible with the scale of existing residential housing forms in these zoning districts is permitted ministerially.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards

Timeframe: June – July 2023

Objective: Significantly increase production of multi-unit housing types (including duplexes, triplexes and fourplexes, along with other multi-unit housing types) in current single-family-dominated neighborhoods to match housing need.

Action 3.2.2: Promote and protect live/work housing and housing for artists.

The City will update development standards, building codes, and land use regulations to promote artist housing, including joint living and working

quarters (JLWQs) in areas where appropriate under the General Plan. The City will encourage employers, trade groups, and arts and cultural districts to provide housing opportunities that are affordable to artists and similar professionals. The City will continue to allow the conversion of existing commercial nonresidential buildings to JLWQs in specific commercial/industrial locations while considering the impacts on nearby viable businesses. The City will support bringing existing, unpermitted JLWQ units in commercial and industrial buildings into compliance with Building Codes and the Planning Code in a way that mitigates displacement of existing tenants and preserves affordability.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees, 2415 fund of the City, SB2 Grant for Objective Design Standards

Timeframe: 2025

Objective: Significantly increase production and protection of live/work housing and housing for artists to match housing need.

Action 3.2.3: Promote flexibility in adaptive reuse to increase the housing stock.

The City will encourage the reuse and rehabilitation of Oakland's historic building stock to provide additional housing units, safeguard neighborhood character, and preserve the energy embodied in the building's original construction. The City will amend land use regulations and development standards in the Planning Code to reduce constraints on adaptive reuse of commercial buildings for residential use, and help make clear how the Historic Building Code and Alternate Materials and Methods Request (AMMRs) can be used to facilitate the adaptive reuse of older commercial buildings. Reuse in environmentally sensitive areas—including in warehouses adjacent to industrial uses—will consider health and safety impacts prior to approval.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards

Timeframe: 2025

Objective: Significantly increase reuse and rehabilitation of historic commercial buildings for residential use to match housing need.

Action 3.2.4: Provide financial incentives for lower-income homeowners to legalize ADUs.

The City will implement its "ADU Loan Program" to provide deferred loans to low-income homeowners who want to legalize an ADU.

Responsible Party: Oakland Planning & Building Department; Oakland Department of Housing and Community Development

Potential Funding Source: Funding for an ADU incentive program would include $3 million already awarded from the State of California's CalHome program for a pilot program, and the City would seek ongoing State funding for ADU development in the future.

Timeframe: The City's ADU Loan Program opened in Fall 2022 and will offer loans into 2023. As additional funding becomes available, the City will provide additional funding opportunities. For more information on the City's Accessory Dwelling Unit Loan Program (ADULP), see https://www.oaklandca.gov/adulp.



Objective: Using the ADU CalHome grant, the City anticipates supporting at least 25 low-income and/or senior households with the cost of legalizing at least 25 Accessory Dwelling Units. This is based on the 25 loans projected for the existing CalHome grant the City has received to help low-income homeowners build ADUs.

Action 3.2.5: Reduce constraints to the development of ADUs.

On January 18, 2022, the City updated its zoning standards related to ADUs to be consistent with State law. The adopted local ordinance clarified and simplified existing requirements and offered additional allowances to encourage creation of ADUs that went beyond the minimum requirements of State law. These additional allowances include higher maximum heights allowing for two-story ADUs, reduced setbacks in some zones, larger maximum sizes for detached ADUs, and an introduced ADU amnesty from Planning Code requirements allowing homeowners with existing un-permitted ADUs to legalize them. Also, this zoning update removed setback requirements and allowed additional envelope expansion of existing structures to create livable-size ADUs on "small lots" where ADUs would not be feasible under previous requirements.

The City's current Planning Code already meets the requirements for recently passed ADU state laws under SB 897 and AB 2221. City Staff will work to implement the new requirements for these laws through the City's administrative approval process.

The City will continue to provide pre-approved ADU plans on its website to facilitate reduced applicant cost and expedited review for ADUs. The City will also provide increased staffing capacity for the "one-stop shop" to distribute information to property owners, contractors, and tenants. The City will budget a new staff position for an ADU Specialist whose assignments would include community outreach and education to teach property owners about ADU construction, financing, and landlord responsibilities. The City will also consider developing a database through which property owners can find and hire local workers to build ADUs. The City will comply with State law (including recently passed SB 897 and AB 2221) and Building Code requirements for ADUs, and also study how the implementation of the Building Code may constrain the legalization of unpermitted ADUs. Oakland's Planning & Building Department will take the lead in implementing these efforts, with support as needed from Oakland's Department of Housing and Community Development.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards

Timeframe: January 2023 (Comply with 2022 State ADU law requirements); 2023-2024 (One-Stop Shop); by 2025 (Budget a new ADU Specialist position)

Objective: Significantly increase production of ADUs to match housing need.

Action 3.2.6: Monitor Affordability of Permitted ADUs.

Based on a recent online survey conducted by the City as well as data provided by the Association of Bay Area Governments, the Appendix C Sites Inventory estimates that ADUs produced from 2023 to 2031 will have the following projected affordability levels: 35 percent affordable to very-low-income households, 35 percent affordable to low-income households, and 30 percent affordable to moderate-income households. Based on a total projected ADU production of 1,978 units through 2031, the City has estimated that ADU construction will result in the creation of 692 very-low-income units, 692 low-income units, and 593 moderate-income units.

To ensure that Oakland's ADU production aligns with these projections, the City will send a survey to the property owners of ADUs that received a

certificate of occupancy within the prior two-year period requesting information on household size and rents charged for these recently constructed ADUs. If the survey identifies a shortfall in the numerical affordability production projections, within six months of the survey report being published the City will provide to the Planning Commission a report summarizing the survey report and identifying additional actions that can be taken to either increase the production of affordable ADUs, and/or proposing other rezoning programs that will enable additional affordable housing production to fill any identified affordable housing production shortfall.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: First survey to be conducted first quarter of 2024. Results to be presented to Planning Commission by end of 2024. Any necessary reforms to ADU regulations and/or rezoning programs to be adopted in 2025. Second survey to be conducted in first quarter 2026.

Objective: To match affordability projection included in Table C-8 of Appendix C, produce on average 86.5 very-low-income ADUs, 86.5 low-income ADUs, and 74 moderate-income ADUs per year.

Action 3.2.7: Proactive Short-Term Rental Enforcement.

With limited exceptions in single-family homes with a CUP for a traditional owner-run bed and breakfast, Oakland's current planning regulations prohibit any rental of an accessory dwelling unit (ADU), single-family home, duplex, apartment/condo, live/work unit, or other dwelling unit for less than 30 consecutive days. In addition, State laws that govern ADUs do not allow for any ADU to be rented as a short-term rental of less than 30 consecutive days. The City's code compliance division reviews zoning code violations on a complaint-driven basis, which has not sufficiently deterred property owners from operating short-term rentals that do not comply with planning regulations. Additionally, code compliance often lacks sufficient evidence to clearly document that an ADU or other dwelling unit is operating as a short-term rental.

In response, the City will pursue additional data collection tools that will allow the City to access information showing addresses of units listed on short-term rental platforms. Upon securing this data, the City will engage in proactive enforcement against property owners who are operating short term rentals in ADUs and in other dwelling units throughout the City.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: Violation Fees, permit fees, transient occupancy tax collection

Timeframe: Secure additional data collection tools and begin proactive enforcement in 2023.



Complaint-based enforcement is ongoing and would continue, supplemented by the additional data collection tools.

Objective: Reduce the number of unauthorized short-term rentals in Oakland by having bi-yearly data scrapes of short-term rental platforms and automatic mailing notifications to owners in violation.

POLICY 3.3 EXPAND RESOURCES FOR THE CONSTRUCTION OF AFFORDABLE HOMES

Action 3.3.1: Sale or ground-lease of City-owned property for affordable housing.

Consistent with the California Surplus Lands Act (SLA) and the Oakland Municipal Code, the City will continue to release land designated as surplus for development of affordable housing and other uses. The City will continue to release one to two surplus sites per year for permanent affordable housing development projects, noticing them via a Notice of Availability (NOA) to local Bay Area affordable housing developers, as well as to all California Housing Finance Agency (CalHFA) housing sponsors, consistent with the SLA. All surplus sites are tracked on the City's website and NOAs are available on the website as well. All surplus sites disposed of pursuant to the SLA will include a minimum of 25 percent affordable units and in many cases will include up to 100 percent affordable units. If the SLA process does not conclude in an affordable housing development for a particular site, the City will issue Request for Proposals (RFP) for its designated surplus properties. If the RFP process results in an agreement with an entity that develops 10 or more residential units on the property, the City will require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233 of the SLA. The City will consider depositing up to 100 percent of net proceeds from such sales or leases to the Affordable Housing Trust Fund. The Planning Bureau provides priority processing for affordable projects that are located on surplus sites. The City will also continue to seek to utilize surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs (e.g., safe RV parking and community cabins) and other community-serving uses prior to disposition under the SLA.

Responsible Agency: Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development, Oakland Planning and Building Department

Potential Funding Source: City subsidy

Timeline: The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete EIR for rezoning by July 2023.

Objective: Issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. Notices will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.

Action 3.3.2: Expansion of Section 8 vouchers.

The City will continue to participate in the HUD-operated Section 8 Housing Choice Vouchers program, and the City will continue to coordinate with the Oakland Housing Authority to advocate for additional funding from the federal government for more Section 8 rental assistance for very-low-income renters by documenting the need for additional housing vouchers and contacting decision-makers at HUD as appropriate. The City will also advocate for additional funding at the federal level as opportunities such as the American Recovery Act become available. Further, the City

will work with nonprofit and community-based partners to educate property owners throughout the city about housing choice vouchers to encourage greater participation and to increase locational choices for voucher holders (see Action 5.2.8). In 2022, Oakland secured 515 emergency housing vouchers as part of its advocacy to expand the number of housing vouchers for Oakland residents.

Responsible Agency: Oakland Mayor's Office, Oakland Housing Authority, Oakland Department of Housing and Community Development

Potential Funding Source: HUD Section 8 vouchers

Timeline: Ongoing, 2023-2031. As part of its landlord education efforts, the Oakland Department of Housing and Community Development will promote voucher acceptance. The Oakland Department of Housing and Community Development hosts multiple landlord education workshops each year that can serve as an opportunity for this promotion. The Mayor's Office will lead federal advocacy during budget discussions with the federal government on an annual basis.

Objective: The City of Oakland Housing Authority will increase the number of vouchers being used in proportion with any future federal expansion of Section 8 or similar programs.

Action 3.3.3: City of Oakland Emergency Rental Assistance Program.

As funding allows, the City will build on the success of the Keep Oakland Housed program (a public-private partnership) and the Federal Emergency Rental Assistance Program (ERAP) to offer homeless prevention services to those most at risk of experiencing housing instability or homelessness including rental assistance grants to distressed tenants, free legal consultation, eviction defense, case management, and employment and financial counseling and other services to increase housing stability and prevention of homelessness. The City will work with community partners to provide these direct services and to advance racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness.

Responsible Party: Oakland Housing and Community Development Department

Potential Funding Source: Federal ERAP funds, private contributions, other local, State, and federal resources as available

Timeframe: The City of Oakland allocated over $42 million of Federal and State ERAP funding for emergency rental assistance between 2020-2022 and, if resources are available, will allocate additional ERAP funds to an existing waitlist in 2023. Of the approximately 3,500 Oakland households served by the ERAP program, over 85 percent earned less than 30 percent AMI. The City of Oakland will also issue a Request for Proposals and award a contract of approximately $2.3 million to a collaborative of homelessness prevention program providers by mid-2023.

Objective: The City of Oakland will continue to implement a homelessness prevention program that includes emergency financial assistance, legal support and wrap around services. The program will be an extension of previous homeless prevention programs such as Keep Oakland Housed, Oakland Housing Secure, and the Emergency Rental Assistance Program with a focus on advancing racial equity by removing barriers to long-term housing for Black, veteran, formerly incarcerated, and other Oakland residents most likely to experience homelessness

Action 3.3.4: Development of permanent housing affordable to extremely-low-income (ELI) households on public land.

The City will continue to work with development partners including Community Land Trusts, co-ops

and emerging developers for possible partnerships involving City land as mentioned in Action 3.5.1 and other community partners on publicly owned sites that may be designated as surplus property. To support Action 3.3.1, the City will assist nonprofit and local developer partners to access public funding and financing to construct and increase the supply of permanently affordable rental units that are designated for extremely-low-income households. In addition, the City will ensure that permanently affordable housing for extremely-low-income households is prioritized where services and needs are accessible by transit or walking. The City will prioritize affordable housing developments that dedicate at least 20 percent of units for extremely-low-income (ELI) or homeless households in accordance with current policies. The Planning Bureau provides priority processing for affordable projects located on surplus sites. The City will review City-owned sites to identify, and, where appropriate, address land use conflicts that would prevent affordable housing development.

Responsible Agency: Oakland Economic & Workforce Development Department; Oakland Department of Housing and Community Development; Oakland Human Services Department

Potential Funding Source: City subsidy

Timeline:. The City will continue to release future NOFAs contingent upon funding and staff availability. The City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year for permanent affordable housing with preference for ELI or homeless households. Complete rezoning by July 2023.

Objective: The City will continue to release future NOFAs contingent upon funding and staff availability. City will issue Notices of Availability and/or Requests for Proposals consistent with the SLA on at least one to two City-owned surplus sites each year, and advance affordable housing projects underway to completion. NOFAs, Notices of Availability and/or Requests for Proposals will be posted on the City's website and distributed directly to developers, including nonprofit housing providers and community partners.

Action 3.3.5: Implement an affordable housing overlay.

The City will create an Affordable Housing Overlay (AHO) to streamline the approval of affordable housing by right. Proposed features of this overlay include ministerial approval of 100 percent affordable housing projects, increased height and density allowances, waiver of parking requirements, and reduction of zoning barriers. The City will broadly apply this overlay, except for limitations on designated historic resources as well as areas in the Very High Fire Hazard Severity Zone (VHFHSZ). The City will also study the possibility of extending the streamlined approval provisions of the affordable housing overlay to mixed income projects that qualify for the super density bonus and/or other strategies to augment the City's density bonus program, as well as the potential for select areas within the VHFHSZ for the overlay to apply. The City will allow SROs and Rooming Houses by right in areas subject to the prospective affordable housing overlay. See Appendix J for a summary of the AHO.

100 percent affordable projects within the AHO zone would be subject to a ministerial approval process. A proposed project would be exempt from CEQA and not appealable. This would provide greater certainty to affordable housing developers that if the project is within the AHO zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June - July 2023

Objective: Enable development of additional affordable housing throughout the City, including in higher resource areas.

Action 3.3.6: Access to low-cost financing for development.

The City currently awards local funding that affordable housing developers leverage to obtain financing for their projects. As funding allows, the City will continue to award funds to affordable housing developers on favorable terms—including simple low interest rate, payment of principal and interest due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee, and a 55-year loan term. The City will also continue to work with affordable developers to set loan terms in a way that will help maximize their ability to leverage funding from banks and other lending agencies. Further, the City will also continue to coordinate with developers to help ensure that they qualify for additional funding from county, State, and federal sources.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available

Timeline: Ongoing, 2023-2031

Objective: Allocate all budgeted local funding sources (approximately $12 million annually starting in 2023) to support the construction, acquisition, and/or preservation of deed restricted affordable housing units each year. With $12 million in local funding forecasted in 2023, at least 80 units could be created or preserved; of these, at least 16 would be set-aside for extremely low-income residents; the creation of extremely low-income units will be constrained by the availability of operating subsidy (see Action 3.1.1). This will result in a total of at least 640 low-income units over the Housing Element period, including 128 extremely-low-income units, which would increase if more local funds are identified or secured such as a new local bond measure dedicated to funding affordable housing.

Action 3.3.7: Study the targeted implementation of an inclusionary housing requirement.

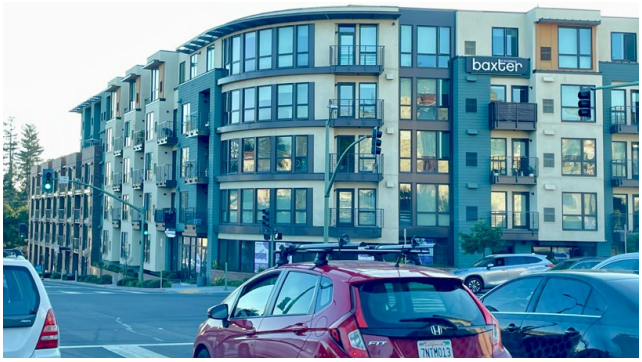
The City currently relies on development impact fees to provide local funding for affordable housing. A study is underway as part of the five-year impact fee update to assess the benefits of impact fees versus inclusionary affordable housing requirements. The study will consider the number of units likely to be produced through impact fees versus inclusionary affordable housing requirements and their likely affordability levels; and whether targeted inclusionary housing requirements may increase the provision of affordable housing units in higher-resource neighborhoods.

Responsible Agency: Oakland Planning & Building Department; Oakland Department of Housing and Community Development

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: By mid-2024, complete a study on targeted inclusionary housing requirements and present to Council.

Objective: Ensure implementation of affordable housing impact fees and/or inclusionary housing requirements maximizes production of affordable housing in all areas of the city.



Action 3.3.8: Right-sized development fees on market-rate developments.

The City levies a number of development impact fees, including for affordable housing, to ensure that new market-rate development pays its fair share toward funding affordable housing, transportation improvements, and capital facilities. The City will regularly monitor its impact fees and ensure that appropriate amounts are set on an annual basis. Pursuant to the Mitigation Fee Act, the City will conduct a comprehensive analysis and make findings every five years for each impact fee along with review of whether to increase fees and if the option of building affordable housing units on-site percentage is set appropriately.

Responsible Agency: Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Public Works Department; Department of Transportation (DOT)

Potential Funding Source: General Plan Surcharge, permit fees, and Impact Fees

Timeline: Ongoing, 2023-2031; initiate next five-year update in 2026

Objective: Continue to monitor and adjust impact fees.

Action 3.3.9: Adjusting or waiving City fees and payment timing for affordable housing developments.

Affordable housing developers have pointed to the impact of City fees and the timing of fee payment, including impact fees, building permits, and public art requirements, as constraints to development. The City currently requires for Affordable Housing Impact Fees only one-half of the amount of impact fees to be paid before permit issuance and the remaining half to be paid before the issuance of Certificate Of Occupancy (COO), while the Transportation and Capital Improvement Impact Fees are paid in full before building permit issuance. The City also defers other fees such as public art and school tax. The City will explore additional ways to increase flexibility in payment timing and potential fee reductions and/or waivers to reduce the burden imposed by the collection of City fees and requirements.

Responsible Agency: Oakland Planning & Building Department; City Administrator's Office; Oakland Department of Finance; City Attorney's Office

Potential Funding Source: Permit fees, and General Fund for any reduction of fees

Timeline: Review and update where possible Impact Fee and other payment timing as well as fees charged by mid-2024.

Objective: Explore methods to reduce cost burden of City fees and payment timing to significantly increase affordable housing development.

Action 3.3.10: Citywide Enhanced Infrastructure Financing District (EIFD).

On November 1, 2022, the Oakland City Council enacted a resolution expressing the City's interest in establishing one or more Enhanced Infrastructure Financing Districts (EIFD) to fund affordable housing that affirms the City's commitment to furthering fair housing and infrastructure improvements. The resolution directed the City Administrator to study proposals for the creation and implementation of an EIFD exclusively for East Oakland, exclusively for West Oakland, and a combined East and West Oakland EIFD. Upon completion of this study, the City Administrator is to return to Council with reports and recommendations. The City will consider implementing the EIFD to increase available local funding for affordable housing.

An EIFD is a special taxing district that directs a portion of future property tax growth towards infrastructure expenses, including affordable housing. The Draft Downtown Oakland Specific Plan is also recommending the creation of an EIFD in the downtown area to support the construction

of onsite and offsite affordable housing as part of future development in the downtown.

Responsible Agency: City Administrator's Office; Oakland Department of Finance

Potential Funding Source: An EIFD would be a cost-recovering program for any implementation costs.

Timeline: By end of 2024, complete studying the implementation of one or more EIFDs and determine proposed EIFD boundaries.

Objective: Implement one or more EIFDs to significantly increase affordable housing development and fund infrastructure improvements to match need, if feasible and financially appropriate.

Action 3.3.11: Support innovations by design.

The City will support and encourage innovations in construction technology to build more housing in less time, more affordably, and with fewer resources by supporting non-traditional construction methods (such as modular and other offsite construction methods). The City will meet with stakeholders periodically to discuss emerging innovations and gather more information to understand and accommodate barriers.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023

Objective: Significantly increase production of housing using construction innovations to match housing need.

Action 3.3.12: Continue the Acquisition and Conversion to Affordable Housing (ACAH) Program.

The ACAH Program provides loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing. The ACAH Program, formerly known as the Site Acquisition Program, was formalized through the passing and issuance of local Measure KK bond funds but continues under other funding sources even as Measure KK funds have all been allocated. With the passage of Bond Measure U, it is expected that funds from this new funding source will continue to support the acquisition and conversion to affordable housing of existing units. The City will continue to issue NOFAs as funding is available and work with borrowers—including local community land trusts—to create new affordable housing units and preserve existing ones. The City will also continue to explore additional funding sources to sustain the ACAH program.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available

Timeline: The ACAH Program has issued 3 Notices of Funding Availability (NOFA) since the program's inception: in 2017, 2019, and 2020, issuing approximately $45 million to affordable housing developers through the 3 NOFAs. The Oakland Department of Housing and Community Development will continue to release future NOFAs contingent upon funding and staff availability. The next ACAH NOFA release is anticipated in December 2022, and pending City Council approval, staff expect to begin reviewing the next round of ACAH NOFA applications in 2023.

Objective: Provide loans to eligible borrowers for acquisition- and rehabilitation-related costs associated with protecting and preserving long term affordable housing throughout the City of Oakland. Currently the City's policy is to allocate approximately 25 percent of available local funding towards continuing the ACAH program, and future funds will be allocated contingent upon availability.

Action 3.3.13: Expand availability of predevelopment funding and low-cost debt products for affordable housing development.

The City will continue to allocate funding to support predevelopment funding for affordable housing projects using its existing local sources, to help relieve the costs associated with the entitlement process especially for emerging and BIPOC affordable developers. The City will also identify and secure low-cost debt products for affordable housing development. To this end, the City has applied to HUD for Section 108 authority to leverage its CDBG allocation to provide low interest debt for affordable housing. Because Section 108 are hard loans that require repayment, the repayments could be revolved to support ongoing pipeline. The City will use a data-informed approach to target its resources towards both high-opportunity and historically marginalized/redlined areas. The city will also target resources to support the growth of emerging and BIPOC affordable developers.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, local infrastructure bond funds, HOME and Section 108 funds, and other local, State, and federal funds as available

Timeline: The City applied to HUD for Section 108 authority in 2022 and will seek to use these funds starting in 2023, pending HUD approval.

Objective: As suitable funding and projects become available, predevelopment funding and low-cost debt products will be made available for affordable housing development.



Action 3.3.14: Evaluate the creation of a leveraged acquisition fund or debt/equity funds for small sites to support site acquisitions for affordable housing.

Affordable housing developers indicated during outreach that competing with market-rate developers for sites posed a barrier on their ability to acquire sites for development. The City typically provides gap financing commitments during predevelopment, with funds provided at construction finance closing; acquisition is an eligible cost for reimbursement by the City's funding. While directly funding acquisition presents an earlier, riskier, and less efficient investment of the City's limited funds, in recognition of this critical need the City will consider the implementation of a leveraged acquisition fund to allow for faster and more efficient acquisition transactions. The City will also study the creation of debt and/or equity funds to support small site housing projects. If feasible and funding is available, this new fund may be similar in nature to the City and County of San Francisco's Small Sites Program, which relies on non-governmental funding for acquisition and rehabilitation, that is later taken out by City funds. The City will also assess the feasibility of raising the Council authorization threshold for site acquisition to enable the faster purchase of sites.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, local infrastructure bond funds, HOME funds, and other local, State, and federal funds as available to leverage philanthropic and other outside resources.

Timeline: Conversations with Community Development Financial Institutions (CDFIs) and other funders have been ongoing since 2021, but any fund will require a significant stream of new City subsidy to support takeout of acquisition loans. The City will further explore this item in 2023, pending the passage of Measure U.

Objective: By the end of the Housing Element Cycle, the City will be able to report on the practicality of a leveraged acquisition fund, as well as the feasibility and appropriateness of a small sites fund.

Action 3.3.15: Continue and expand density bonus incentives.

The City will continue to implement Chapter 17.107, Density Bonus and Incentive Procedure, which was updated and adopted by the City Council on April 19, 2022. The Density Bonus Ordinance offers developers density bonuses in exchange for the provision of affordable housing and provides:

- Greater certainty to project applicants about the City's implementation of the State Density Bonus Law, density bonuses, and incentives for affordable housing;
- Clarifying and accessible language that aligns the ordinance with the City's existing density bonus application intake and regulatory agreement requirements, including clear timelines and a list of all required information;
- Offers an opportunity to streamline the production of affordable housing; and
- Ensures affordability of both rental and homeownership units and prevents potential displacement of existing tenants.

To ensure that the Chapter 17.107 remains compliant with state law, and to solicit additional ideas for incentives and expansion of the density bonus program, the City will review the density bonus program mid-cycle, bring necessary amendments to conform to state law, and solicit feedback from Planning Commission and City Council on additional incentives that could be included in the local density bonus program.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: In 2025, bring forward informational report to Planning Commission and City Council on effectiveness of City's density bonus program and in 2026 return with proposed amendments to ensure conformity with state law and incorporated any recommended policy changes.

Objective: Significantly expand the City's density bonus program and increase production of density bonus projects to match housing need.

Action 3.3.16: Analyze the Real Estate Transfer Tax structure and its current effect on the Affordable Housing subsidy and the effect on the General Purpose Fund.

The real estate transfer tax, also called a Real Property Transfer Tax (RPTT), is due when a home is sold or gifted. The City will study the impact that the RPTT has on the affordable housing subsidy and the effect on the General Purpose Fund. In the study, the City will explore revisions to the RPTT including:

- Expanding the current progressive tax;
- The impact of reducing or waiving the tax for affordable housing; and/or
- Using a portion of the revised tax rate as a dedicated funding stream for affordable housing. This could provide annual revenues at levels significantly higher than current Impact Fee revenue.

Responsible Party: Oakland Department of Finance

Potential Funding Source: General Fund Surcharge for any applicable studies

Timeline: Conduct the analysis and provide a recommendation to the City Council and City Administration by Fiscal Year 2023-2024

Objective: Complete an analysis by Fiscal Year 2023-2024.



Action 3.3.17: Support low-income, grassroots, and BIPOC affordable housing developers.

The City will continue to work with low-income, grassroots, and BIPOC affordable housing developers to identify barriers that prevent BIPOC and small nonprofit developers from accessing City funding and navigating the permitting process. The city will continue to develop solutions to ensure that the permitting process is transparent, affordable, and accessible for these Emerging Developers, defined by Oakland HCD as "a developer who has less than five (5) years of experience as a developer and/or less than five completed projects." The City has secured a Breakthrough Grant from the Partnership for the Bay's Future that will dedicate a full time fellow to facilitate this work of identifying and breaking down barriers for BIPOC and emerging developers to develop affordable housing in Oakland.

Responsible Agency: City Administration; Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: San Francisco Foundation, General Plan Surcharge, and permit fees

Timeline: The City's Breakthrough Grant Fellow is currently researching and implementing strategies to address this action item from 2022 to 2024.

Objective: The proportion of City funding distributed for affordable housing development to low-income, grassroots and BIPOC affordable housing developers will significantly increase by 2031.

Action 3.3.18: Implement affordable housing investments contained in Measure U

Measure KK, a bond measure passed in 2016, has provided a significant source of funding for anti-displacement and affordable housing preservation projects. The City has allocated nearly all remaining Measure KK bond funds for resident-led and community land trust-supported preservation projects and homeless acquisition projects.

The City successfully sought voter approval in November 2022 to authorize issuance of $850 million in General Obligation Bonds to fund and prioritize affordable housing preservation projects among other purposes. This Affordable Housing and Infrastructure Bond Measure (Measure U) will allocate $350 million towards affordable housing preservation projects.

Responsible Party: Oakland Department of Housing and Community Development;

Potential Funding Source: Measure U Bond Funds

Timeframe: As described in Action 3.3.12 and other actions related to the expenditure of affordable housing bond funds, expend the proceeds of Measure U

Objectives: Measure U requested authorization for $850 million in General Obligation Bonds with $350 million set-aside for affordable housing. For reference, for the 2016 Infrastructure Bond (Measure KK) where $600 million of General Obligation Bonds were authorized, $100 million was set-aside specifically for affordable housing and anti-displacement projects and supported the new construction of over 700 units, the preservation of 420 units, and the acquisition and conversion of over 400 units. This leverage of subsidy achieved under Measure KK may not be replicable as KK was layered onto projects that also secured County A1 bond funds, which are now also fully allocated. New construction projects that set-aside more than the program minimum (currently 20 percent) of units for extremely-low-income residents will be prioritized, per the City's process for awarding funds to affordable housing developers, through their New Construction Notice of Funding Availability (NOFA). The City will also be able to make substantial funding allocations to the Acquisition and Conversion to Affordable

Housing (ACAH) and Preservation NOFAs to acquire and convert additional market rate units to affordable housing, and also preserve the City's existing affordable housing portfolio, extending affordability restrictions, and investing in the rehabilitation of older properties where needed.

Action 3.3.19: Sites Inventory and Fair Housing Accomplishments Tracking Program

As part of a mid-cycle evaluation, the City will establish a system to coordinate tracking units with Development Services staff who process permitting, to ensure that as projects are developed, there is adequate capacity available citywide to meet the City's RHNA targets and no net loss requirements. The City will also assess the effectiveness of its AFFH programs (including Action 3.3.6), including sites that develop in higher resource areas.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: Mid-cycle (2027)

Objective: Identify and monitor adequate sites available for development, and increase the baseline of affordable units in high-resource areas.



POLICY 3.4. REFORM ZONING AND LAND USE TO ADDRESS COMMUNITY PRIORITIES

Action 3.4.1: Revise development standards, including allowable building heights, densities, open space and setback requirements.

The City will allow additional building heights and densities in certain corridors and districts. These changes include:

- **Zoning for diverse housing types:** As discussed in Action 3.2.1, the City will develop revised zoning standards for a diversity of housing types in lower density neighborhoods, including but not limited to duplexes, triplexes, and fourplexes in zoning districts such as the RD Detached Unit Residential, RM Mixed Housing Type Residential, and RU-1 and RU-2 Urban Residential Zones. Zoning changes will include revised standards for building heights, densities, open space, lot coverage, and setbacks. The City will also reduce minimum lot sizes to facilitate the subdivision of existing lots. The City will permit a variety of building types (attached, detached, bungalow courts) to maximize flexibility and potential opportunities for home ownership (split lots and condominiums).
- **Elimination of Conditional Use Permits for Density:** Under Action 3.4.3, the City will also eliminate all conditionally permitted densities throughout Planning Code to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs.
- **Objective Design Standards:** Under Action 3.4.8, the City will also develop objective design standards at the neighborhood level to ensure that such missing-middle housing is designed in a manner that is compatible with existing residential housing forms in these zoning districts.

- **Increased Heights and Densities along Corridors:** The current building height map and permitted densities along key corridors such as International, Foothill, College, Claremont, and MacArthur Boulevards does not always allow residential projects to meet their full potential. Consistent with the housing sites map, the City will undertake zoning map revisions to allow increased heights and densities. The City will also increase heights and densities on interior residential streets within close walking distance of key corridors.
- **Increased Heights and Densities in Transit-proximate areas:** Alongside efforts to increase missing-middle housing (see Action 3.2.1), the City will increase allowed height and density in areas in close proximity to high-capacity transit, including areas near Rockridge BART and International Boulevard BRT Stations.
- **Increased Heights and Densities in Resource-rich areas:** Oakland's high resource neighborhoods are typically lower-density and have historically been exclusive – both economically and racially. Allowing higher density multi-unit buildings in these areas that are rich in services will help increase the competitiveness of affordable housing projects for State funding, as well as the feasibility of developing significant numbers of housing units within these neighborhoods. Zoning changes will include permitting residential densities above 30 dwelling units per acre by right in designated areas for affordable housing projects and height increases along College and Claremont Avenue. This will help further fair housing objectives by increasing the availability of affordable housing, in high resource areas.
- Utilizing Senate Bill 10 Provisions: Under Senate Bill 10 (Weiner) provisions, the City will identify parcels located in transit-rich areas and/or in Racially Concentrated Areas of Affluence (RCAAs) to allow up to ten units of residential density and increased heights, and provide additional opportunity for infill housing within high-resource areas.
- See Appendix J for the City's proposed rezoning changes to increase housing production capacity and unlock additional opportunities for affordable and "missing middle" housing in high-resource neighborhoods and affirmatively further fair housing by opening up exclusionary neighborhoods such as Rockridge, Trestle Glen, and Crocker Highlands.

  Responsible Agency: Oakland Planning & Building Department

  Potential Funding Source: General Plan Surcharge and permit fees

  Timeline: June-July 2023

  Objective: Reduce constraints to development to significantly increase production of housing to match housing need. Create additional opportunities for development along transit-rich areas and in urban infill sites to significantly increase production of housing to match housing need and to affirmatively further fair housing.

Action 3.4.2: Study the Relationship Between Zoning and Racial Segregation as Part of the Phase 2 General Plan Update.

The City is updating the 2023-2031 Housing Element as part of a comprehensive update to the General Plan. The General Plan Update (GPU) is undertaken in two phases in order to meet deadlines mandated by State law. Phase 1 focuses on updates to the Housing and Safety Elements, as well as preparation of a Racial Equity Impact Analysis, Zoning Code and Map update, and creation of a new Environmental Justice (EJ) Element. Subsequently, Phase 2 will include the update of the Land Use and Transportation (LUTE) Element; Open Space, Conservation and Recreation (OSCAR) Element; Noise Element, and the creation of a new Infrastructure and Facilities Element which are slated to be completed by the end of 2025.

As part of the LUTE update, the City will study the impact of historic and contemporary zoning restrictions, especially single-family zoning, on ongoing patterns of racial segregation. Existing data on historic zoning patterns highlights the racial disparities in homeownership and rental patterns. The City will utilize this study to direct zoning changes in the LUTE as part of Phase 2 of the GPU.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: Study complete by mid-2025

Objective: Through this study, inform zoning and land use designation changes to promote inclusive, equitable and diverse housing patterns.



Action 3.4.3: Revise Conditional Use Permit (CUP) requirements.

Conditional Use Permits (CUPs) are currently required for multi-unit buildings in the RD-2 and RM Zones, which can act as a constraint on development – especially for affordable housing. The City will revise regulations to permit multi-unit buildings according to objective criteria such as by building type and development size, without subjecting multi-unit residential projects to CUPs. Under Action 3.4.8, the City will create objective design standards and amend the Planning Code design review procedures to allow for streamlined, ministerial approval. The City will also actively promote and support use of SB 35 to streamline 100 percent affordable housing developments. These revised standards will be implemented alongside changes to Oakland's RD, RM, and RU zones as described in Action 3.2.1.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023

Objective: Reduce constraints to development to significantly increase production of housing to match housing need.

Action 3.4.4: Revise citywide parking standards.

Parking requirements are a major cost driver in residential development, and often conflict with sustainable development goals that seek to reduce dependence on automobile use. As such, the City recently eliminated residential parking minimums in the downtown area. Continued revisions of Oakland's parking standards, such as elimination of parking minimums within ½ mile of major transit stop and reduction of minimum parking standards in other areas as well as lower parking maximums in downtown and new parking maximums near BART stations will be undertaken through a comprehensive review of existing residential parking standards and the identification of appropriate new standards to match long-term development and environmental goals. Additionally, for mixed-use development projects (commercial on ground floor and residential uses above), the City will revise parking requirements so that additional residential development on these sites is not constrained by any lack of conformance with commercial parking regulations. (See Appendix J for a summary of Zoning changes as well as strategies regarding parking included in Oakland Equitable Climate Action Plan: Transportation and Land Use Action 1.)

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June - July 2023

July 2023

Revise citywide parking standards for all housing types and zones, including but not limited to housing inventory sites, downtown and corridors.

Implement January 1, 2023 the elimination of minimum parking requirements for residential developments within ½ mile of major transit stop to conform with state law and update Planning code by July 2023.

Objective: Reduce constraints to development to significantly increase production of housing to match housing.

Action 3.4.5: Revise open space requirements.

Both affordable and market-rate developers have pointed to the relatively high open space standards in Oakland as a constraint to development, especially for higher-density projects. In this context, "open space standard" refers to the city requirement for new housing to feature courtyards, patios, balconies, and other open areas in the development. As noted in Appendix F, Housing Constraints, Oakland's open space requirements vary substantially across zoning districts, but in some cases are more than double the open space requirements seen in comparator jurisdictions. To meet these requirements, each one square foot of private usable open space is considered equivalent to two square feet of required group usable open space and may be so substituted.

To reduce this development constraint, the City will review the open space requirements in zoning designations where minimum usable open space requirements currently exceed 60 square feet of private open space/120 square feet of common open space per unit and revise common and private open space standards for multi-family developments to increase the feasibility of residential projects.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June - July 2023

Revise common and private open space standards for residential developments, and allow flexibility on its onsite location and configuration

Objective: Significantly reduce existing open space requirements to remove constraints on development and increase production of housing to match housing need.

Action 3.4.6: Correct zoning district boundaries that cut through parcels.

Oakland's Zoning Map includes many zoning district boundaries that cut through individual parcels – meaning that the same parcel is subject to multiple development standards, which can act as a development constraint. In updating the Zoning Map, the City will correct instances of this occurrence and ensure that zoning district boundaries that affect allowed height and density follow parcel boundaries to the maximum extent feasible to remove inconsistencies and ambiguities.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2025

Objective: Reduce constraints to development to significantly increase production of housing to match housing need.

Action 3.4.7: Capture the diversity of existing built fabric in zoning.

Oakland has a diverse historic urban fabric, some of which no longer conforms to the current Planning Code. To capture and continue this diversity and remove ambiguities, the City will reduce minimum lot sizes and setbacks to facilitate the creation of small-lot developments, as well as legitimize the many existing small-lot neighborhood patterns in West Oakland and other neighborhoods. The City will conduct a comprehensive review of the Planning Code to identify where current development standards have created non-conformities for older built facilities and amend development standards to reduce or eliminate them where appropriate. The City will also provide flexibility in the objective standards to retain and promote the City's vernacular built environment.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2026

Objective: Reduce constraints on development to significantly increase production of housing to match housing need.

Action 3.4.8: Implement objective design standards.

The City currently requires design review for nearly all residential development, which can significantly lengthen the time required for project approval. To reduce the permitting timeline, the City has initiated a process to develop objective design standards to streamline the approval of residential, mixed-use, and commercial building types, with a particular focus on much-needed affordable housing projects in transit-rich areas. As opposed to "design guidelines," objective design standards will not be subject to interpretation, and will result in faster, more predictable approvals of high-quality development that respects Oakland's history and benefits the local community. Housing development projects will have the ability to utilize the objective design standards that will not require evaluation under the regular design review criteria provided under Planning Code Section 17.136.050, including the existing criteria that the project will "enhance desirable neighborhood characteristics." Project applicants may also choose to instead utilize the regular design review criteria and process in order to have greater flexibility and creativity in design criteria.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees, and SB2 Grant for Objective Design Standards

Timeline: The City will adopt objective design standards that will be available to all housing development projects by 2024

Objective: Reduce constraints to development to significantly increase production of housing to match housing need.

Action 3.4.9: Implement new ADU standards that streamline approvals and address unpermitted units.

In January 2022, the City updated its ADU regulations to comply with changes in State law. To address unpermitted units, the new ADU regulations go beyond minimum compliance with State law and establish an expansive legalization process for unpermitted ADUs addressing not only any existing non-compliance issues with the Building Code but the Planning Code as well. The City has also initiated a program to allow pre-approved construction documents for ADUs that creates a more streamlined approval pathway for many homeowners The City will continue to implement this legalization and streamlining of ADU permitting processes. The City will study options to alleviate the burden of the building code on the legalization of unpermitted ADUs.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 and Ongoing

Objective: Reduce constraints to development to significantly increase production of ADUs to help address housing need.

Action 3.4.10: Implement a Housing Sites Overlay Zone to permit sites included in the Housing Sites Inventory to develop with affordable housing by right

Pursuant to State law, the City is required to permit vacant sites included in two consecutive prior RHNA cycles and non-vacant sites included in at least one prior RHNA to develop with owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects.

The City will create a Housing Sites Overlay Zone to permit sites identified in the 4th and 5th RHNA cycles as part of the Housing Element's Housing Sites Inventory (identified in Table C-26 in Appendix C) to build 20 percent or more of the units are affordable to lower-income households to be subject to by-right approval. In addition, the City will also look at ways to incentivize developers to build affordable housing on newly included sites identified through the 6th RHNA cycle in the Housing Sites Overlay. All parcels within the Housing Sites Overlay Zone (whether they were in the 4th or 5th cycles or new in the 6th RHNA cycle) if redeveloped will be required to be developed as a majority-residential use. A 100% non-residential use will not be allowed in this overlay. This action is intended facilitate housing opportunities in Oakland and to bring attention to those sites that the City intends for housing to be built pursuant to State requirements.

This means that the City cannot require any form of discretionary review or approval for such projects. A proposed project would also not be subject to CEQA and would not be appealable. This would provide greater certainty to projects building at least 20% affordable units that if the project is within the Housing Sites Overlay Zone and meets the objective design standards and zoning criteria listed in the Planning Code, the project will be approved and not held up through an appeal process. See Appendix J for a summary of the Housing Sites Overlay Zone.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June - July 2023

Objective: Reduce constraints to development to significantly increase production of housing to match housing need.

Action 3.4.11: Promote educator and/or student housing on public land by reviewing the zoning and General Plan designations of Oakland Unified School District (OUSD) and Peralta Community College District-owned sites for consistency with housing.

Several school districts and community college districts in California have successfully built affordable housing for educators and/or students on their property. In some cases, this housing was built on district offices and other non-instructional sites. In other cases, housing was carefully co-located with an active school campus. The State has also recently invested hundreds of millions towards student housing on community college property. The City will review OUSD- and Peralta-owned sites to identify, and when practical correct, land use conflicts that would prevent affordable housing development.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2025 with the adoption of the Land Use and Transportation Element

Objective: Reduce constraints to development to allow for at least one educator and/or student housing project during the sixth cycle RHNA period.

POLICY 3.5. EXPLORE INNOVATIVE AND ALTERNATIVE HOUSING MODELS

Action 3.5.1: Support community land trusts and other shared equity models.

The City has worked with a variety of community land trusts, including East Bay Permanent Real Estate Cooperative, Sogorea Te', Oakland Community Land Trust, Bay Area Community Land Trust and the Northern California Land Trust to provide affordable housing (including ownership housing). Most significantly, the City created the Acquisition and Conversion to Affordable Housing (ACAH) Program, which has provided funds through Bond Measure KK to community land trusts to acquire and preserve affordable housing units (see Action 3.3.10). Starting in 2019, the ACAH Program was bifurcated into two subprograms to establish a set-aside for community land trusts and limited equity housing cooperatives after Council passed the 2019-21 Budget, which allocated $12 million to the Preservation of Affordable Housing Fund (PAHF). The City will continue to offer the ACAH Program and support community land trusts and limited equity housing cooperatives using additional funding sources. The City is also working with a technical assistance provider to determine best practices for land trust ownership units and cooperative units and will implement these practices going forward. Financial or technical assistance may become available from the Bay Area Housing Finance Agency (BAHFA) or possible State programs. The City will prioritize lower-income residents and residents at risk of displacement while supporting shared equity models.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Impact fees, General Fund Surcharge, infrastructure bond funds, HOME, Measure U Bond Funds, CDBG, and other local, State, and federal funding as available

Timeline: Funds will be made available to equity affordability models through the City's annual affordable housing NOFAs on an annual or bi-annual basis (2023-2031). The next ACAH NOFA release is anticipated in December 2022.

Objective: Oakland Department of Housing and Community Development will continue to make funds available to shared equity affordability models as per current practice.

Action 3.5.2: Support housing cooperatives, co-living, and cohousing models.

Formal and informal housing cooperatives, co-living and cohousing models in Oakland have traditionally provided an alternative form of affordable housing, including ownership housing. To further support these initiatives, the City will conduct outreach with community-based organizations and other community partners to identify ways the City can support these models, especially for lower-income residents. The City will prioritize lower-income residents and residents at risk of displacement when supporting these alternative housing models. The City will study how the Planning Code and building occupancy standards affect the viability of these models. The Oakland Department of Housing and Community Development will also continue to support cooperatives and community land trusts through its Acquisition and Conversion to Affordable Housing program.

Responsible Agency: Oakland Department of Housing and Community Development, Oakland Planning and Building Department

Potential Funding Source: Impact fees, General Fund Surcharge, Measure U bond funds, HOME, CDBG, and other local, State, and federal funding as available

Timeline: Since 2019, the Acquisition and Conversion to Affordable Housing (ACAH) program

has included set-asides for coops and community land trusts, based on input received from community stakeholders. $12 million was allocated through the 2019-2021 budget, and the City will continue to implement a significant set-aside in future ACAH NOFAs, which are expected to be issued at least every other year through the 2023-2031 Housing Element cycle depending on staffing capacity and funding availability. The next ACAH NOFA is anticipated to be released in December 2022 (see Action 3.3.10). In 2024-2025 the City will study the Planning Code and building occupancy standards as well.

Objective: Oakland Department of Housing and Community Development will continue to make funds available to housing cooperatives as per current practice. The City will also include cooperatives, co-living and cohousing models in its study of the Planning Code and building occupancy standards.

Action 3.5.3: Advocate for statewide legislation on social housing.

The City of Oakland recognizes that the statewide housing crisis requires statewide solutions. As such, the City will advocate for social housing legislation under consideration in the State legislature, known as the California Social Housing Act or AB 2053. The Act would establish a California Housing Authority (CHA) to produce and preserve social housing – publicly-owned and mixed-income developments that maintain homes as permanently affordable. In addition, the City will track and advocate for statewide efforts to repeal Article 34 of the State Constitution that directly inhibits the ability of local jurisdictions to meet RHNA goals.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: City legislative advocacy will be funded through the existing general fund-supported contract for State legislative representation services.

Timeline: Ongoing, 2023-2031; the City will continue advocacy for social housing and Article 34 repeal legislation until it is adopted.

Objective: The State of California will successfully adopt social housing legislation and repeal Article 34.

Action: 3.5.4: Monitor and consider adopting shallow subsidy programs for lower-income households.

The City will continue to evaluate the merits of shallow-subsidy acquisition and development models to assist in the construction or preservation of housing for lower-income households, potentially in partnership with other regional agencies including Alameda County and the Bay Area Housing Finance Authority. However, such a program typically involves acquisition of rent-stabilized housing stock, which often enjoy strong protections under Oakland's Rent Adjustment Program. Recent changes to the Rent Adjustment Program Ordinance may provide equal or greater benefit to target households as a shallow subsidy affordable housing program. For this reason, it would make sense to evaluate the impact of these changes before further considering the adoption of a program.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: The model could be financed by de minimis appropriations of general fund revenue, with additional ongoing subsidies in the form of property tax abatements.

Timeline: By December 2025, the Oakland Department of Housing and Community Development will conduct an analysis of the added benefits a project-based shallow subsidy program may bring, compared to the benefits associated with existing rent stabilization measures.

Objective: Use property tax abatements to preserve, improve, or increase the supply of housing available to lower-income households

Action: 3.5.5: Study Feasibility of Single-Stair Residential Buildings.

Building regulations serve to establish minimum safety standards in construction. Historically, fire and life safety strategies have focused on standards that ensure building occupants are able to safely evacuate a building during an emergency. Modern strategies focus more on containing fires where they occur through sprinkler systems, fire alarms, pressurized stairwells, fire-treated lumber, and similar strategies.

The California Building Code Section 1629 currently requires buildings to provide a minimum of two stairways in buildings exceeding 3 stories or 36 feet, and California Building Code Section 1006.2.1 generally requires two means of egress where the design occupant load exceeds values specified in an accompanying table. In contrast, the City of Seattle allows for building up to six stories to include only one stairway for egress, and many European residential buildings are constructed as tall as ten stories with single-stair access. A single-stair, or vertical shared access, building construction allows for greater flexibility in design, more efficient layouts, and potentially reduced costs. Currently, there are gaps in available data regarding the impact of these building code requirements on increasing construction cost and the safety benefits of requiring a second egress in combination with fire containment strategies.

The City of Oakland cannot unilaterally relax these California Building Code stairway and egress code requirements; change would be required at the state level. Nonetheless, to catalyze discussion on the issue and prepare for implementing future reforms, the City will study current stairway and egress requirements, including consideration of what cost savings could be incurred through revision of the second egress requirement and review of any potential fire safety concerns.

Responsible Agency: Oakland Planning & Building Department; Oakland Fire Department

Potential Funding Source: General Plan Surcharge and permit fees.

Timeline: The City will present a report on the topic of existing second egress requirements and the impact of potential reforms to the Oakland Community and Economic Development Committee of City Council by the end of 2024.

Objective: Create additional information on single-stair reform that could assist in promoting statewide changes to the California Building Code second egress requirements.

POLICY 3.6. STREAMLINE THE APPROVAL OF NEW HOUSING

Action 3.6.1: Streamline the City permitting process, especially for low-income and nonprofit builders.

The City will work with developers and housing stakeholders, particularly low-income and nonprofit builders, to review current processes and fees to identify actions to reduce costs and streamline the planning approval and building permit processes for small infill development. These actions could involve developing simplified CEQA compliance through qualified exemptions, implementing objective design standards as described in Action 3.4.8, and/or increasing staffing at the Planning and Building Bureaus to reduce permit processing time. The City will regularly review and update its website to improve navigation and make information such as fee schedules, application forms, zoning ordinances, and other information available on the City's website, along with other educational information to facilitate the permit process.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2025 and ongoing

Objective: Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.

Action 3.6.2: Provide increased flexibility in development standards.

The City will provide increased flexibility in development standards, with a focus on smaller infill residential projects, to ensure that these projects can qualify for streamlined permitting without need for variances. The City will also consider increasing staff-level authority, with clear guidelines, to grant minor exceptions without the need for a variance, which can also reduce project timelines and costs. Alongside the efforts described in Actions 3.2.1, this flexibility will increase the capacity of the Planning Bureau to permit a variety of units, more expediently, creating more residential units in traditionally lower-density neighborhoods.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2025 and ongoing

Objective: Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.

Action 3.6.3: Expand by-right approvals and implement entitlement reform for affordable housing.

Through the implementation of objective design standards as described in Action 3.4.8, the City will create a ministerial review pathway for qualifying developments based on project size, type, affordability level, and location. Discretionary design review will still be required for some types of projects and where certain adjustments are requested. As part of the entitlement reform process, the City will consider fee subsidies and/or payment deferrals to better accommodate affordable housing projects and increase the financial feasibility of affordable projects (see Action 3.3.9). The City will work with community partners and affordable housing developers to identify and implement appropriate entitlement reform actions.

Responsible Agency: Oakland Planning & Building Department; Oakland Department of Finance

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2025 and ongoing

Objective: Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.

Action 3.6.4: Continue SB 35 streamlining and encourage projects to use it.

SB 35 created a streamlined and ministerial approval process for housing projects that meet siting and construction criteria including being located in communities that have failed to meet their RHNA. The City of Oakland was among the 225 jurisdictions that made insufficient progress towards meeting the RHNA for low- and very-low-income housing at the time of the State's most recent determination in 2021 and is therefore subject to the streamlining provisions for proposed development in which 50 percent or more of the units will be affordable. The City provides an SB 35 streamlining checklist to facilitate the development of affordable housing, and will actively promote use of SB 35 streamlining for 100 percent affordable projects.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 and ongoing

Objective: Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.

Action 3.6.5: Continue one-stop and online permitting services.

Through the Online Permit Center (Accela Citizen Access), property owners are able to apply for and follow the status of their permits online.

The City also operates an in-person One-Stop Permit Center, where the counter services of the Planning & Building Department, Oakland Fire Department, and Department of Transportation have been combined in one location to expedite the permitting process. The City will continue to offer both online and in-person permitting services to reduce permitting timelines. The City will also coordinate with affordable housing developers to understand and correct the gaps in these services.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2031

Objective: Significantly increase production of housing projects, specifically by low-income and nonprofit builders, to match housing need.

POLICY 3.7. EXPAND OPTIONS FOR SPECIAL NEEDS HOUSING

Action 3.7.1: Incentivize the development of senior housing and provide financial assistance to developers of housing for seniors and persons with special needs.

The City will continue to encourage a wide variety of senior housing opportunities, particularly for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the Planning Code. The City will continue to award points in its consideration of housing funding to projects that serve special needs populations, including seniors and homeless individuals. The City will explore options to expand the amount of financial assistance available to developers of housing for seniors and persons with special needs and will commit to transparent reporting of how special needs units are assisted. Special needs populations may include, but are not limited to, formerly incarcerated individuals, former foster youth, and persons with developmental disabilities.



Responsible Agency: Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available

Timeline: Ongoing 2023-2031; By December 2023, the City will complete an analysis of how the clients served by its funded affordable housing compare to the demographics of Oakland residents, including an analysis of age.

Objective: The City will continue to provide bonus scoring points for special needs populations as found in current practices.

Action 3.7.2: Provide housing for persons with HIV/AIDS.

The City will continue to provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. The City will enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, HOME, HOPWA, local infrastructure bond funds, and other local, State, and federal funding as available

Timeline: Ongoing, 2023-2031

Objective: The City will continue to provide bonus scoring points for special needs populations as found in current practices.

Action 3.7.3: Accessible units in new housing developments.

The City of Oakland's Housing Development Services division will uphold and align with State and Federal funding requirements for accessibility standards, which for most new construction projects requires at least double requirements under ADA and State building codes.

Responsible Agency: Oakland Department of Housing and Community Development

Potential Funding Source: Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available

Timeline: Ongoing, 2023-2031

Objective: The City will continue to meet the requirements of the Americans with Disabilities Act and the Fair Housing Act, among other local, state, and federal laws to ensure accessible units are included in new housing developments.

Action 3.7.4: Implement the sponsor-based Housing Assistance Program.

The City will continue to work with the Oakland Housing Authority (OHA) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service-enriched housing options that increase housing choice for special needs populations. The City will explore options to find more landlords willing to participate in the program.

OHA has its own community and social services arm, the Family and Community Partnerships Department (FCP). FCP educates and assists residents including search assistance and also works closely with owners during the leasing process to remove barriers and identify needed resources. OHA offers an array of Owner Benefits such as vacancy loss, an owner leasing bonus, and repair cost assistance. OHA's operations include two dedicated Owner Services teams and ongoing owner focused activities such as our Owner online Portal, educational webinars and emails, electronic forms options and outreach events such as our Owner Appreciation Day.

Responsible Agency: Oakland Human Services Department; Oakland Housing Authority

Potential Funding Source: Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available

Timeline: Between 2023-2031, the City and OHA will promote and encourage OHA landlords to participate in this program through ongoing activities and annual events.

Objective: The City will continue to work with the Oakland Housing Authority to support households successfully finding housing.

Action 3.7.5: Encourage a range of unit sizes for affordable housing that matches local household needs and family sizes.

The City will regularly review household size data from affordable housing application portals and waitlists to ensure that affordable housing production is aligned with community needs. City affordable housing funding priorities will be adjusted as needed to be aligned with demand across the spectrum of unit sizes and housing types. This may include large units suitable for multi-generational families, studios and efficiency units for individuals, and projects with common areas appropriate to seniors, families, or other demographic groups.

Responsible Agency: Oakland Department of Housing and Community Development; Planning & Building Department

Potential Funding Source: Development impact fees, HOME, local infrastructure bond funds, and other local, State, and federal funding as available

Timeline: The City will monitor available data from affordable housing application portals to comprehensively evaluate the unit size needs of Oakland residents and adjust NOFA scoring accordingly, to prioritize allocating City funds to projects by 2024. Furthermore, the City will aim to regularly evaluate local household needs prior to NOFA releases. This will be prioritized, but not limited to, the new construction NOFA released approximately every other year to ensure affordable housing production is aligned with community needs.

Objective: The City will adjust scoring points as needed to encourage housing typologies that reflect local household needs.

Action 3.7.6: Expand areas where rooming units and efficiency units are permitted by right.

The Oakland Planning Code currently provides for rooming units to be developed at twice the residential density otherwise allowed for regular dwelling units in Neighborhood Center, Community Commercial, Central Business District, Housing and Business Mix, and Transit-Oriented Development Commercial Zones, as well as within the special districts for implementation of the Broadway Valdez, Lake Merritt, and Coliseum Specific Plans. Recent Planning Code amendments similarly allow for efficiency units to be built at twice the density of more typically sized residential dwelling units. The City will expand these provisions to additional zoning districts, including in zones covered by the proposed affordable housing overlay. The City will also revise the Planning Code to permit rooming house facility types more similarly to multifamily residential facilities. These smaller, more modest units are more likely to be a source of naturally occurring affordable housing over the long term, while also allowing new development to align with current demographic trends towards smaller household sizes.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 – 2026

Objective: Enable increased production of rooming units and efficiency units.

Action 3.7.7: Amend Planning Code to comply with the Employee Housing Act.

Farm and agricultural employee housing is a type of employee housing under the Employee Housing Act, California Health and Safety Code Sections 17000 et seq. Section 17021.5 of the Employee Housing Act requires that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and not be subject to any conditional use permit, zoning variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Section 17021.6 of the Employee Housing Act requires employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household to be deemed an agricultural land use. The City will amend the Oakland Planning Code to modify the definitions of Limited Agricultural Activities, Extensive Agricultural Activities, and One-Family Dwelling Residential Facilities to comply with the Employee Housing Act.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June-July 2023

Objective: Ensure compliance with the Employee Housing Act.

Action 3.7.8: Expand areas where Residential Care Facilities are permitted by right.

The Oakland Planning Code currently permits residential care facilities in residential and nonresidential zones if located in single family dwellings. Conditional Use Permits are required for residential care facilities if they are located in any other residential facility type and/or when located on the ground floor of a street fronting building in certain commercial zones. The City will amend the Planning Code to expand where residential care facilities are permitted by right. The amendments will include all residential facility types and those located on the ground floor of a street fronting building. In addition, the City will amend the Planning Code to allow residential care facilities for foster family homes and the elderly within 300 feet of another residential care facility, since the State calls out this exemption in the overconcentration restriction in California Health and Safety Code Section 1520.5.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: June-July 2023

Objective: Enable expansion of residential care facilities by right and allow the exemption of facilities for foster family homes and the elderly in the overconcentration restriction provided in California Health and Safety Code Section 1520.5.

POLICY 3.8. CONVERT VACANT LAND AND UNITS TO HOUSING

Action 3.8.1: Continue to implement the Vacant Property Tax (VPT).

On November 6, 2018, Oakland voters approved Measure W, the Oakland VPT. The VPT Act establishes an annual tax of $3,000 to $6,000 on vacant property. A property is considered "vacant" if it is "in use less than fifty days in a calendar year," and not subject to any of 10 exemptions. The City will continue to implement the VPT to encourage active uses on vacant land and regularly monitor the effectiveness of the program. The City will analyze expansion of exemptions to the VPT to reduce the impacts of unintended hardships on nonprofit and affordable housing developers, discussed under Action 3.8.3. As directed by Council, funding from this measure may be spent on homeless services, affordable housing, and illegal dumping cleanup.

Responsible Agency: Oakland Department of Finance; Department of Human Services; Oakland Planning & Building Department, Oakland Department of Housing and Community Development

Potential Funding Source: Self-funding through the vacant property tax

Timeline: End of 2023 (Analysis of exemptions will be complete)

Objective: Through the vacant parcel tax, seek a 10 percent reduction in vacant parcels by the end of the Housing Element period.

Action 3.8.2: Encourage the conversion of vacant ground floor commercial space to residential uses in appropriate locations.

Traditional brick-and-mortar commercial and retail businesses have continued to transition to an Internet-based model, which has been further accelerated by the COVID-19 pandemic. As a result, a significant number of ground-floor commercial

and retail spaces in Oakland remain vacant. The City will explore opportunities to promote the conversion of vacant ground floor spaces in certain areas to live/work or other residential use, as may be appropriate in the local context. The City will also explore other opportunities to promote the conversion of vacant office or commercial space to housing, in alignment with the recently passed AB 2011 and SB 6.

Responsible Agency: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeline: 2023 - 2026

Objective: Expand the areas where residential space is an allowable ground-floor use.

Action 3.8.3: Tax vacant residential rental units.

Although housing demand in Oakland remains extremely high, the City experiences a higher vacancy rate than both Alameda County and the Bay Area overall. This results from a variety of factors but may ultimately lead to higher housing costs. Oakland currently has in place vacancy tax on parcels and several types of housing units – including condos, duplexes, and townhome units under separate ownership. The City will consider extending the current vacancy tax to all residential units to encourage active use of residential units and expand the available housing supply.

Responsible Agency: Oakland Department of Finance

Potential Funding Source: General Fund

Timeline: Consider by the end of 2026 whether the vacant parcel tax ought to be revised or expanded

Objective: Increase the housing stock by ensuring existing units are made available to rent.

Action 3.8.4: Continue the Oakland Community Buying Program and support scattered site acquisition efforts.

The City continues to administer the Community Buying Program, which assists Oakland residents in purchasing affordable homes. These properties have been made available through programs like the Oaktown Roots Affordable Homes pilot program and local community land trusts, like the Oakland Community Land Trust and the Bay Area Community Land Trust. These programs will also help promote long-term affordable homeownership, which will also promote the objectives of Policy 5.1.

Responsible Agency: Oakland Department of Housing and Community Development; Oakland Department of Finance

Potential Funding Source: Development impact fees, HOME, local infrastructure bond, and other local, State, and federal funding as available

Timeline: Ongoing, 2023-2031

Objective: As additional funding is available, continue to convert vacant parcels to affordable housing.

Action 3.8.5. Partner with Alameda County Tax Collector to redevelop tax defaulted properties.

Partner with the Alameda County Tax Collector to identify tax-defaulted property suitable for development or preservation as affordable housing. Through use of the Chapter 8 tax sale program, make this property available to affordable housing providers, community land trusts, and related organizations, either by encouraging nonprofits to directly acquire through Chapter 8, or by pulling properties from auction to administer through a City program. Oakland Housing & Community Development has secured a full-time fellow through the Breakthrough Grant Program to



focus on creating an emerging developer program (Action 3.3.17), and exploring how tax-defaulted properties, among other development and funding opportunities, could be leveraged as an entry point for emerging developers.

Responsible Party: Oakland Department of Housing and Community Development, Oakland Economic and Workforce Development Department

Funding: Contributory value of the land, impact fees, HOME, other local, State, and federal funds as available

Timeline: Ongoing, 2023-2031. Breakthrough Grant fellow completes BIPOC and emerging developer program development in 2023, and will analyze tax-defaulted property program opportunities by end of his term in 2024.

Objective: As funding, partners, and suitable parcels become available, tax defaulted properties will become available as affordable housing.

Goal 4. Address Homelessness and Expand Services for the Unhoused

The City of Oakland is facing an unprecedented humanitarian crisis of residents who are experiencing homelessness. As the United Nations notes in its mandate on the right to adequate housing, the right to adequate housing is more than having a roof over one's head, it is the right to live in safety and dignity in a decent home; HUD Secretary Fudge has declared that "housing is a human right." Goals, policies, and actions in this Housing Action Plan recognize housing as a human right. and that permanent housing is the solution to homelessness. Policies and actions proposed as part of Goal 3 seek to expand affordable housing options. Goal 4 seeks to address homelessness through strategies that enable coordination across the spectrum, from homelessness prevention to transitional housing/shelter and services to permanent supportive and deeply affordable housing with resources for long-term support.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Homelessness disproportionately impacts Oakland's BIPOC residents, particularly the city's Black residents. Further, special needs households—including extremely-low-income

households—tend to be at greater risk of experiencing homelessness. Addressing homelessness and providing high quality services to the unhoused is also a racial equity issue and must be part of the City's efforts to affirmatively further fair housing. By expanding access to quality homelessness services across Oakland, and seeking to expand transitional housing options in a citywide manner, the City will work to avoid an overconcentration in homelessness and homelessness-related services in disadvantaged neighborhoods. Further, by expanding economic opportunities for the unhoused, Oakland will help those currently unhoused access housing opportunities in a variety of Oakland neighborhoods. This goal, and the policies and actions that implement it, will address fair housing issues as they relate to homelessness in Oakland.

POLICY 4.1 EXPANSION OF HOMELESS SERVICES

Action 4.1.1: Expand, improve, and maintain crisis response beds.

Since 2018, the City has expanded its supply of emergency interim housing (community cabins, shelter beds, Safe RV parking) by over 1,000 beds/spaces. This increase is almost entirely funded by one-time funds. The City will use local, county, State, and federal funding to maintain these new resources and to improve the effectiveness of these beds in moving people to permanent housing (for example, by adding rapid rehousing exit resources). In addition, the City will continue to expand the interim housing sites and other forms of housing for people experiencing homelessness in the City. The City will ensure that such housing options include supportive services such as rapid rehousing assistance, housing navigation, and access to resources via Coordinated Entry. The City will seek to partner with Alameda County to provide mental health and substance use services in interim sites and will partner with mainstream workforce programs to support on site job training programs. The City will coordinate efficient provision of services and resources from private, nonprofit, local, Alameda County, and State organizations

Responsible Party: Oakland Human Services Department

Potential Funding Source: Measure Q, ESG, State Homeless Housing Assistance and Prevention Funding, various HUD funding sources, CalAIM (through County)

Timeframe: Expand on the availability of outreach and social services to increase connections to emergency, interim, and long term housing supports by 2031

Objectives: 1. Increase the number of people who are experiencing homelessness in Oakland who are sheltered; and 2. Invest in and improve the quality of interim housing programs so that more people exit to permanent housing and more people exit to permanent housing more quickly.

Action 4.1.2: Expand, improve, and maintain crisis response beds, especially for unsheltered communities of color.

Increasing the number of crisis response beds helps to address the disproportionate rates of unsheltered homelessness among communities of color, especially among African American households. Creating additional facilities in many parts of the city will assist households experiencing homelessness to remain in their communities will reduce the number of African American households who are displaced from Oakland. The City will track data to ensure that African American households are using emergency crisis response beds and exiting to permanent housing at rates that are proportional to their representation in the homeless population. The Centering Racial Equity in Homeless Response System Design (Berkeley, Oakland, Alameda County Continuum of Care published in 2021) outlines suggested investment for scaling to solutions for unsheltered communities of color utilizing recent Point in Time count data.

Responsible Party: Homelessness Division, Office of the City Administrator; Oakland Human Services Department

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: The City of Oakland will continue to develop a data informed strategy for increasing equitable investments in homelessness systems to serve people of color by 2031.

Objectives: Increase and stabilize people while providing opportunities to improve income they need to avoid entering or returning to homelessness.

Action 4.1.3: Expand health and hygiene facilities and services, and improve access to bathrooms and showers.

Starting in FY 20-21, this intervention has greatly expanded to serve a minimum of 60 curbside sites with porta-potties, handwashing stations, and garbage pick-up. Oakland's Human Services Department has created two new outreach staff positions whose primary role is to support the participating encampments with maintaining the services, cleanliness, and compliance with the Encampment Management Policy. These City staff also support designated site leadership at each encampment site. The site leaders ensure that the porta-potties are used appropriately, and keep the units clean in between the official servicing. City staff provide the site leaders with cleaning supplies and stipends for their work. Per Council directive, the goal is to increase to 100 sites and four City outreach staff.

Responsible Party: Homeless Division, Office of the City Administrator; Oakland Human Services Department

Potential Funding Source: State Homeless Housing Assistance and Prevention Funding, City General Fund

Timeframe: FY 2022-2023 – FY 2024-2025

Objectives: More people experiencing unsheltered homelessness have access to services which promote health and dignity.

Action 4.1.4: Provide needed support and income to people who have been homeless so they can avoid returning to homelessness.

Recognizing that a lack of access to living wage jobs is a significant driver of homelessness in Oakland, the City will work with the Oakland Unified School District (OUSD), higher educational institutions, related nonprofit agencies, business and other partners to create low barrier work opportunities for people who are currently unsheltered. These programs will offer support for development of work-related skills, provide services to address employment barriers specifically targeted to the needs of unhoused residents and increase the co-location and collaboration between providers of homeless assistance and employment programs and services. In addition, the City will work to match small business owners who want to address homelessness with job seekers who are homeless or formerly homeless.

Strategies to include:

- Low barrier work opportunities, for people rentering the workforce
- Add employment specialist positions in core homeless services/prevention services programs
- Flexible funding pool to support career track training and employment programs
- Benefits advocacy to obtain SSI or other income for which they are eligible

Responsible Party: Oakland Human Services Department; Economic and Workforce Development Department; Homelessness Division, Office of the City Administrator

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: Increase and expand support

for systems navigation, social services, and employment by 2031. Continue development and implementation of low barrier work opportunity programs in partnership with OUSD and other partners by end of 2026. Develop and implement programs to match small business owners with job seekers who are homeless or formerly homeless by end of 2026.

Objectives: Reduction in the number of households which return to homelessness in the two years after obtaining housing.

POLICY 4.2 ENCAMPMENT MANAGEMENT AND SHELTER OFFER POLICIES

Action 4.2.1: Enhance operations of the City's 2020 Encampment Management Policy.

The City of Oakland adopted the 2020 Encampment Management Policy. The purpose of this policy is to protect and serve all Oaklanders, sheltered and unsheltered, and to manage the adverse impacts of homeless encampments by balancing the interests of all residents, focusing encampments actions on mitigating negative outcomes as they pertain to public safety, public health, and equity outcomes. The City will continue implementing the Encampment Management Policy during the 2023-2031 Housing Element period. The City of Oakland will also continue to scale the appropriate level of public works related services to address debris, garbage and illegal dumping associated with encampments. The City will continue to improve and expand on the development and implementation of Emergency Shelter and crisis response beds in an effort at address and abate conditions at homeless encampments in Oakland. The Encampment Policy will continue to being predicated by an offer of shelter as outlined in City of Oakland Resolution 88077.

Responsible Party: Homelessness Division, Office of the City Administrator

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: The City of Oakland will continue improving the implementation of the Encampment Management Policy throughout the duration of this Housing Element Period, 2023-2031.

Objectives: The Encampment Management Policy is intended to connect unsheltered individuals to human services, emergency shelter and long term permanent supportive housing, while executing comprehensive operations focused on managing health and safety conditions of public spaces. The goal is to provide regular and adequate trash collection from encampments, close areas where encampments are not permitted, and ensure that porta-potties and hand-washing stations are serviced regularly as needed and that encampments receive regular deep cleanings so that our unhoused residents are not living in conditions that threaten health and/or safety until fully abated.

The policy sets forth the following objectives:

- Designate high-sensitivity areas, where unmanaged encampments are presumed to cause unreasonably high levels of health and safety impacts due to the nature of the location;
- Designate low-sensitivity areas, where enforcement will not be prioritized;
- Make findings that will prompt Encampment Management Team intervention; and
- Provide guidance on addressing unreasonable health and safety risks, promoting voluntary compliance, and strategies to address non-compliance.

Action 4.2.2: Lead strategic homelessness response operations and homeless services from the Homelessness Division, Office of the City Administrator.

Homelessness intersects with multiple departments and agencies, all of which fall under the City Administrator's purview. Leading from the Office of the City Administrator, the Homelessness Division serves as the primary liaison between the City Administrator's Office and internal and external agencies, along with other City departments, regarding the City's homelessness response and provides inter- and intra-agency coordination focusing on the City's management of its unsheltered population. This division directs the program and operational decision-making in division activities; encampment management response teams and task forces; organizes, manages, and directs the review and implementation of the City's major projects. The division serves to implement best practices, strategic planning in the City's Homeless System, and serve as a connection to local, state, and federal partners.

Responsible Party: Homelessness Division, Office of the City Administrator

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: Design, review, implement and evaluate a strategic planning process in response to homeless services and interventions during 2023—2031

Objectives: Lead the implementation, expansion, and strategic coordination of Homeless Response Operations and Service Delivery across City of Oakland departments, and external public and private partners, organizations, and agencies.

Action 4.2.3: Strengthen interdepartmental Encampment Management Team.

The Encampment Management Team (EMT) is an interdepartmental working group tasked with implementing and administering this policy, consisting of representatives from Oakland's Public Works Department, Human Services Department, Oakland Policy Department, Oakland Fire Department, the City Administrator's Office (CAO), and other consulted departments as necessary (e.g., the Mayor's Office, the City Attorney's Office, Parks and Recreation). The EMT is facilitated by the CAO via the Homelessness Administrator.

Responsible Party: Homelessness Division, Office of the City Administrator

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: Ongoing, 2023-2031

Objectives: 1. The EMT aims to execute duties assigned to their respective departments for the completion of interventions (Health and Safety) prescribed in the 2020 Encampment Management Policy (Health and Hygiene, Deep Cleanings, Partial Closure, and Closure); 2. To channel unsheltered individuals in every encampment to human services, emergency shelter and long term permanent supportive housing; 3. To effectuate the completion of the Encampment Management Policy interventions, each department may promulgate additional specific procedures necessary to effectuate the roles described in this policy under development specific Standard Operating Procedures.

Action 4.2.4: Increase the oversight of homelessness strategies, investments, outcomes, and encampment operations with Commission on Homelessness.

The City will increase opportunities for leadership and input from people experiencing homelessness in the design, implementation, and evaluation of encampment management and homeless

services. The City of Oakland has formed a Commission on Homelessness that will provide robust opportunity for people with lived experience to inform and contribute to solutions related to individuals experiencing homelessness reaching maximum self-sufficiency. The City will also seek to build trust between law enforcement, social workers, and homeless individuals/families and promote mentorship opportunities for formerly homeless individuals and people recovering from addiction. Further, the City will refine encampment management policies and strategies using qualitative and quantitative data to assess the experience of encampment for BIPOC residents and will implement culturally specific and anti-racist strategies to better meet the short-term needs of BIPOC unsheltered residents.

Responsible Party: Homelessness Division, Office of the City Administrator

Potential Funding Source: Local, State, and federal funding, as available

Timeframe: Improve and develop mechanisms for individuals with lived experience to provide input to the Commission on Homelessness by 2024. Develop, implement and evaluate opportunities for individuals with lived experience to better interact with law enforcement by 2026. Identify and implement best practices that center race and equity in the strategic response to homelessness by 2031.



Objectives: Review and make recommendations of existing and new proposals funding homelessness services funded by City of Oakland Measures Q and W.

Action 4.2.5: Expand co-governance and partnerships with unsheltered residents in the design and delivery of homelessness services.

In FY 21-22 the City opened its first co-governed program site. Co-governance is an intervention model where unsheltered residents come to an agreement about how they will live together in a community setting of an encampment. This includes, but is not limited to, selecting site leadership, determining eligibility for participation, developing community expectations for behaviors and for staffing/running the site, holding each other accountable for the agreed upon expectations, and maintaining the health and safety of the community residents. A backbone agency (nonprofit/community-based agency) works alongside residents to support the residents in the design, leadership and operations of the site. The backbone agency is the contracting entity with the City/funder and holds ultimate accountability for ensuring the safety and security of the site. The City, in partnership with unsheltered residents, will continue to refine this model and to expand this model as new sites open.

Responsible Party: Oakland Human Services Department; Homelessness Division, Office of the City Administrator

Potential Funding Source: Homeless Housing Assistance and Prevention funds, City General Fund

Timeframe: FY 2022-2023 – FY 2024-2025

Objectives: Increase the number of interim housing sites which have people experiencing homelessness as partners in site design and operations.

POLICY 4.3 PROMOTE PERMANENT SUPPORTIVE AND DEEPLY AFFORDABLE HOUSING FOR UNHOUSED COMMUNITIES

Action 4.3.1: Finance the construction and maintenance of permanent supportive and deeply affordable housing for homeless households to expand the supply of deeply affordable and supportive housing for Oakland's most vulnerable residents.

The City will secure and advocate for additional funding for building and operation of permanent supportive and deeply affordable housing for homeless households using a combination of State and federal sources, such as the State Homekey program, the federal HOME-ARP program, and funding from the local Oakland Housing Authority. The City will continue incorporating a preference for City-assisted affordable housing projects that include at least 20 percent of units for vulnerable populations, including but not limited to homeless individuals and families living at or below 30 percent of AMI with additional points awarded in the competitive funding process for projects with units targeting 20 percent of AMI. In addition, the City will increase this homeless set-aside with the issuance of future City funds, awarded through its Notice of Funding Availability (NOFA) programs should operating funding resource availability support the increase. The City will work with residents, service providers, and property owners to ensure adequate and transparent long-term plans for maintenance and service provision within new and existing permanent supportive housing.

The City will also continue pursuing the strategic acquisition of hotel, motel, and dorm facilities by and with nonprofit partners to house unsheltered residents. The City will further work to coordinate Oakland Housing Authority's award process with the City's affordable housing NOFA process and Homekey opportunities. The City will also work with the State and other partners to explore opportunities to expand the supply of extremely-low-income housing for residents that do not require supportive services. These efforts align with the City's HOME-ARP plan that targets HOME-ARP resources to support HUD Qualifying Populations, which include individuals and families who are: experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, at greatest risk of housing instability, and/or needing supportive services or assistance would prevent homelessness.

For example, in September 2022 the City issued a Request for Proposals in advance of for Round 3 State Homekey program funding, and has allocated a total of $35,285,154 from the previous two rounds in local contribution to capital and operating expenses to this program. Through Council approval and in the RFP, the City intends to allocate at least 25 percent of its Round 3 matching funds to projects serving Transition Aged Youth (TAY) clients, through a separate scoring pool for TAY-serving projects. The City is also making a city-owned site, the Clara/Edes parcel, available for Homekey applications. Through Homekey, the City of Oakland partners with experienced housing organizations and service providers to develop and expand housing for people experiencing homelessness or at risk



of homelessness. The City will continue to support six projects that have been awarded through past rounds of Homekey. These projects have added 285 units of affordable housing for people experiencing homelessness since 2020 to 2022.

Responsible Party: Oakland Human Services Department; Oakland Department of Housing and Community Development; Homelessness Division, Office of the City Administrator

Potential Funding Source: Housing Trust Fund, HOME-ARP, State Homeless Housing Assistance and Prevention Funds, California Housing and Community Development Department Homekey Funds,

Timeframe: As funding is available the City will continue to apply for competitive state and federal funding throughout this Housing Element period. The City will continue to identify ways to expand and finance the ideal matrix deeply affordable housing, permanent supportive housing, below market-rate housing, and strategic acquisitions of hotel, motel and dorm facilities by 2031.

The City is planning to release a New Construction NOFA targeting the production of additional permanent supportive housing (PSH) units in 2023. For example, the 2021-22 New Construction NOFA funded 324 units, XXX121 of which are designated homeless units. .

The City released the Round 3 Homekey Request for Proposals in 2022 in order to identify projects prior to the State releasing the Homekey Notice of Funding Availability (NOFA) which is expected to be released in Spring 2023. The City will continue to participate in Homekey, if and when future rounds are funded through the State budget.

Objectives: Secure funding to significantly increase construction and maintenance of permanent supportive and deeply affordable housing to match need for unhoused communities.

Action 4.3.2: Streamline approval for modular developments to provide quality shelter quickly to address the scale of the crisis.

The City will utilize statewide streamlining opportunities, such as categorical CEQA exemptions and Program EIRs, and revise the Planning Code to minimize the need for discretionary review with a ministerial option for projects that utilize objective design standards for approval. The City will also identify and eliminate roadblocks in the review of building permit applications to expedite and increase the production of modular developments and other quick-build shelter solutions on private land in Oakland. The City will also work with other public agencies, including Caltrans, to facilitate and streamline more flexible shelter solutions on public land. The City will ensure that smaller units used as permanent housing units are in compliance with the Building Code to mitigate fire and other public safety hazards.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees, SB2 Grant for Objective Design Standards





Timeframe: Planning Code changes in 2023; ongoing, 2023-2031

Objectives: Significantly increase production of modular developments and other quick-build shelter solutions to match need for unhoused communities.

Action 4.3.3: Remove regulatory constraints to the development of transitional housing and supportive housing.

The City will amend the Planning Code to ensure that transitional housing and supportive housing projects are permitted equivalent to similar permanent residential uses in the appropriate zone.

The City will amend the Planning Code to remove minimum parking requirements for transitional housing. For supportive housing, minimum parking requirements will only apply to employee parking for onsite services, and no minimum parking requirements will apply to the residential units.

The City currently processes supportive housing streamlined projects utilizing Assembly Bill 2162 (2021)/Government Code Section 65651 using the City's multipurpose basic application but has received few applications utilizing this procedure. The first such application was received during the drafting of this Housing Element. To provide greater clarity and encourage the use of this streamlining provision, the City will codify the by right requirements of Government Code Section 65651 into the Oakland Planning Code, and will modify the basic application to identify streamlining under this provision.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan

Timeframe: Planning Code changes in 2023

Objectives: Reduce barriers to the development of transitional and supportive housing.

Action 4.3.4: Ensure that the authority provided by the City's Shelter Crisis Ordinance and Declaration of a Local Emergency regarding Homelessness remains in place until public health and safety concerns no longer persist.

California Government Code Section 8698.4 allows the City Council to declare a shelter crisis when a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. Upon a declaration of a shelter crisis, the city may allow persons unable to obtain housing to occupy designated public facilities, including facilities leased by the city, during the duration of the crisis. Further, upon a declaration of a shelter crisis, the City may apply reasonable local standards and procedures for the design, site development, and operation of homeless shelters and emergency housing that the City adopts by an ordinance reviewed and approved by State HCD, and provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures or laws, as applied to public facilities, may be suspended.

On January 5, 2016, and subsequently on October 6, 2017 and September 30, 2021, the Oakland City Council adopted ordinances (No. 13348, 13456, and 13662 respectively) declaring a shelter crisis in the City of Oakland. These ordinances were adopted pursuant to the authority provided under state law beginning at California Government Code Section 8698. As these conditions continue to persist, the City Council has regularly renewed its declaration of a local public health emergency about the homelessness crisis at each of its regular Council meetings. On May 21, 2019, after review and approval by State HCD, the City Council additional adopted an Ordinance for Emergency Building Standards Amendments to the 2016 California Building Standards Code that incorporated emergency building standards for emergency housing buildings and facilities, including health and safety standards for recreational vehicles, emergency

sleeping cabins, membrane structures, and other emergency housing on property owned or leased by the City of Oakland. Statewide building standards for emergency housing were incorporated into the 2019 California Building Code and the 2019 California Residential Code and on December 10, 2019 the City Council passed Ordinance No. 13576 adopting these emergencies housing provisions, including the local amendments previously approved by State HCD. Finally, on June 4, 2019, the City Council adopted an ordinance amending the Oakland Planning Code Section 17.07.060.A to allow Emergency Shelter Residential Activities and Emergency Housing Facilities on property designated by the City Administrator and owned or leased by the City.

The City will ensure that the authority provided under the City's Shelter Crisis Ordinance and declaration of a local emergency regarding homelessness remains in place until public health and safety concerns no longer persist. The City will review public health and safety conditions prior to the expiration of the emergency ordinance declaring a shelter crisis, a two-year ordinance, and will continue to review conditions every two years to ensure no gap in the authority provided through the emergency declaration of a shelter crisis. The City will also ensure that subsequent amendments of the building code, a process that occurs every three years as the state building code and residential code is revised, will retain these emergency provisions as authorized under State law.



Responsible Party: Oakland City Council; Oakland City Administrator; Oakland Planning & Building Department.

Potential Funding Source: General Fund

Timeframe: Ongoing

Objectives: Provide additional options for temporary shelter for all persons without the ability to obtain shelter until public health and safety concerns no longer persist.

Action 4.3.5: Provide development standards for Low Barrier Navigation Centers.

Low Barrier Navigation Centers, pursuant to AB 101, are required to be permitted by right and without any discretionary approval. A Low Barrier Navigation Center is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. The City will amend the Planning Code to include a definition for "low barrier navigation centers" and ensure that such centers are permitted by right, pursuant to State law.

Responsible Party: Oakland Planning & Building Department

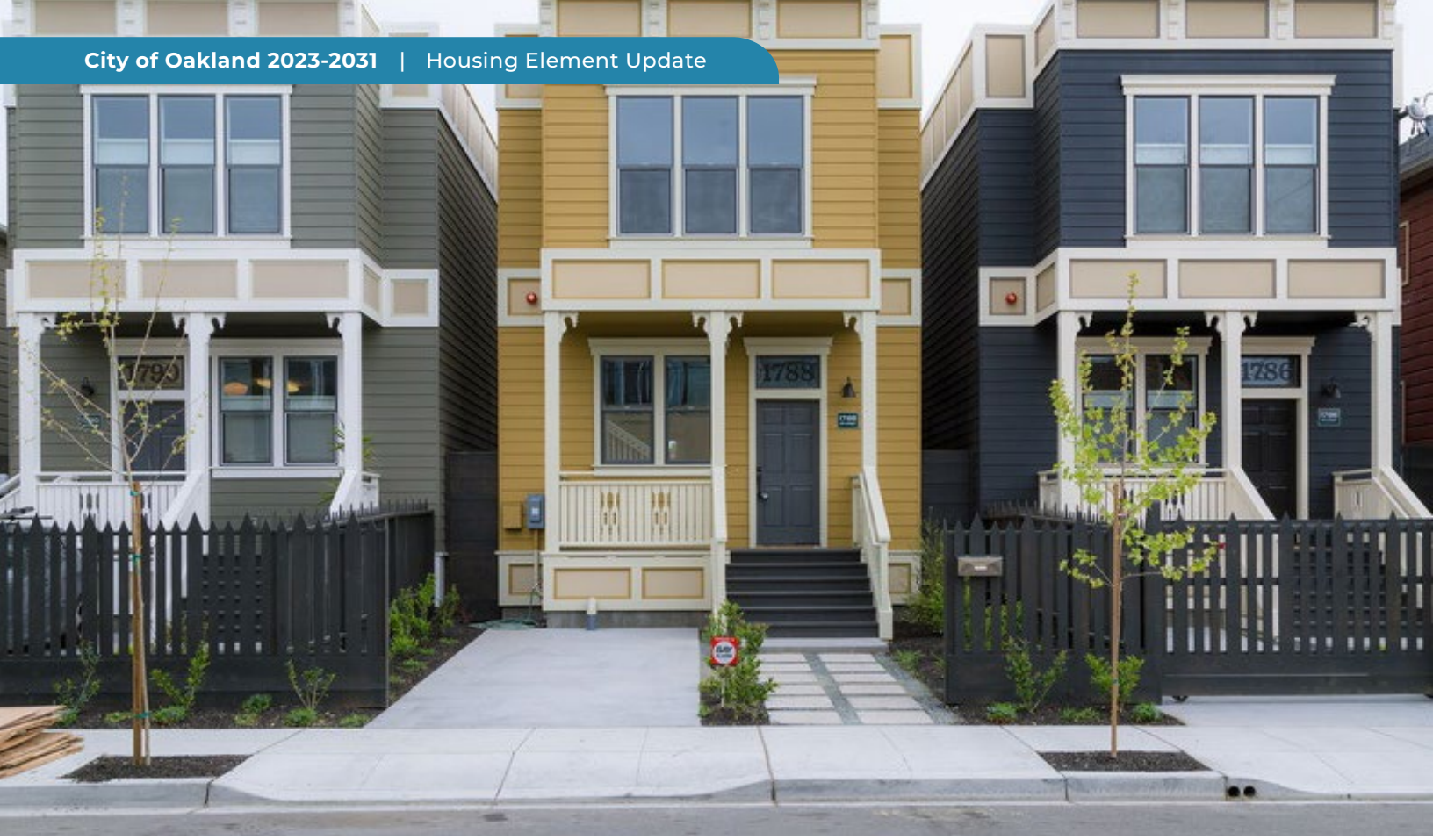
Potential Funding Source: General Plan Surcharge

Timeframe: Planning Code changes in June-July 2023

Objectives: Reduce barriers to the development of housing for persons experiencing homelessness.

Action 4.3.6: Expand opportunities for the permitting of Emergency Shelters.

The City will revise the Oakland Planning Code to permit by right, without discretionary review, emergency shelters citywide when located on properties owned by churches, temples, synagogues, and other similar institutions approved for Community Assembly Civic Activities. The City will remove any minimum automobile



parking requirements for emergency shelters. In other zones where emergency shelters are currently permitted only upon issuance of a major conditional use permit, the City will revise the Oakland Planning Code to require only a minor conditional use permit, which is processed by Planning Department staff and appealable only to the Planning Commission.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan surcharge

Timeframe: Planning Code changes in June-July 2023

Objectives: Reduce barriers to the development of housing for persons experiencing homelessness

Goal 5. Promote Neighborhood Stability and Health

All Oakland residents deserve to live, work, play, and thrive in safe, affordable, healthy, and welcoming communities. In Oakland, this geography of opportunity and health-supporting neighborhoods has been inequitable, with low-income communities and communities of color more likely to live in neighborhoods overburdened by pollution, disinvestment, and other social and environmental injustices. Goals, policies, and actions in the Housing Action Plan can address environmental justice by protecting residential areas from harmful pollution impacts. As the City prioritizes investments, infrastructure, building upon existing community assets, and resources to achieve environmental justice in disinvested areas, the Housing Action Plan seeks to ensure that existing residents can stay in their communities and benefit from these increased resources through opportunities for homeownership (see also Goals 1 and 3).

1. Reduce greenhouse gas emissions in the building sector through the promotion of sustainable design principles, energy efficiency, decarbonization/electrification, and smart growth principles in residential developments.
2. Encourage higher-density, infill, and mixed-use development near transit to reduce reliance on automobiles.
3. Promote adaptation strategies to improve neighborhood and community resilience to climate change in collaboration with local and regional partners.
4. Leverage State and federal resources to assist with the remediation of environmental constraints on potential housing sites.
5. Ensure any addition of housing to neighborhoods at risk of wildfires is accompanied by infrastructure improvements to mitigate the evacuation needs for new residents.
6. Promote an equitable distribution of housing, including affordable housing, throughout the community, while providing opportunities to those that want to remain in existing neighborhood.
7. Ensure that programs support development of both rental and ownership opportunities for affordable and middle-income housing.

Homeownership confers a range of benefits – including greater certainty over housing costs, opportunity to stay in one's chosen neighborhood, the ability to make changes to the living environment, privacy, and the ability to build financial equity. In addition to tangible individual benefits, homeownership also brings substantial social benefits such as a stronger sense of place and belonging, improved community health and safety, and civic participation.

HOW THIS GOAL AFFIRMATIVELY FURTHERS FAIR HOUSING

Oakland has historically experienced patterns of significant inequities – between the hills and the flatlands, west and east, and across race and income. Rising housing costs and displacement pressures continue to disproportionately burden the city's Black population and other people of color, even as historically Black neighborhoods continue to see disinvestment and relatively high rates of poverty – see Appendix D for further context. The City has made great strides to correct these patterns of discrimination—including through the establishment of the Department of Race and Equity to advance racial equity in 2016—but needs to expand its efforts to eliminate racial disparities and discriminatory housing practices. The City will take steps to correct historic and ongoing patterns of discrimination to create a fair and just city through the simultaneous actions of opening up exclusionary neighborhoods (see Policy 3.4) and focusing resources, funds, tenant protections, and support of existing communities in disinvested neighborhoods and ethnic enclaves (see Goals 1, 2, and 3).

Oakland has some of the lowest rates of homeownership among major Bay Area cities, rivaled only by San Francisco. About 60 percent of Oaklanders are renters, and with continuously rising home prices, affordable homeownership remains out of reach for most Oaklanders. This is especially true for the city's working and middle classes, as traditionally blue-collar neighborhoods have become increasingly expensive in recent years. Homeownership is distributed unevenly by race and ethnicity – while most white households own their homes, the majority of BIPOC households are renters. American Indian or Alaska Native (70.8 percent), Hispanic or Latinx (69.4 percent), and Black or African American (67.8 percent) households are especially likely to be renters. A key driver behind these disparities is the legacy of the foreclosure crisis during the Great Recession. During the foreclosure crisis, 1 in

14 Oakland homeowners lost their homes. These foreclosures were highly concentrated in East and West Oakland. See Appendices B and D for more information.

This goal aims to expand opportunities for homeownership, particularly for low-income communities and communities of color. Along with efforts in Goal 1 and Goal 2, increased affordable and middle-income homeownership opportunities will reduce displacement pressures and keep Oaklanders in their homes. Expanding homeownership opportunities will protect both individual families and the social fabric of Oakland's neighborhoods. First-time homebuyer programs can also expand access to historically exclusionary neighborhoods by giving prospective homeowners the resources and tools they need to secure a home in neighborhoods that meet their needs. Community land trusts and other models of maintaining permanently affordable housing, as outlined in Policy 3.5, also provide opportunities to increase rates of affordable homeownership.

In addition to safe, affordable, high-quality housing for all people, a key determinant of equity is a healthy built and natural environment for all people. Such an environment should include a mix of land uses that support jobs, housing, amenities and services, trees and forest canopy, and clean air, water, soil, and sediment. In Oakland, low-income communities and communities of color are more likely to suffer from environmental injustices such as disproportionate exposure to air pollution, toxics and hazardous facilities and substances, contaminated water, and other environmental hazards. These disparities are due to a history of systemic racism and social injustices that influence where these communities live. As the impacts of climate change become more severe, these communities are most likely to be impacted first and hardest. As the City adds more housing stock over the course of this Housing Element period, it is imperative that new development sustains a healthy environment by working to "reduce the unique or compounded health risks in disadvantaged communities" and is prepared for the heightened impacts of climate change, especially protecting those who are most at risk. As part of this goal, efforts to align affordable housing development with transit—such as through the State's Affordable Housing and Sustainable Communities program—and expand access to high opportunity neighborhoods and good jobs are integral to furthering environmental justice through housing.

POLICY 5.1 SUSTAIN AFFORDABLE FIRST-TIME HOMEOWNERSHIP INCENTIVES

Action 5.1.1: Provide first-time homebuyer programs.

When funding is available, the City has historically provided several first-time homebuyer programs – including the First Time Homebuyer Mortgage Assistance Program (MAP), and the CalHome Program. As funding becomes available—either through State or program-related income—the City will resume these programs. The City also provides first-time homebuyer workshops and promotes workshops hosted by a HUD-approved counseling agency. Although City-sponsored classes are currently suspended due to the COVID-19 pandemic and the absence of funding, the City continues to provide information for other local classes. As we emerge from pandemic restrictions, the City will resume providing in-person workshops in 2023. Finally, the City maintains a list of city-assisted deed-restricted below market rate (BMR) homes for sale to assist potential buyers. The City collects data through public records and the first-time homebuyer programs to assess homebuyers' needs and to identify gaps in the programs.. Further, as part of Action 5.3.3, the City will engage in targeted outreach in partnership with community-based organizations and fair housing services providers to reach the most impacted communities – including Black and Latinx households.

Responsible Party: Oakland Department of Housing and Community Development – Housing Development Services

Potential Funding Source: State Housing Fund Grants (HCD), program income, city-sourced funds.

Timeframe: The City applied for the last several CalHome program NOFAs to secure funding for down payment assistance but was denied. The City will continue to review NOFAs and strategically apply for this assistance when substantiated. The City is already using repayments from previous CalHome and other loan programs to support mortgage assistance.

Objectives: If the City of Oakland receives CalHome and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the Housing Element cycle.

Action 5.1.2: Expand access to low-cost financing for home purchase.

Through the first-time homebuyer programs described in Action 5.1.1, the City was able to issue 121 loans totaling approximately $6.8 million during the previous planning period. With appropriate funding, these low-cost financing options have been very effective in promoting affordable homeownership. The City will continue to seek funding for these programs and to refer homebuyers to resources related to other county, State, or federal level funding – including through the Consumer Financial Protection Bureau (CFPB), California Housing Finance Agency (CalHFA), Golden State Finance Authority (GSFA), Federal Home Loan Bank's (FHLB) WISH Program, Alameda County AC Boost, and Alameda County Mortgage Credit Certificate.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: State Housing Fund Grants (HCD)

Timeframe: Ongoing as funding is available, 2023-2031; Annual reporting on first time homebuyer program data

Objectives: If the City of Oakland receives CalHome grants and other homeownership funding at historic rates, the City expects to support a total of 160 low- and moderate-income households with home purchases over the next Housing Element cycle.

Action 5.1.3: Provide paths to homeownership for Section 8 voucher holders.

Oakland HCD has traditionally worked with Section 8 voucher holders as part of the first-time homebuyer programs. Furthermore, the Oakland Housing Authority (OHA) offers the Homeownership Program to eligible residents – which permits participants to apply their housing subsidy towards a monthly mortgage payment. As funding and capacity permits, the OHA will continue to offer this program and expand eligibility criteria as feasible. Oakland HCD will also continue to work with voucher holders through first time homebuyer programs. OHA will collect data on residents who make use of the Homeownership Program to understand program participants and existing gaps.

Responsible Party: OHA; Oakland Department of Housing and Community Development

Potential Funding Source: HUD, State Housing Fund Grants (HCD)

Timeframe: Ongoing as funding is available, 2023-2031; Annual reporting on OHA's Homeownership Program

Objectives: If funded at historic levels, the City expects to provide 30 low-income Section 8 voucher holders with down payment assistance.

POLICY 5.2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Action 5.2.1: Protect against smoke and wildfire.

As wildfires become more frequent, it is increasingly important to ensure safe and healthy indoor air quality. The City will require new development follow requirements for indoor air filtration, including the installation of MERV filters, as specified in the California Building Code, and will support property owners in retrofitting their homes to protect inhabitants from wildfire smoke. The City will prioritize retrofits in communities with disproportionate exposure to air pollution and substandard housing. To reduce the impacts of secondhand smoke, the City will explore amendments to the smoking pollution control ordinance to create smoke-free environments within multifamily housing properties. Further, the City will encourage the addition of clean air centers and resilience spaces within residential areas that can provide emergency services in the event of a wildfire.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Ongoing, 2023 - 2031

Objectives: Significantly improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.

Action 5.2.2: Promote infill, transit-oriented development (TOD), and mixed-use development.

Expand and allow community-serving uses such as retail, restaurants, and personal services within areas that are primarily residential, and increase opportunities to add multi-family housing in commercial areas that are well-served by transit. Encourage sustainable transportation choices and improve pedestrian activity with new housing development, by reducing vehicular parking requirements and eliminating parking minimums for residential development within ½ mile of major transit stop (see Action 3.4.4) in new development and/or requiring transit, cyclist, and pedestrian access design features. Work with Bay Area Rapid Transit (BART) to rezone and facilitate development of high-density multifamily and mixed-use housing on BART-owned sites within the City, per AB 2923. Ensure that new transit-oriented development is accompanied by tenant protection policies described in Policy 1.1. Further, the City will support and encourage the development of affordable housing near transit and amenities through its NOFA process, which prioritizes City funding awards to affordable housing projects with better transit access, and by co-applying to State programs such as AHSC and IIG (see Action 5.2.4).

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: 2023 – 2025 and Ongoing

Objectives: Significantly increase infill, transit-oriented development and mixed-use development to meet housing need.

Action 5.2.3: Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects.

The City will study options to provide financial assistance to property owners for the remediation of environmentally contaminated sites, such as former gas stations or auto mechanic shops, which are being developed for housing. Funding priority will go to sites with proposed affordable housing projects.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department; Economic and Workforce Development Department

Potential Funding Source: State of California's Equitable Community Revitalization Grant Program, United States Environmental Protection Agency Brownfields Grants program

Timeframe: Ongoing, 2023-2031 as funding is available

Objectives: As grant and loan funding sources are secured, Oakland will support through technical assistance and financing of characterization and/or remediation of environmentally contaminated sites.

Action 5.2.4: Secure funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program.

The AHSC program, administered by the Strategic Growth Council and implemented by HCD, distributes Statewide Cap-and-Trade funding for affordable housing developments (new construction or renovation) and sustainable transportation infrastructure projects. Successfully implemented, the AHSC program transforms California cities into places where residents can get everywhere they want to go without having to drive. The City of Oakland will apply directly or support partners such as nonprofit and for-profit housing developers, transportation and transit agencies, and joint powers authorities to apply for AHSC grant funding.

Responsible Party: Oakland Department of Housing and Community Development; DOT; Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: The City of Oakland has historically had projects applied to each AHSC round, and expects to have 3-5 projects for the 2023 AHSC NOFA (Round 7). As a jobs and transit center of the region, the City will continue to submit highly qualified projects to this important state funding source each time the source is available in order to secure additional funding for affordable housing in transit-rich service and job centers.

Objectives: Significantly increase affordable housing development through application for AHSC funding to meet housing need.

Action 5.2.5: Encourage earthquake-resilient housing.

As funding becomes available, the City will continue to operate loan programs to help property owners afford the cost of seismic safety programs. In the past, these loan programs have particularly focused on soft story retrofit projects. The City will also continue to implement the City's soft story retrofit ordinance, which requires vulnerable apartment buildings to retrofit soft story areas at risk of collapse.

Responsible Party: Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: FEMA Hazard Mitigation Grant Program, CalOES Prepare California Match program, other sources as available.

Timeframe: Ongoing, 2023 - 2031

Objectives: Successfully retrofit all vulnerable soft-story residential buildings at risk of collapse.

Action 5.2.6: Encourage climate-resilient housing.

Consistent with the City's Equitable Climate Action Plan (ECAP) and Ordinance 13632 CMS, all newly constructed buildings in Oakland are prohibited from utilizing methane gas, also referred to as natural gas, or connecting to natural gas infrastructure. The City will continue to support property owners in building electrification, energy efficiency and resilience, and seismic safety retrofits, prioritizing funding in frontline and

disadvantaged communities. The City will work with organizations such as the U.S. Green Building Council to recognize exemplary net-zero energy projects with sustainable and resilient design, including passive design and energy- and water-efficient systems. The City will continue to require all projects that meet the Green Building Ordinance for Private Development thresholds comply with green building standards, exceeding CALGreen Standards, and will encourage and promote green features such as durable low-embodied carbon materials, green and cool roofs, grey-water systems, electric vehicle charging stations, and others such features during the permitting and entitlements process. The City will continue to require green building certification under Build It Green's GreenPoint Rated or LEED Certification systems and give preference to projects scoring higher in the Green Point Checklist, or which meet or exceed LEED Gold level, in the affordable housing NOFA scoring process which determines which projects are awarded City funds. The City can promote and expand existing programs to provide education and incentives to property owners and residents who implement water conservation, energy conservation, waste reduction, and resilient landscaping measures. The City will ensure that new housing development within areas subject to flooding associated with sea level rise encourage placement of life safety, mechanical, and electrical systems above flood elevations (i.e., second story or higher). The City will also encourage the addition of community spaces within residential areas that can provide emergency services in the event of a natural disaster or power outage. Recognizing the likely increase over time in power outages due to the impacts of the climate crisis, the City will work across City departments and with relevant agencies such as East Bay Community Energy, to increase community energy resilience such as through deploying or incentivizing onsite energy storage, and supporting the development of neighborhood resilience resources that include clean backup power.

Responsible Party: Sustainability and Resilience Division, City Administrator's Office; Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Ongoing, 2023 - 2031

Objectives: Significantly increase construction of climate-resilient housing to meet housing need.

Action 5.2.7: Consider adoption of a disaster reconstruction overlay zone.

The City will consider the adoption of a disaster reconstruction overlay zone to streamline reconstruction following a natural disaster. Such a zone would establish ministerial approvals and streamlined permitting for the reconstruction of homes after a natural disaster, similar to reconstruction zoning created in Santa Rosa following the Santa Rosa Wildfire. This could accelerate reconstruction, require rebuilt homes to adhere to the latest earthquake and fire safety standards, and reduce the impacts of disasters on housing affordability in Oakland.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: State and federal grants, as available

Timeframe: 2023 - 2027

Objectives: Provide greater flexibility to meet housing need in response to potential disasters.

Action 5.2.8. Encourage new affordable housing in higher resource neighborhoods.

Affordable housing units, including both publicly assisted housing and housing choice vouchers, tend to be concentrated in low resource and high segregation and poverty areas. Higher resource neighborhoods have failed to provide their share of affordable units through low-density zoning that has largely prevented development at the scale necessary for affordability.

To expand where affordable housing units are located, including both publicly assisted housing and housing choice vouchers, the City will encourage further affordable development in higher resource neighborhoods through allowing for higher densities and streamlined approval for affordable projects. In its annual competitions for the award of housing development funds, the City will continue to give points in its competitive New Construction funding processes to projects in areas which help advance desegregation and are located in neighborhoods with strong educational quality. Further efforts may include working with affordable developers to identify appropriate sites in high resource neighborhoods and providing direct outreach and resources to Section 8 voucher holders and landlords to find appropriate housing in higher resource areas (see also Action 3.3.2). Actions 3.2.1 and 3.4.1 will also help increase the availability of housing within higher resource neighborhoods.

As noted below, this is not intended to supplant affordable housing investment in lower resource/high poverty and segregation areas, because these are also areas where residents are often subject to displacement pressures, as well as areas with rich access to transit, service and job centers. However, affordable housing opportunities should be made available throughout the City.

Expanding equitable housing opportunities in higher resource areas will also require Oakland to take on a new challenge: find ways to expand affordable housing opportunities in wildfire-prone Hills neighborhoods. The City will therefore analyze the current evacuation capacity of Hills neighborhoods, assesses infrastructure options to expand that evacuation capacity, and study options to pair affordable housing development in the Hills with corresponding safety-related infrastructure investments. This effort will align with the upcoming changes to the City's Land Use and Transportation Element (LUTE), which is also being revised as part of the City's broader General Plan update.

However, while increasing affordable development in higher-resource neighborhoods is a State priority, it only represents one strategy towards increasing opportunity for historically disadvantaged residents. Many Oakland residents want to remain in the neighborhoods that they call home, and may not want to move to "higher-resource" areas which tend to be predominantly white and higher-income. Many existing ethnic enclaves offer resources like culturally specific grocery stores, churches, language services, or other key access points that could be difficult to find elsewhere. These neighborhoods are also often rich in transit and service resources tailored to community needs. Thus, efforts to increase access to exclusive neighborhoods must also be coupled with investment, cultural preservation, and anti-displacement efforts in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as outlined in Action 5.2.9. These efforts are also described in Goal 1 and Goal 2. Oakland HCD's New Construction Notice of Funding Availability (NOFA) scoring criteria has recently been modified to balance scoring for higher-resource areas and high performing schools (for family housing) with the goal of increasing investment in areas of the City that have suffered from economic and infrastructural disinvestment, as well as prioritizing affordable housing in areas where low-income residents are especially vulnerable to displacement pressures. Under the current scoring for the allocation of tax-exempt bonds, only high-opportunity areas of Oakland are competitive for funding.

Failing the success of efforts to refine the definition of "high resource" areas to include those rich in transit, job and service accessibility, the City may need to consider adjusting its priorities to focus more investments towards high-opportunity areas in order to continue to be competitive for state funding. However, the City remains concerned about the adverse impacts this would have on the City's anti-gentrification and anti-displacement work, and feels strongly that affordable housing resources are desperately needed in neighborhoods where low income residents are vulnerable to displacement. Lastly, the State relies on TCAC Opportunity Area Maps that designates much of

Oakland as "low resource" or "high segregation and poverty." The City strenuously disagrees with these designations that do not recognize the critical role in housing production, jobs creation, and transit connection that Oakland plays for the region. Further, it lags behind the rapid market changes and displacement pressures experienced across the City's transit-, job-, and amenity-rich neighborhoods; this action pursues a more balanced and nuanced investment of resources to support housing across its neighborhoods.

Responsible Party: Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees, impact fees, other local, State, and federal funding sources as available

Timeframe: Geographic equity is currently incorporated as a scoring element in all NOFAs to prioritize awarding City funds towards projects that support this goal; and will continue to be a focus moving forward. New construction NOFAs will be released approximately every other year.

Objectives: The ratio of affordable housing units per acre shall increase by 10 percent more in neighborhoods categorized as "High" or "Highest" opportunity by the California Tax Credit Allocation Committee (TCAC) than the increase in the ratio of affordable housing units per acre in all other neighborhoods .

Action 5.2.9: Prioritize improvements to meet the needs of low-resourced and disproportionately burdened communities.

As part of Phase 1 of the GPU, the EJ Element will include policies and actions that will promote equitable access to public facilities, healthy food, safe and sanitary homes, and physical activity; reduce barriers to inclusive engagement and participation in the public decision-making process; and prioritize improvements and programs that address the needs of low-resourced and disproportionately burdened communities in Oakland. These investments will be focused in communities designated through the EJ screening process.

As part of Phase 2 of the GPU, the City will promote complete neighborhoods where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play. The LUTE, OSCAR and the Infrastructure and Capital Facilities elements will include targeted policies and actions for communities designated through the EJ screening process (i.e., low-resourced, traditionally underserved, and disproportionately burdened communities) that focus on:

- Equitable distribution of new beneficial public, civic, and cultural facilities and maintenance of existing facilities
- Appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access
- Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs
- Expand access to high-quality open space, pedestrian and bicycling amenities, and increase opportunities for physical activity and recreation spaces

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees, other local, State, and federal funding sources as available

Timeframe: July 2023 for adoption of EJ Element. End of 2025 for adoption of LUTE, OSCAR, and Infrastructure and Capital Facilities Element

Objectives: Prioritize improvements in low resourced and traditionally underserved areas in the City to improve fair housing conditions and encourage community preservation, revitalization and, quality of life

Action 5.2.10: Promote the development of mixed-income housing to reduce income-based concentration.

As noted previously, lower-income housing tends to be concentrated in lower resourced neighborhoods. The City will work to promote mixed-income developments to further reduce the geographic isolation of lower-income units and promote increase neighborhood investment in distressed areas. The City will encourage use of the State Density Bonus program by incentivizing on-site affordable units along with the Density Bonus instead of paying affordable housing impact fees, promote mixed-income development in specific plan areas, and access the CalHFA bond recycling facility for mixed-income projects.

Responsible Party: Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Ongoing, 2023-2031

Objectives: Significantly increase production of mixed-income housing and reduce income-based concentration to match housing need.

Action 5.2.11: Provide accountability measures for housing programs, including annual monitoring.

The Housing Element is a living document that provides a roadmap for the next eight years. As such, the City will actively monitor activities undertaken to meet program objectives pursuant to Annual Progress Report requirements. To ensure accountability, the City will solicit annual feedback from the community through surveys to understand the effectiveness of individual programs. In addition, the City will create a subcommittee of the Planning Commission to bring the progress report of the Housing Element to monitor its performance.

Responsible Party: Oakland Planning & Building Department; Oakland Department of Housing and Community Development; Oakland Human Services Department; Oakland Economic & Workforce Development Department; Oakland Public Works Department; DOT; Homeless Division, City Administrator's Office; Sustainability and Resilience Division, City Administrator's Office

Potential Funding Source: General Plan Surcharge and permit fees

Timeframe: Ongoing, annual survey and monitoring during the 2023-2031 Housing Element Annual Progress Reporting cycle. By March 2024, create subcommittee of the Planning Commission to monitor the Housing Element.

Objectives: Monitor and enforce Housing Element implementation to understand whether individual programs significantly improve Oakland housing conditions and address housing need.



POLICY 5.3. PROTECT HOMEOWNERS AND TENANTS FROM DISCRIMINATION

Action 5.3.1: Provide fair housing services and outreach.

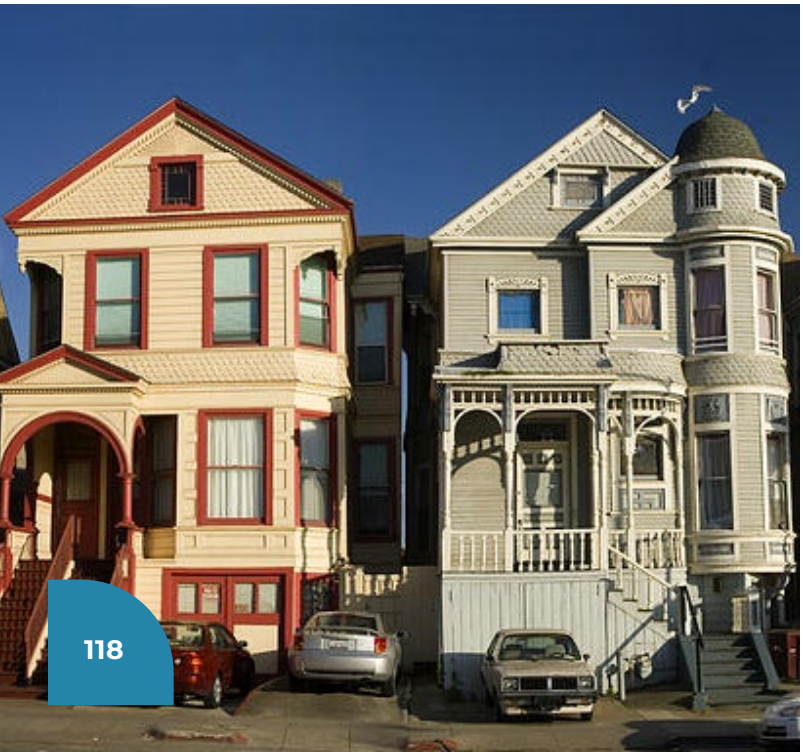
The City will continue to partner with fair housing service providers operating within Oakland. As most housing discrimination complaints are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. The City will also seek additional State and federal funding to assist fair housing providers.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: CDBG, general fund, other local, State, and federal funding sources as available

Timeframe: End of 2023

Objectives: All stated outreach materials will be created and found online no later than the end of 2023.



Action 5.3.2: Promote awareness of predatory lending practices

Predatory lending practices are a major contributor to racially discriminatory housing patterns and were one of the major factors in the previous decade's foreclosure crisis. To curb these practices, the City will work with fair housing service providers to provide educational materials and workshops in a variety of languages to inform Oakland residents of best practices. The City will promote fair lending practices to ensure that low-income residents and residents of color have fair access to capital resources needed to acquire and maintain housing.

Responsible Party: Oakland Department of Housing and Community Development

Potential Funding Source: CDBG, general fund, other local, State, and federal funding sources as available

Timeframe: End of 2023

Objectives: All stated outreach materials will be created and found online no later than the end of 2023.

Action 5.3.3: Provide targeted outreach and support to disproportionately burdened groups and areas.

Oakland's Black and Latinx populations experience disproportionately high rates of cost burden and tend to live in neighborhoods with higher rates of overcrowding and other housing issues. The City will work with fair housing service providers to target outreach and programming to Black and Latinx Oaklanders, as well as neighborhoods experiencing high levels of housing issues in parallel with Actions 5.3.1 and 5.3.2. The City will regularly monitor housing issues like cost burden, overcrowding, code enforcement complaints, and substandard housing to understand where the highest need for services exists.

Responsible Party: Oakland Department of Housing and Community Development; Oakland Planning & Building Department

Potential Funding Source: General Plan Surcharge, permit fees, other local, State, and federal funding sources as available

Timeframe: Ongoing, 2023-2031

Objectives: To determine what neighborhoods that fair housing service providers should target for outreach and programing to assist disproportionately burdened groups.



4.2 Quantified Objectives

State law requires that quantified objectives be established for new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. **Table 4-1** provides Oakland's quantified objectives by income category for the 2023-2031 Housing Element planning period. New construction estimates include units in pipeline projects, projected accessory dwelling units (ADUs), and the minimum remaining RHNA capacity. The remaining RHNA capacity represents development that the City must support beyond pipeline projects and projected ADUs as identified in the Sites Inventory, Appendix C (including potential development projects, 5th cycle RHNA sites, and other new opportunity sites), and through the actions in this Housing Action Plan.

Table 4-1: City of Oakland 2023-2031 Quantified Objectives

	NEW CONSTRUCTION[1]				
INCOME CATEGORY	PIPELINE PROJECT	PROJECTED ADUs	REMAINING RHNA	REHABILITATION[2]	CONSERVATION/ PRESERVATION[3]
Very-Low-Income[4]	881	346	2,029	-	84
Extremely-Low-Income[4]	*325*	*346*	2,584	-	84
Low-Income	1,499	692	1,559	1,216	502
Moderate-Income	182	594	3,681	-	-
Above-Moderate-Income	10,174	-	1,359	-	-
Total	**13,061**	**1,978**	**11,212**	**1,216**	**670**

1. New construction objectives represent the City's RHNA for the Sixth Cycle Housing Element update. Estimates include units from pipeline projects and projected accessory dwelling units (ADUs).
2. Estimates are derived from the City's 2020/2021 Consolidated Annual Performance and Evaluation Report (152 rehabilitated units in 2020/2021, projected over 8-year period).
3. Conservation/preservation estimates include support of the construction, acquisition, and/or preservation of deed restricted affordable housing units each year (640 units total, as described in Action 3.3.6) and down payment assistance for Section 8 voucher holders (30 units total, as described in Action 5.1.3). Units are proportionally distributed based on RHNA allocation among Low-, Very Low-, and Extremely-Low-Income sites.
4. The extremely-low-income housing need is assumed to be 50 percent of very-low-income housing need. Quantified objectives for very-low-income housing includes extremely-low-housing objectives.

Source: City of Oakland, 2022; Dyett & Bhatia, 2022

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OAKLAND 2045
GENERAL PLAN

Please Start Here, Instructions in Cell A2, Table in A3:B17
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.
General Information
Jurisidiction Name
Housing Element Cycle
Contact Information
First Name
Last Name
Title
Email
Phone
Mailing Address
Street Address
City
Zip Code
Website

Form Fields
OAKLAND
6th
Lakshmi
Rajagopalan
Planner IV
lrajagopalan@oaklandca.gov
(510) 238-6751
250 Frank H. Ogawa Plaza, Suite 3315
Oakland
94612
https://www.oaklandca.gov/topics/planning

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Alameda County jurisdictions, please format the APNs as follows: 999A-9999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	5TH ST OAKLAND 94607	94607	001 012102702		EPP Light Industry 1	C-40	0	96.8	0.234921769	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	20	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	233 BROADWAY OAKLAND 94607	94607	001 013500100		EPP Retail Dining En	C-45	0	145.2	0.987993652	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	13	117	130	AV Ratio: 0.00; FAR: 1.76	Year Built: 1965	AFFH Site: No; Site comments:
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300		EPP Retail Dining En	C-45	0	145.2	0.301308511	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	39	0	39	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700		EPP Retail Dining En	C-45	0	145.2	0.091826059	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	3	0	10	13	AV Ratio: 3.64; FAR: 2.55	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG	EPP Retail Dining En	C-45	0	145.2	0.576213567	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	600	0	0	600	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG	EPP Retail Dining En	C-45	0	145.2	0.800139623	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100		EPP Retail Dining En	C-45	0	145.2	1.378592566	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	100	0	172	272	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200		EPP Retail Dining En	C-45	0	145.2	0.042182742	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	12	12	AV Ratio: 1.48; FAR: 0.98	Year Built: 1925	AFFH Site: No; Site comments:
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500		EPP Retail Dining En	C-45	0	145.2	0.321075869	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	69	69	AV Ratio: 0.76; FAR: 0.99	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500		EPP Mixed Use Distr	C-45	0	145.2	0.447965471	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	52	0	52	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	200 ALICE ST OAKLAND 94607	94607	001 015700600		EPP Mixed Use Distr	C-45	0	145.2	0.086088703	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	62	143	205	AV Ratio: 6.53; FAR: 0.52	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300		Central Business Dis	D-LM-4	0	193.6	0.350620585	Public facilities	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	34	0	0	34	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000		Central Business Dis	D-LM-4	0	193.6	0.286961863	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	28	0	28	AV Ratio: 0.06; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	726 HARRISON ST OAKLAND 9460	94607	001 018501400		Central Business Dis	D-LM-4	0	193.6	0.172178483	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	17	0	17	AV Ratio: 0.27; FAR: 0.00	Year Built: 1960	AFFH Site: No; Site comments:
OAKLAND	706 HARRISON ST OAKLAND 9460	94607	001 018502600		Central Business Dis	D-LM-4	0	193.6	0.172062263	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	17	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019500300		Central Business Dis	D-LM-2	0	396	0.084929411	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402		Central Business Dis	D-LM-2	0	396	0.111751666	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	18	0	18	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800		Central Business Dis	D-LM-2	0	396	0.085034536	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900		Central Business Dis	D-LM-2	0	396	0.085942865	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	620 WASHINGTON ST OAKLAND 9	94607	001 019800100		Central Business Dis	CBD-X	0	484	1.374737906	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	180	0	420	600	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800		Central Business Dis	CBD-P	0	145.2	0.056037986	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	6	0	6	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900		Central Business Dis	CBD-P	0	145.2	0.112077112	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	12	0	12	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	822 WASHINGTON ST OAKLAND 9	94607	001 020101000		Central Business Dis	CBD-P	0	145.2	0.173175571	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	806 WASHINGTON ST OAKLAND 9	94607	001 020101100		Central Business Dis	CBD-P	0	145.2	0.084118587	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	707 WASHINGTON ST OAKLAND 9	94607	001 020302000		Central Business Dis	CBD-P	0	145.2	0.169843655	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	50	50	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	575 8TH ST OAKLAND 94607	94607	001 020900900		Central Business Dis	CBD-X	0	217.8	0.19984349	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	27	0	27	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	561 8TH ST OAKLAND 94607	94607	001 020901000		Central Business Dis	CBD-X	0	217.8	0.056703129	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	7	0	7	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	729 CLAY ST OAKLAND 94607	94607	001 020901100		Central Business Dis	CBD-X	0	217.8	0.17217671	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	24	0	24	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9TH ST OAKLAND 94607	94607	001 021100400		Central Business Dis	CBD-R	0	217.8	0.061362622	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	2	0	2	AV Ratio: 0.00; FAR: 0.65	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	821 JEFFERSON ST OAKLAND 946	94607	001 021100500		Central Business Dis	CBD-R	0	217.8	0.282855199	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.76; FAR: 0.69	Year Built: 1939	AFFH Site: No; Site comments:
OAKLAND	711 JEFFERSON ST OAKLAND 946	94607	001 021101501		Central Business Dis	CBD-R	0	217.8	1.377843865	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	89	0	89	AV Ratio: 0.38; FAR: 0.00	Year Built: 1872	AFFH Site: No; Site comments:
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402		Community Commer	CC-2	0	193.6	1.330553279	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	400	0	0	400	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF	Central Business Dis	D-LM-2	0	396	0.057382695	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF	Central Business Dis	D-LM-2	0	396	0.172127576	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	32	0	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF	Central Business Dis	D-LM-4	0	396	0.287071699	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	62	0	62	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1260 M L KING JR WAY OAKLAND 9	94612	002 002700609		Central Business Dis	CBD-C	0	484	1.790635271	Parking	YES - Current	YES - City-Owned	Available	Used in Prior Housin	183	122	306	611	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502		Central Business Dis	CBD-C	0	217.8	0.457419805	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	70	0	70	AV Ratio: 0.11; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1225 WEBSTER ST OAKLAND 9461	94612	002 005700402		Central Business Dis	D-LM-4	0	396	0.277275499	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	41	0	41	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 005701100		Central Business Dis	D-LM-3	0	396	0.229567661	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	54	54	AV Ratio: 0.17; FAR: 1.40; Exist	Year Built: 1880	AFFH Site: No; Site comments:
OAKLAND	1261 HARRISON ST OAKLAND 946	94612	002 006300200		Central Business Dis	D-LM-4	0	193.6	0.346583203	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	10	0	92	102	AV Ratio: 0.05; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400		Central Business Dis	D-LM-2	0	396	0.229765641	Agricultural/open spa	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	58	0	58	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1309 MADISON ST OAKLAND 94612	94612	002 007900500		Central Business Dis	D-LM-4	0	396	0.381879216	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	253	253	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	157 11TH ST OAKLAND 94607	94607	002 008300600		Central Business Dis	D-LM-4	0	193.6	0.131934383	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	149 11TH ST OAKLAND 94607	94607	002 008500100		Central Business Dis	D-LM-4	0	193.6	0.344151829	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	102 10TH ST OAKLAND 94607	94607	002 008500400		Central Business Dis	D-LM-4	0	193.6	0.352452132	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	26	0	26	AV Ratio: 0.00; FAR: 1.00	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	128 10TH ST OAKLAND 94607	94607	002 008500500		Central Business Dis	D-LM-4	0	193.6	0.083801338	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	138 10TH ST OAKLAND 94607	94607	002 008500600		Central Business Dis	D-LM-4	0	193.6	0.125695215	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	6	0	6	AV Ratio: 0.60; FAR: 0.00; Exist	Year Built: 1908	AFFH Site: No; Site comments:
OAKLAND	125 10TH ST OAKLAND 94607	94607	002 008500900		Central Business Dis	D-LM-4	0	396	0.114785461	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	11	0	11	AV Ratio: 0.67; FAR: 0.66	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	113 10TH ST OAKLAND 94607	94607	002 008501000		Central Business Dis	D-LM-4	0	396	0.174082393	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 1.98	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	963 OAK ST OAKLAND 94607	94607	002 008501100		Central Business Dis	D-LM-4	0	396	0.174385377	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	33	0	33	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1013 HARRISON ST OAKLAND 946	94607	002 011200700		Central Business Dis	D-LM-2	0	193.6	0.168031168	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	16	16	32	AV Ratio: 4.31; FAR: 1.65; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	800 W GRAND AVE OAKLAND 9460	94607	003 001900300		Community Commer	CC-2	0	116.16	0.447289835	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	46	0	46	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	800 W GRAND AVE OAKLAND 9460	94607	003 001900400		Community Commer	CC-2	0	116.16	0.18652525	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2311 SAN PABLO AVE OAKLAND 94	94612	003 002101000		Community Commer	CC-2	0	158.4	0.176439648	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	5	0	39	44	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100		Community Commer	CC-2	0	116.16	0.092218582	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	8	8	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	2103 SAN PABLO AVE OAKLAND 94	94612	003 003900300		Central Business Dis	CBD-X	0	484	1.492283204	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	120	10	370	500	AV Ratio: 0.36; FAR: 0.47	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	17TH ST OAKLAND 94612	94612	003 005502401		Mixed Housing Type	RM-3	0	2 per lot	0.264636188	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400		Central Business Dis	CBD-C	0	484	0.660381062	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	255	0	0	255	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	616 14TH ST OAKLAND 94612	94612	003 007102100		Central Business Dis	CBD-X	0	484	0.057990785	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	5	0	0	5	AV Ratio: 0.23; FAR: 2.93	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	8TH ST OAKLAND 94607	94607	004 000700101		Urban Residential	RM-1	0	1 per lot	0.215464693	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 003300700		Mixed Housing Type	RM-2	0	2 per lot	0.239180525	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100		Community Commer	S-15W	0	193.6	0.537932482	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	83	0	83	AV Ratio: 0.14; FAR: 0.04	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006900201		Community Commer	S-15W	0	193.6	0.952372188	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	289	289	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202		Community Commer	S-15W	0	193.6	0.210403155	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	36	0	36	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006900400		Community Commer	S-15W	0	193.6	0.875578424	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	16	0	206	222	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	355 MANDELA PKWY OAKLAND 94	94607	004 007300800		Community Commer	S-15W	0	116.16	0.172431789	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	12	0	12	AV Ratio: 0.00; FAR: 0.65	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	349 MANDELA PKWY OAKLAND 94	94607	004 007300900		Community Commer	S-15W	0	116.16	0.338788627	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	31	0	0	31	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	723 CENTER ST OAKLAND 94607	94607	004 007901000		Mixed Housing Type	RM-3	0	1 per lot	0.05930306	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	719 CENTER ST OAKLAND 94607	94607	004 007901100		Mixed Housing Type	RM-3	0	1 per lot	0.050597584	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200		Community Commer	S-15W	0	116.16	0.033243319	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 007901300		Community Commer	S-15W	0	116.16	0.100837885	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400		Community Commer	S-15W	0	116.16	0.057992361	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	5	0	5	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500		Community Commer	S-15W	0	116.16	0.318933058	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	29	0	29	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701		Community Commer	S-15W	0	116.16	0.198840953	Mixed Use	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.98; FAR: 0.25	Year Built: 1997	AFFH Site: No; Site comments:
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400		Community Commer	CC-2	0	0	0.285183315	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	22	0	22	AV Ratio: 0.28; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500		Community Commer	CC-2	0	0	0.056729388	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600		Community Commer	CC-2	0	0	0.060981174	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700		Community Commer	CC-2	0	0	0.063703371	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 009701200		Community Commer	CC-2	0	96.8	0.048034183	Mixed Use	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	2	0	2	AV Ratio: 0.27; FAR: 1.39; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300		Community Commer	CC-2	0	96.8	0.048046201	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400		Community Commer	CC-2	0	96.8	0.048056482	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500		Community Commer	CC-2	0	96.8	0.074342892	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	6	0	6	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600		Mixed Housing Type	RM-2	0	1 per lot	0.043029696	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1300 7TH ST OAKLAND 94607	94607	004 010800700		Community Commer	S-15W	0	158.4	1.80958308	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	38	338	376	AV Ratio: 2.22; FAR: 0.39	Year Built: 1985	AFFH Site: No; Site comments:
OAKLAND	1230 14TH ST OAKLAND 94607	94607	005 037701901		Mixed Housing Type	RM-4	0	39.6	0.27945938	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	8	0	8	AV Ratio: 0.24; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1158 14TH ST OAKLAND 94607	94607	005 037802800		Mixed Housing Type	RM-4	0	1 per lot	0.060261978	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1154 14TH ST OAKLAND 94607	94607	005 037802900		Mixed Housing Type	RM-4	0	1 per lot	0.060260142	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1415 ADELINE ST OAKLAND 94607	94607	005 037803000		Mixed Housing Type	RM-4	0	1 per lot	0.04429236	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00Existin	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1411 ADELINE ST OAKLAND 94607	94607	005 037803100		Mixed Housing Type	RM-4	0	1 per lot	0.044292081	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1407 ADELINE ST OAKLAND 94607	94607	005 037803200		Mixed Housing Type	RM-4	0	1 per lot	0.044291835	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1403 ADELINE ST OAKLAND 94607	94607	005 037803300		Mixed Housing Type

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708		Central Business Dis	CBD-R	0	145.2	0.206264496	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1975 WEBSTER ST OAKLAND 9461	94612	008 063700303		Central Business Dis	CBD-C	0	484	0.253539095	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	98	0	98	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1800 SAN PABLO AVE OAKLAND 94	94612	008 064201800		Central Business Dis	CBD-X	0	484	1.018077513	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	225	0	0	225	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	548 THOMAS L BERKLEY WA OAKL	94612	008 064500901	KKK	Central Business Dis	CBD-X	0	484	0.268902085	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	29	0	0	29	AV Ratio: 2.20; FAR: 0.00	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	556 THOMAS L BERKLEY WA OAKL	94612	008 064502805	KKK	Central Business Dis	CBD-X	0	484	0.373679444	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	40	0	0	40	AV Ratio: 2.73; FAR: 1.55	Year Built: 1954	AFFH Site: Yes; Site comments
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	KKK	Central Business Dis	CBD-X	0	484	0.616905178	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	68	0	0	68	AV Ratio: 0.56; FAR: 0.57	Year Built: 1912	AFFH Site: Yes; Site comments
OAKLAND	610 21ST ST OAKLAND 94606	94606	008 064701500		Central Business Dis	CBD-X	0	145.2	0.1658821	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	5	5	AV Ratio: 1.70; FAR: 0.00; Exist	Year Built: 1897	AFFH Site: No; Site comments:
OAKLAND	2040 TELEGRAPH AVE OAKLAND 9	94612	008 064900101		Central Business Dis	CBD-P	0	484	0.249340737	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	81	0	81	AV Ratio: 0.00; FAR: 0.31	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2022 TELEGRAPH AVE OAKLAND 9	94612	008 064900102		Central Business Dis	CBD-P	0	484	0.041129711	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	10	0	10	AV Ratio: 0.00; FAR: 0.92	Year Built: 1948	AFFH Site: No; Site comments:
OAKLAND	2001 FRANKLIN ST OAKLAND 9461	94612	008 065001604	CCC	Central Business Dis	CBD-C	0	484	0.671924674	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	130	0	0	130	AV Ratio: 0.79; FAR: 0.70	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC	Central Business Dis	CBD-C	0	484	0.693841109	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	268	0	0	268	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2250 TELEGRAPH AVE OAKLAND 9	94612	008 065800602		Central Business Dis	CBD-P	0	484	0.262368529	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	55	0	55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203		Central Business Dis	CBD-X	0	484	0.906777906	Parking	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	190	0	0	190	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2301 TELEGRAPH AVE	94612	008 066400600		Community Commer	CC-2	0	96.8	0.19	Commercial	YES - Current	NO - Privately-Owne	Pending Project	Not Used in Prior Ho	58	0	0	58	AV Ratio: 0.00; FAR: 0.00	Year Built:	AFFH Site: No; Site comments:
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066700503		Central Business Dis	D-BV-2	0	229.2631579	0.26962695	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	26	0	150	176	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2359 HARRISON ST OAKLAND 946	94612	008 067000400		Central Business Dis	D-BV-1	0	348.48	0.255446946	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	325	325	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500		Central Business Dis	D-BV-1	0	348.48	0.14348358	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	37	0	37	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1911 TELEGRAPH AVE OAKLAND 9	94612	008 071605800		Central Business Dis	CBD-R	0	484	1.035874807	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	149	0	0	149	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801		Mixed Housing Type	RU-4	0	79.2	0.134474752	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	3	0	12	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2633 TELEGRAPH AVE OAKLAND 9	94612	009 068200101		Community Commer	RU-3	0	96.8	1.569887412	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104		Urban Residential	RU-5	0	193.6	0.247222083	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701		Community Commer	D-BV-4	0	158.4	0.30007647	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	37	0	37	AV Ratio: 0.23; FAR: 0.18	Year Built: 1947	AFFH Site: No; Site comments:
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804		Community Commer	D-BV-3	0	158.4	0.292279992	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	20	0	20	AV Ratio: 0.06; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2703 M L KING JR WAY OAKLAND 9	94612	009 069100301		Mixed Housing Type	RU-4	0	79.2	0.289395021	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	15	0	15	AV Ratio: 0.08; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2720 SAN PABLO AVE OAKLAND 94	94612	009 069201502		Community Commer	CC-2	0	116.16	0.326665356	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	34	0	34	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200		Mixed Housing Type	RM-2	0	1 per lot	0.089374187	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800		Community Commer	D-BV-3	0	158.4	0.117871644	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	23	0	197	220	AV Ratio: 0.00; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	530 32ND ST OAKLAND 94609	94609	009 071600900		Urban Residential	RU-1	0	39.6	0.139237293	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 1.13; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3314 SAN PABLO AVE OAKLAND 94	94608	009 072301501		Urban Residential	RU-5	0	116.16	0.25426844	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	23	0	23	AV Ratio: 0.00; FAR: 0.01	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3403 PIEDMONT AVE OAKLAND 94	94611	009 073200502		Community Commer	D-BV-3	0	158.4	0.05243383	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	7	0	69	76	AV Ratio: 0.46; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407		Community Commer	D-BV-3	0	290.4	0.642289756	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	84	0	84	AV Ratio: 0.06; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400		Mixed Housing Type	RM-2	0	2 per lot	0.242881325	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 2.66; FAR: 0.00; Exist	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	939 35TH ST OAKLAND 94608	94608	009 074002800		Mixed Housing Type	RM-2	0	2 per lot	0.159421832	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	32	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001		Urban Residential	RU-2	0	54.45	0.343862902	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	10	0	0	10	AV Ratio: 0.05; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	436 OAKLAND AVE OAKLAND 9461	94611	010 079202000		Mixed Housing Type	RM-4	0	39.6	0.134619153	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	5	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3210 HARRISON ST OAKLAND 946	94611	010 079300100		Mixed Housing Type	RM-4	0	39.6	0.134078486	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 1.31; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	296 27TH ST OAKLAND 9612	94611	010 079800307		Community Commer	RM-4	0	158.4	0.439173096	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	17	0	181	198	AV Ratio: 0.00; FAR: 0.48	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94	94611	010 080001006		Mixed Housing Type	RM-3	0	2 per lot	1.329121304	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	25	0	0	25	AV Ratio: 2.64; FAR: 0.00	Year Built: 1928	AFFH Site: No; Site comments:
OAKLAND	3322 HARRISON ST OAKLAND 946	94611	010 081002000		Mixed Housing Type	RM-3	0	1 per lot	0.052190689	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.37; FAR: 0.00; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	100 MACARTHUR BLVD OAKLAND	94610	010 081200801		Urban Residential	CN-4	0	79.2	0.360498658	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	21	0	21	AV Ratio: 0.00; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	55 MACARTHUR BLVD OAKLAND 9	94610	010 081300800		Mixed Housing Type	RM-4	0	39.6	0.428830477	Hotel/motel	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	44	0	1	45	AV Ratio: 3.14; FAR: 0.69	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101		Neighborhood Cente	CN-2	0	96.8	0.339979161	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	23	0	0	23	AV Ratio: 0.11; FAR: 0.11	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	684 FAIRMOUNT AVE OAKLAND 94	94611	012 093202600		Mixed Housing Type	RM-2	0	2 per lot	0.185426053	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	3	3	AV Ratio: 0.94; FAR: 0.00; Exist	Year Built: 1952	AFFH Site: No; Site comments:
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502		Mixed Housing Type	RM-2	0	2 per lot	0.138866662	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500		Urban Residential	RU-5	0	116.16	0.091825841	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	2	0	6	8	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3881 M L KING JR WAY OAKLAND 9	94609	012 096300100		Neighborhood Cente	CN-3	0	116.16	0.14651768	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	15	0	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3701 M L KING JR WAY OAKLAND 9	94609	012 096500500		Urban Residential	CN-3	0	116.16	0.138516101	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	14	0	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3700 WEST ST OAKLAND 94608	94608	012 096502101		Mixed Housing Type	RM-2	0	1 per lot	0.066319289	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	731 W MACARTHUR BLVD OAKLAN	94609	012 096502400		Urban Residential;Mi	RU-5	0	116.16	0.402551922	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	33	0	33	AV Ratio: 0.27; FAR: 0.03	Year Built: 1974	AFFH Site: No; Site comments:
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP	Neighborhood Cente	RU-3	0	96.8	0.103309658	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	1	0	0	1	AV Ratio: 0.47; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP	Neighborhood Cente	RU-3	0	96.8	0.172185479	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	3	0	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 1908	AFFH Site: No; Site comments:
OAKLAND	3801 TELEGRAPH AVE OAKLAND 9	94609	012 096700501		Neighborhood Cente	CN-2	0	158.4	0.334267265	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	19	2	59	80	AV Ratio: 1.32; FAR: 0.44	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3924 M L KING JR WAY OAKLAND 9	94609	012 096902900		Neighborhood Cente	S-15	0	116.16	0.126261506	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000		Neighborhood Cente	S-15	0	116.16	0.057393448	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	40TH ST OAKLAND 94609	94609	012 096904102		Neighborhood Cente	S-15	0	116.16	0.053041949	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	469 40TH ST OAKLAND 94609	94609	012 097200100		Urban Residential	RU-3	0	96.8	0.229587049	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	4	0	28	32	AV Ratio: 2.59; FAR: 0.00; Exist	Year Built: 1923	AFFH Site: No; Site comments:
OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN	Neighborhood Cente	CN-1	0	79.2	0.268624824	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	41ST ST OAKLAND 94611	94611	012 099300601	NN	Neighborhood Cente	CN-1	0	79.2	0.563131899	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	100	0	0	100	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601		Community Commer	CC-2	0	96.8	0.531942277	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	16	0	0	16	AV Ratio: 0.97; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900		Community Commer	CC-2	0	96.8	0.146564901	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	8	0	0	8	AV Ratio: 0.07; FAR: 0.39	Year Built: 1974	AFFH Site: Yes; Site comments
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001		Community Commer	CC-2	0	96.8	0.172756591	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	6	0	121	127	AV Ratio: 0.16; FAR: 1.02	Year Built: 1985	AFFH Site: No; Site comments:
OAKLAND	4432 TELEGRAPH AVE OAKLAND 9	94609	013 109902501	LLL	Neighborhood Cente	CN-2	0	96.8	0.0837267	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	4	0	0	4	AV Ratio: 0.00; FAR: 0.99	Year Built: 1925	AFFH Site: Yes; Site comments
OAKLAND	4400 TELEGRAPH AVE OAKLAND 9	94609	013 109902600	LLL	Neighborhood Cente	CN-2	0	96.8	0.195092416	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	6	0	0	6	AV Ratio: 0.94; FAR: 0.78	Year Built: 1929	AFFH Site: Yes; Site comments
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401		Community Commer	CC-2	0	96.8	0.287322643	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	17	0	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III	Community Commer	CC-2	0	96.8	0.254307478	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	15	0	0	15	AV Ratio: 0.00; FAR: 0.40	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III	Community Commer	CC-2	0	96.8	0.196975104	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	12	0	0	12	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III	Community Commer	CC-2	0	96.8	0.339040441	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	20	0	0	20	AV Ratio: 0.37; FAR: 0.38	Year Built: 1991	AFFH Site: Yes; Site comments
OAKLAND	514 SHATTUCK AVE OAKLAND 946	94609	013 115400905		Neighborhood Cente	CN-2	0	96.8	2.643866356	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	182	0	0	182	AV Ratio: 0.00; FAR: 0.27	Year Built: 1997	AFFH Site: Yes; Site comments
OAKLAND	4617 SHATTUCK AVE OAKLAND 94	94609	013 116000300		Neighborhood Cente	CN-2	0	96.8	0.093675058	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	14	14	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1898	AFFH Site: No; Site comments:
OAKLAND	5616 M L KING JR WAY OAKLAND 9	94609	014 121001801		Neighborhood Cente	CN-3	0	96.8	0.150528327	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	2	0	18	20	AV Ratio: 2.01; FAR: 0.69	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5131 SHATTUCK AVE OAKLAND 94	94609	014 121603102		Neighborhood Cente	CN-4	0	96.8	0.51413454	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	36	0	36	AV Ratio: 0.17; FAR: 0.07	Year Built: 1970	AFFH Site: No; Site comments:
OAKLAND	5527 VICENTE WAY OAKLAND 946	94609	014 122401305		Mixed Housing Type	RM-4	0	39.6	0.267116791	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	6	6	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	5200 BROADWAY OAKLAND 94618	94618	014 124300101		Institutional	RM-3	0	2 per lot	3.954791738	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	51	459	510	AV Ratio: 4.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5776 VICENTE ST OAKLAND 94609	94609	014 127402800		Mixed Housing Type	RM-2	0	2 per lot	0.107066566	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	5617 SAN PABLO AVE OAKLAND 94	94608	015 130901202		Neighborhood Cente	RM-2	0	2 per lot	0.367312384	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6341 SHATTUCK AVE OAKLAND 94	94609	015 136400100		Neighborhood Cente	CN-3	0	79.2	0.153668303	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	2	12	14	AV Ratio: 0.37; FAR: 0.17	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	609 ALCATRAZ AVE OAKLAND 946	94609	015 137803900		Mixed Housing Type	RM-4	0	39.6	0.125737169	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	5998 TELEGRAPH AVE OAKLAND 9	94609	016 138700100		Urban Residential	RU-5	0	96.8	0.134699503	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	3	20	23	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6528 RAYMOND ST OAKLAND 9460	94609	016 142400101		Mixed Housing Type	RM-2	0	2 per lot	0.10089917	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1904	AFFH Site: No; Site comments:
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000		Mixed Housing Type	RM-3	0	2 per lot	0.242870268	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	1	0	8	9	AV Ratio: 1.74; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707		Urban Residential	D-WS-7	0	64.15316642	0.252037405	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400		Urban Residential	D-WS-7	0	64.15316642	3.149895206	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	46	0	46	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007		Community Commer	S-15W	0	193.6	3.954444546	Industrial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	0	600	600	AV Ratio: 0.36; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044000903		EPP Mixed Use Distr	M-20	0	0	1.733677546	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	276	276	AV Ratio: 1.07; FAR: 0.26	Year Built: 1974	AFFH Site: No; Site comments:
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202		Central Business Dis	D-LM-4	0	396	4.565837864	Educational/institution	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	266	178	444	888	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600		EPP Planned Waterfr	D-DTN	0	0	1.187495181	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	196	196	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400		Urban Residential	D-LM-1	0	193.6	0.924631293	Agricultural/open spa	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	54	0	0	54	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	825 E 12TH ST OAKLAND 94606	94606	019 003400302		Neighborhood Cente	CN-3	0	96.8	0.300505119	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	20	0	20	AV Ratio: 0.14; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1035 E 12TH ST OAKLAND 94606	94606	019 003600502		Neighborhood Cente	CN-3	0	96.8	0.239345024	Industrial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	16	0	16	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1111 E

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	2547 E 27TH ST OAKLAND 94601	94601	026 078500800		Mixed Housing Type	RM-3	0	2 per lot	0.119856809	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2120 MONTANA ST OAKLAND 9460	94602	026 083402201		Neighborhood Center	CN-3	0	79.2	0.315246295	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	19	0	0	19	AV Ratio: 0.00; FAR: 0.01	Year Built: 1978	AFFH Site: No; Site comments:
OAKLAND	2119 34TH AVE OAKLAND 94601	94601	027 088103508		Mixed Housing Type	RM-2	0	2 per lot	0.106554984	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1905	AFFH Site: No; Site comments:
OAKLAND	2411 MACARTHUR BLVD OAKLAND	94602	028 090602701		Urban Residential	CN-1	0	96.8	0.417137965	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	32	0	32	AV Ratio: 0.21; FAR: 0.13	Year Built: 1976	AFFH Site: No; Site comments:
OAKLAND	3050 MACARTHUR BLVD OAKLAND	94602	028 093900802		Urban Residential	RU-4	0	96.8	0.167148665	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	15	15	AV Ratio: 0.00; FAR: 0.43; Exist	Year Built: 1931	AFFH Site: No; Site comments:
OAKLAND	2932 CARMEL ST OAKLAND 94602	94602	029 098202100		Mixed Housing Type	RM-2	0	2 per lot	0.248346653	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.08; FAR: 0.00; Exist	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	COOLIDGE AVE OAKLAND 94602	94602	029 098901303		Mixed Housing Type	RM-3	0	2 per lot	0.164632919	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3600 LAGUNA AVE OAKLAND 9460	94602	029 099005500		Mixed Housing Type	RM-3	0	2 per lot	0.144252735	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	RETTIG AVE OAKLAND 94608	94608	029 106903900		Detached Unit Reside	RD-1	0	1 per lot	0.086864191	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100		Hillside Residential	RH-4	0	1 per lot	0.245682853	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3722 REDWOOD RD OAKLAND 946	94619	029 109001401		Detached Unit Reside	RD-1	0	1 per lot	0.069593852	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 9	94602	029 125502200		Neighborhood Center	CN-3	0	79.2	0.222149323	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	4	0	13	17	AV Ratio: 0.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2114 MACARTHUR BLVD OAKLAND	94602	029A130205100		Neighborhood Center	CN-1	0	96.8	0.300919571	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	9	1	29	39	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WRENN ST OAKLAND 94608	94608	029A131600400		Detached Unit Reside	RD-1	0	1 per lot	0.127413059	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000		Detached Unit Reside	RD-1	0	1 per lot	0.248939852	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3712 39TH AVE OAKLAND 94619	94619	030 192500700		Mixed Housing Type	RM-3	0	2 per lot	0.300263869	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1926	AFFH Site: No; Site comments:
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700		Detached Unit Reside	RD-1	0	1 per lot	0.058361595	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH	Mixed Housing Type	CN-2	0	79.2	0.0814978	Educational/institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	5	0	0	5	AV Ratio: 0.19; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3925 MACARTHUR BLVD OAKLAND	94619	030 198105901	HHH	Neighborhood Center	CN-2	0	79.2	0.114790055	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	7	0	0	7	AV Ratio: 0.15; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH	Neighborhood Center	CN-2	0	79.2	0.11361313	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	7	0	0	7	AV Ratio: 0.13; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH	Neighborhood Center	RM-3	0	2 per lot	0.299915148	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3142 HIGH ST OAKLAND 94619	94619	032 203216600		Mixed Housing Type	RM-4	0	39.6	0.272460099	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	8	8	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1913	AFFH Site: No; Site comments:
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94	94601	032 208405000	XX	Urban Residential	RU-5	0	96.8	0.115134783	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94	94601	032 208405100	XX	Urban Residential	RU-5	0	96.8	0.244697054	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecu	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3824 FOOTHILL BLVD OAKLAND 94	94601	032 208702401		Urban Residential	RU-5	0	96.8	0.089600345	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	12	12	AV Ratio: 0.00; FAR: 0.53	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	HARRINGTON AVE OAKLAND 9460	94601	032 210006000		Mixed Housing Type	RM-2	0	2 per lot	0.101147036	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500		Mixed Housing Type	RM-4	0	1 per lot	0.075269483	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600		Mixed Housing Type	RM-4	0	39.6	0.094193657	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94	94601	032 211503701	XX	Urban Residential	RU-5	0	96.8	0.148612153	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94	94601	032 211503801	XX	Urban Residential	RU-5	0	96.8	0.26112769	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	124	0	0	124	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2007 CROSBY AVE OAKLAND 9460	94601	032 211600300		Mixed Housing Type	RM-2	0	1 per lot	0.074254826	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1911	AFFH Site: No; Site comments:
OAKLAND	1750 35TH AVE OAKLAND 94601	94601	033 212800300		Urban Residential	RU-5	0	96.8	0.137556204	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	0	4	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3755 FOOTHILL BLVD OAKLAND 94	94601	033 213503100		Mixed Housing Type	RU-4	0	96.8	0.21734258	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	14	0	14	AV Ratio: 0.00; FAR: 0.11	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1601 39TH AVE OAKLAND 94601	94601	033 213804000		Mixed Housing Type	RM-2	0	2 per lot	0.160852999	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3815 FOOTHILL BLVD OAKLAND 94	94601	033 213805301		Urban Residential	RU-5	0	96.8	0.139920591	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3609 INTERNATIONAL BLVD OAKL	94601	033 217700101		Neighborhood Center	CN-2	0	158.4	0.252039842	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	31	0	31	AV Ratio: 0.40; FAR: 0.12	Year Built: 1962	AFFH Site: No; Site comments:
OAKLAND	3301 SAN LEANDRO ST OAKLAND	94601	033 218700302		Housing and Busines	MX-1	0	43.56	0.574272206	Parking	YES - Current	YES - City-Owned	Available	Used in Prior Housing	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT	Neighborhood Center	S-15	0	193.6	0.28297424	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	15	0	0	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT	Neighborhood Center	S-15	0	193.6	0.388146854	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	21	0	0	21	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT	Neighborhood Center	S-15	0	193.6	0.286008952	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	16	0	0	16	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT	Neighborhood Center	S-15	0	193.6	0.719435982	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	52	0	0	52	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	33RD AV OAKLAND 94601	94601	033 219302300		Neighborhood Center	S-15	0	193.6	0.401083004	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	22	0	0	22	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	33RD AV OAKLAND 94601	94601	033 219401702		Neighborhood Center	S-15	0	193.6	0.033477994	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	38	38	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	856 34TH AVE OAKLAND 94601	94601	033 220001400		Housing and Busines	HBX-2	0	46.83870968	0.085048425	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	6	6	AV Ratio: 0.00; FAR: 1.18	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1217 52ND AVE OAKLAND 94601	94601	034 227302700		Mixed Housing Type	RM-1	0	1 per lot	0.132001463	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1916	AFFH Site: No; Site comments:
OAKLAND	4801 COLISEUM WAY OAKLAND 94	94601	034 229501605		Business Mix	CIX-2	0	0	0.839807317	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	36	0	1	37	AV Ratio: 2.35; FAR: 0.29	Year Built: 1970	AFFH Site: No; Site comments:
OAKLAND	4280 FOOTHILL BLVD OAKLAND 94	94601	035 235100502		Institutional;Commun	CC-2	0	116.16	0.425267889	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	39	0	39	AV Ratio: 0.09; FAR: 0.11	Year Built: 1972	AFFH Site: No; Site comments:
OAKLAND	4265 FOOTHILL BLVD OAKLAND 94	94601	035 235200801		Community Commer	CC-2	0	116.16	0.606573539	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	56	0	56	AV Ratio: 0.47; FAR: 0.02	Year Built: 1987	AFFH Site: No; Site comments:
OAKLAND	1435 HIGH ST OAKLAND 94601	94601	035 235302601		Community Commer	CC-1	0	158.4	0.3198006	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	38	0	38	AV Ratio: 0.09; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4610 INTERNATIONAL BLVD OAKL	94601	035 235902201		Urban Residential	CC-2	0	158.4	0.335115847	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	35	0	35	AV Ratio: 0.00; FAR: 0.11	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700		Urban Residential	RM-3	0	2 per lot	0.147475689	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300		Mixed Housing Type	RM-3	0	1 per lot	0.070592423	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003400		Mixed Housing Type	RM-3	0	1 per lot	0.055096106	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003500		Mixed Housing Type	RM-3	0	1 per lot	0.055096454	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003600		Mixed Housing Type	RM-3	0	1 per lot	0.070591357	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5130 INTERNATIONAL BLVD OAKL	94601	035 236302900		Mixed Housing Type	RU-5	0	116.16	0.281752025	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	3	0	3	AV Ratio: 0.35; FAR: 0.15	Year Built: 1947	AFFH Site: No; Site comments:
OAKLAND	5216 INTERNATIONAL BLVD OAKL	94601	035 236402201		Mixed Housing Type	RU-5	0	158.4	0.517182985	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	11	0	11	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5216 INTERNATIONAL BLVD OAKL	94601	035 236402202		Mixed Housing Type	RU-5	0	158.4	0.091633143	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5228 INTERNATIONAL BLVD OAKL	94601	035 236402300		Mixed Housing Type	RU-5	0	158.4	0.425550873	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	8	0	8	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5232 INTERNATIONAL BLVD OAKL	94601	035 236402400		Detached Unit Reside	RU-5	0	158.4	0.480058782	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	9	0	9	AV Ratio: 0.22; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5300 INTERNATIONAL BLVD OAKL	94601	035 236402601		Detached Unit Reside	RU-5	0	158.4	0.555318066	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	10	0	10	AV Ratio: 0.39; FAR: 0.06	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700		Detached Unit Reside	CN-3	0	158.4	1.347636162	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	97	0	0	97	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5490 INTERNATIONAL BLVD OAKL	94601	035 236601800		;Neighborhood Cente	CN-3	0	158.4	0.266378862	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5490 FOOTHILL BLVD OAKLAND 94	94601	035 237600100		Urban Residential	RU-4	0	96.8	0.135941114	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94	94601	035 237800600		Neighborhood Center	CN-3	0	79.2	0.258691028	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	8	0	8	AV Ratio: 0.25; FAR: 0.06	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238301700		Mixed Housing Type	RM-3	0	2 per lot	0.242622798	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94	94601	035 238500100		Urban Residential	RU-5	0	96.8	0.360406741	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	14	0	14	AV Ratio: 0.03; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5308 FAIRFAX AVE OAKLAND 9460	94601	035 238901400		Neighborhood Center	CN-3	0	79.2	0.075756348	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94	94601	035 238901500		Neighborhood Center	CN-3	0	79.2	0.110191957	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5484 BANCROFT AVE OAKLAND 94	94601	035 239001000		Urban Residential	RU-4	0	96.8	0.127402516	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.19; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94	94601	035 240000100		Urban Residential	RU-5	0	96.8	0.072645411	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4529 FOOTHILL BLVD OAKLAND 94	94601	035 240100101		Urban Residential	RU-5	0	96.8	0.450730228	Educational/institution	YES - Current	YES - Other Publicly-	Available	Used in Prior Housing	0	17	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200		Detached Unit Reside	RD-2	0	1 per lot	0.104465519	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400		Mixed Housing Type	RM-3	0	2 per lot	0.316251152	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	14	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100		Detached Unit Reside	RD-1	0	1 per lot	0.205401428	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900		Mixed Housing Type	RM-3	0	2 per lot	0.172032206	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	5	5	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100		Detached Unit Reside	RD-1	0	1 per lot	6.864329192	Educational/institution	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	20	0	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200		Mixed Housing Type	RM-3	0	2 per lot	0.195196458	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 2.34; FAR: 0.00; Exist	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	13175 SKYLINE BLVD OAKLAND 94	94619	037A314204800		Resource Conservati	RH-1	0	1 per lot	2.384313908	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	11880 SKYLINE BLVD OAKLAND 94	94619	037A314908002		Neighborhood Center	CN-3	0	79.2	0.49130264	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	18	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	RIDGEMONT DR OAKLAND 94605	94605	037A315100205		Hillside Residential;R	RH-1	0	1 per lot	20.06697121	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	20	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	KELLER AVE OAKLAND 94619	94619	037A315201500		Hillside Residential;R	RH-1	0	1 per lot	28.37096755	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	26	26	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	13430 CAMPUS DR OAKLAND 9461	94619	037A315600900		Hillside Residential	RH-3	0	1 per lot	0.501481617	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2611 SEMINARY AVE OAKLAND 94	94605	038 317503300		Neighborhood Center	CN-3	0	96.8	0.248834789	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	3	0	25	28	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94	94605	038 317701100		Neighborhood Center	CN-3	0	96.8	0.479890675	Educational/institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	100	0	0	100	AV Ratio: 2.74; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94	94605	038 320100100		Urban Residential	CN-3	0	96.8	0.191060842	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	1	0	1	AV Ratio: 0.92; FAR: 0.12	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300		Mixed Housing Type	RM-3	0	2 per lot	0.189471863	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	0	2	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	6225 HARMON AVE OAKLAND 9462	94621	038 321300900		Mixed Housing Type	RM-2	0	2 per lot	0.169828622	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	6200 INTERNATIONAL BLVD OAKL	94621	038 322201901		Urban Residential	RU-5	0	158.4	0.235563394	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	4

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400		Regional Commercia	D-CO-2	0	335.0769231	4.589551972	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	296	0	0	296	AV Ratio: 0.00; FAR: 0.00	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000		Regional Commercia	D-CO-2	0	335.0769231	2.17084463	Agricultural/open spa	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	140	0	0	140	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6415 INTERNATIONAL BLVD OAKL	94621	041 405002100		Urban Residential	RU-5	0	116.16	0.273019343	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.04; FAR: 0.11	Year Built: 1950	AFFH Site: No; Site comments:
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200		Detached Unit Reside	RD-1	0	1 per lot	0.214894871	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	INTERNATIONAL BLVD OAKLAND 9	94611	041 413100301		Urban Residential	RU-5	0	116.16	0.240067617	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7014 HAMILTON ST OAKLAND 9462	94621	041 413303400		Detached Unit Reside	RD-2	0	1 per lot	0.22038838	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 416200105		Community Commer	D-CO-1	0	335.0769231	1.791405873	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	0	115	0	115	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	71ST AV OAKLAND 94621	94621	041 416402403		Community Commer	D-CO-1	0	335.0769231	2.69943197	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	174	0	0	174	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 416403102		Community Commer	D-CO-1	0	335.0769231	2.626163991	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	0	169	0	169	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504		Community Commer	D-CO-1	0	335.0769231	0.623785963	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	40	0	0	40	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY	Community Commer	D-CO-1	0	335.0769231	0.315224454	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	20	0	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY	Community Commer	D-CO-1	0	335.0769231	0.34893057	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	22	0	0	22	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	710 73RD AVE OAKLAND 94621	94621	041 417300306	YY	Community Commer	D-CO-1	0	335.0769231	0.498266527	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	32	0	0	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7317 INTERNATIONAL BLVD OAKL	94621	041 418900202	OO	Community Commer	CC-2	0	158.4	0.38248539	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	40	0	40	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO	Community Commer	RM-3	0	2 per lot	1.977998322	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8001 INTERNATIONAL BLVD OAKL	94621	041 420200100		Urban Residential;Mi	RU-4	0	116.16	0.284964581	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8019 INTERNATIONAL BLVD OAKL	94621	041 420200200		Urban Residential;Mi	RU-4	0	116.16	0.216437766	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8023 INTERNATIONAL BLVD OAKL	94621	041 420200300		Urban Residential;Mi	RU-4	0	116.16	0.179891285	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	633 HEGENBERGER RD OAKLAND	94621	042 432800116		Regional Commercia	D-CO-2	0	335.0769231	12.2270307	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	236	4	10	250	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8000 S COLISEUM WAY OAKLAND	94621	042 432800124		Regional Commercia	D-CO-2	0	335.0769231	8.929292974	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	173	115	288	576	AV Ratio: 0.00; FAR: 0.00	Year Built: 1980	AFFH Site: No; Site comments:
OAKLAND	8332 INTERNATIONAL BLVD OAKL	94621	043 455101101		Neighborhood Cente	CN-3	0	116.16	0.295915449	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.33	Year Built: 1946	AFFH Site: No; Site comments:
OAKLAND	2218 82ND AVE OAKLAND 94605	94605	043 457301700		Mixed Housing Type	RM-4	0	39.6	0.2928519	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1944	AFFH Site: No; Site comments:
OAKLAND	8700 INTERNATIONAL BLVD OAKL	94621	043 458001300		Urban Residential	RU-5	0	116.16	0.238241553	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	1	0	1	AV Ratio: 0.53; FAR: 0.03	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	8215 MACARTHUR BLVD OAKLAND	94605	043 462000101		Urban Residential	RU-4	0	96.8	0.345852017	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8301 MACARTHUR BLVD OAKLAND	94605	043 462100100		Urban Residential	RU-4	0	96.8	0.11533344	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	1	0	1	AV Ratio: 0.00; FAR: 0.67	Year Built: 1928	AFFH Site: No; Site comments:
OAKLAND	8816 BURR ST OAKLAND 94605	94605	043A464102700		Detached Unit Reside	RD-1	0	1 per lot	0.195142067	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8750 GOLF LINKS RD OAKLAND 94	94605	043A464204900		Detached Unit Reside	RD-1	0	1 per lot	0.273063061	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8760 GOLF LINKS RD OAKLAND 94	94605	043A464205000		Detached Unit Reside	RD-1	0	1 per lot	0.378524312	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A464400202		Urban Residential;De	RU-4	0	96.8	0.074684323	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8327 GOLF LINKS RD OAKLAND 94	94605	043A464400902		Detached Unit Reside	RD-1	0	1 per lot	0.492553398	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A464402509		Urban Residential;De	RD-1	0	1 per lot	0.088420381	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8280 MACARTHUR BLVD OAKLAND	94605	043A464402600	ZZ	Urban Residential	RU-4	0	96.8	0.154307162	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	2	0	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 1990	AFFH Site: No; Site comments:
OAKLAND	8296 MACARTHUR BLVD OAKLAND	94605	043A464402800	ZZ	Urban Residential	RU-4	0	96.8	0.146183537	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	2	0	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8329 GOLF LINKS RD OAKLAND 94	94605	043A465100915		Detached Unit Reside	RD-1	0	1 per lot	0.158859348	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8800 FONTAINE ST OAKLAND 9460	94605	043A467500232		Detached Unit Reside	RD-1	0	1 per lot	3.058430908	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	50	0	3	53	AV Ratio: 2.89; FAR: 0.00	Year Built: 1961	AFFH Site: No; Site comments:
OAKLAND	8750 MOUNTAIN BLVD OAKLAND 9	94605	043A467500323		Resource Conservati	RH-4	0	1 per lot	163.5992296	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	267	0	267	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9680 MOUNTAIN BLVD OAKLAND 9	94605	043A467604900		Hillside Residential	RH-4	0	1 per lot	0.131233855	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9525 INTERNATIONAL BLVD OAKL	94603	044 496800301		Neighborhood Cente	CN-3	0	116.16	0.654479593	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	32	0	32	AV Ratio: 0.18; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9959 INTERNATIONAL BLVD OAKL	94603	044 497200605		Community Commer	CC-2	0	116.16	0.238588734	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	20	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA	Mixed Housing Type	RM-4	0	39.6	0.399793502	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA	Mixed Housing Type	RM-4	0	39.6	0.209355034	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	124	0	0	124	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10701 INTERNATIONAL BLVD OAK	94603	045 519600101	UU	Community Commer	CC-2	0	116.16	0.101403125	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	7	0	0	7	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10701 INTERNATIONAL BLVD OAK	94603	045 519600201	UU	Community Commer	CC-2	0	116.16	0.118815508	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	9	0	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU	Community Commer	RD-1	0	1 per lot	0.165594515	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9000 INTERNATIONAL BLVD OAKL	94603	046 542101201		Neighborhood Cente	CN-3	0	116.16	0.231211513	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	13	0	13	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9547 MACARTHUR BLVD OAKLAND	94605	046 548801501		Urban Residential	RU-4	0	96.8	0.084479899	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9547 MACARTHUR BLVD OAKLAND	94605	046 548801601		Urban Residential	RU-4	0	96.8	0.177392179	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9601 MACARTHUR BLVD OAKLAND	94605	046 548900101		Mixed Housing Type	RU-4	0	96.8	0.248962116	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10400 INTERNATIONAL BLVD OAK	94603	047 550903901		Community Commer	CC-2	0	116.16	0.238770045	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	18	0	18	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10451 MACARTHUR BLVD OAKLAN	94605	047 557600703		Community Commer	CN-3	0	96.8	0.516718072	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10520 MACARTHUR BLVD OAKLAN	94605	047 559502206		Community Commer	CC-2	0	96.8	0.126962687	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	17	16	0	33	AV Ratio: 2.82; FAR: 0.46	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9430 MACARTHUR BLVD OAKLAND	94605	048 559905200		Urban Residential	RU-4	0	96.8	0.143488767	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB	Detached Unit Reside	RD-1	0	1 per lot	0.131255803	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 1949	AFFH Site: No; Site comments:
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB	Detached Unit Reside	RD-1	0	1 per lot	0.335504643	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	11190 LOCHARD ST OAKLAND 946	94605	048 626201100		Hillside Residential	RH-2	0	1 per lot	0.521801793	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4247 SAINT ANDREWS RD OAKLA	94605	048 686300604		Hillside Residential	RH-3	0	1 per lot	1.040271257	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 1.45; FAR: 0.00; Exist	Year Built: 1957	AFFH Site: No; Site comments:
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200		Resource Conservati	RH-3	0	1 per lot	4.671376833	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	27	19	47	93	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001600		Detached Unit Reside	RD-1	0	1 per lot	0.118073971	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001701		Detached Unit Reside	RD-1	0	1 per lot	0.112679329	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	129 ALPINE TER OAKLAND 94618	94618	048A710705000		Detached Unit Reside	RD-1	0	1 per lot	0.238753861	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6167 ACACIA AVE OAKLAND 94618	94618	048A712004403		Detached Unit Reside	RD-1	0	1 per lot	0.14122764	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902600		Detached Unit Reside	RD-1	0	1 per lot	0.123034482	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902700		Detached Unit Reside	RD-1	0	1 per lot	0.122307663	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5450 MASONIC AVE OAKLAND 946	94618	048B716500202		Hillside Residential	RH-4	0	1 per lot	0.120495185	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.02; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500		Hillside Residential	RH-4	0	1 per lot	0.194192285	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200		Hillside Residential	RH-3	0	1 per lot	0.161861283	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300		Hillside Residential	RH-3	0	1 per lot	0.17956635	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400		Hillside Residential	RH-3	0	1 per lot	0.154976669	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263		Hillside Residential	RH-3	0	1 per lot	0.666482773	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004		Hillside Residential	RH-4	0	1 per lot	0.114223085	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	BAGSHOTTE DR OAKLAND 94603	94603	048D728205000		Hillside Residential	RH-3	0	1 per lot	0.171163023	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200		Hillside Residential	RH-4	0	1 per lot	0.289136151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501		Hillside Residential	RH-4	0	1 per lot	0.078859356	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214		Hillside Residential	RH-4	0	1 per lot	0.043836506	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000		Hillside Residential	RH-4	0	1 per lot	0.264171644	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900		Hillside Residential	RH-4	0	1 per lot	0.160506763	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200		Hillside Residential	RH-4	0	1 per lot	0.201409755	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHEPHERD CANYON RD OAKLAN	94603	048D730405703		Hillside Residential	RH-3	0	1 per lot	0.377830847	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200		Hillside Residential	RH-4	0	1 per lot	0.168355552	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048E731902000		Hillside Residential	RH-4	0	1 per lot	0.148930027	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800		Hillside Residential	RH-4	0	1 per lot	0.188437516	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048E732104802		Hillside Residential	RH-3	0	1 per lot	0.401331342	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1684 ARROWHEAD DR OAKLAND 9	94611	048E732201500		Hillside Residential	RH-4	0	1 per lot	0.132630021	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300		Hillside Residential	RH-4	0	1 per lot	0.127119383	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000		Hillside Residential	RH-4	0	1 per lot	0.20213995	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100		Hillside Residential	RH-4	0	1 per lot	0.187171585	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732403300		Hillside Residential	RH-4	0	1 per lot	0.117378684	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702100		Hillside Residential	RH-3	0	1 per lot	0.166824151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702703		Hillside Residential	RH-3	0	1 per lot	0.1598539	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6226 MORAGA AVE OAKLAND 9461	94611	048F736101100	VV	Hillside Residential	RH-4	0	1 per l

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	3050 INTERNATIONAL BLVD OAKL	94601	025 071900701		Mixed Housing Type	CC-2	0	158.4	0.745729573	Parking	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing	75	1	0	76	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1425 WEBSTER ST OAKLAND 9461	94612	008 062403700		Central Business Dis	CBD-C	0	484	0.279281809	Parking	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing	7	0	161	168	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2 For Alameda County jurisdictions, please format the APNs as follows: 999A-9999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND	4444 TELEGRAPH AVE	94609	013 109902800	0	40	0	0	Unaccommodated N	0.342700585	Mixed Housing Type	CN-2	Mixed Housing Type	CN-2	0	116.16	40	Nonvacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.05	Year Built: 1964; Consolidated
OAKLAND	3815 BROADWAY	94611	012 098201000	0	0	18	0	Unaccommodated N	0.156225814	Community Commer	CC-2	Community Commer	CC-2	0	116.16	18	Nonvacant	Mixed Use	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 1.10	Year Built: 0; Consolidated site
OAKLAND	3822 MANILA AVE	94609	012 098201600	0	0	52	0	Unaccommodated N	0.448011608	Mixed Housing Type	CC-2	Mixed Housing Type	CC-2	0	116.16	52	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6209 COLLEGE AVE	94618	048A706901000	0	10	1	30	Unaccommodated N	0.427444012	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	41	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.41	Year Built: 0; Consolidated site
OAKLAND	6039 COLLEGE AVE	94618	014 126800100	0	0	12	0	Unaccommodated N	0.125591873	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	12	Vacant	Vacant	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	3943 BROADWAY	94611	012 098200204	0	0	55	0	Unaccommodated N	0.477005584	Community Commer	CC-2	Community Commer	CC-2	0	116.16	55	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.57; FAR: 0.13	Year Built: 1967; Consolidated
OAKLAND	5957 CHABOT RD	94618	014 126801200	0	11	0	0	Unaccommodated N	0.116572713	Mixed Housing Type	RM-1	Mixed Housing Type	CN-1	0	1 per lot	11	Nonvacant	Commercial	YES - Current	CN-1; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6036 CLAREMONT AVE	94618	014 126803600	0	21	0	0	Unaccommodated N	0.213591518	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	21	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6028 CLAREMONT AVE	94618	014 126803501	0	52	0	0	Unaccommodated N	0.540470404	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	52	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.54	Year Built: 1910; Consolidated
OAKLAND	5901 COLLEGE AVE	94618	014 126800901	0	115	0	0	Unaccommodated N	1.189341391	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	115	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 1.00; FAR: 1.16	Year Built: 0; Consolidated site
OAKLAND	5965 CHABOT RD	94618	014 126801101	0	11	0	0	Unaccommodated N	0.112147533	Mixed Housing Type	RM-1	Mixed Housing Type	CN-1	0	1 per lot	11	Nonvacant	Commercial	YES - Current	CN-1; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5609 SHAFTER AVE	94618	014 126503806	0	70	0	0	Unaccommodated N	0.439429641	Mixed Housing Type	RM-1	Mixed Housing Type	S-15	0	1 per lot	70	Nonvacant	Public facilities	YES - Current	S-15; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6029 COLLEGE AVE	94618	014 126800200	0	0	26	0	Unaccommodated N	0.272374747	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	26	Vacant	Vacant	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5655 COLLEGE AVE	94618	014 126504000	0	195	0	0	Unaccommodated N	1.229417729	Mixed Housing Type	RM-1	Mixed Housing Type	S-15	0	1 per lot	195	Nonvacant	Public facilities	YES - Current	S-15; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	398 W MACARTHUR BLVD	94609	012 097601600	0	0	35	0	Unaccommodated N	0.302460172	Mixed Housing Type	CN-3	Mixed Housing Type	CN-3	0	116.16	35	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.09; FAR: 0.12	Year Built: 0; Consolidated site
OAKLAND	5433 SAN PABLO AVE	94608	013 118400100	0	0	53	0	Unaccommodated N	0.459928273	Community Commer	CC-2	Community Commer	CC-2	0	116.16	53	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5211 BROADWAY	94618	014 124000901	0	40	0	0	Unaccommodated N	0.418351458	Neighborhood Cente	CC-2	Neighborhood Cente	CC-2	0	96.8	40	Nonvacant	Commercial	YES - Current	Height increase from 45 to 65	AV Ratio: 0.51; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5325 SAN PABLO AVE	94608	013 118300100	0	0	21	0	Unaccommodated N	0.1813875	Community Commer	CC-2	Community Commer	CC-2	0	116.16	21	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	350 GRAND AVE	94610	010 077601300	0	0	41	0	Unaccommodated N	0.351057839	Neighborhood Cente	CN-2	Neighborhood Cente	CN-2	0	116.16	41	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.06; FAR: 0.01	Year Built: 1977; Consolidated
OAKLAND	3875 TELEGRAPH AVE	94609	012 096800301	0	81	0	0	Unaccommodated N	0.60697235	Neighborhood Cente	S-15	Neighborhood Cente	S-15	0	158.4	81	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 0.50; FAR: 0.49	Year Built: 1986; Consolidated
OAKLAND	2055 MACARTHUR BLVD	94602	026 083500601	0	29	0	0	Unaccommodated N	0.295808372	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	96.8	29	Nonvacant	Commercial	YES - Current	Height increase from 45 to 65	AV Ratio: 0.25; FAR: 0.06	Year Built: 0; Consolidated site
OAKLAND	6101 SAN PABLO AVE	94608	016 145900400	0	0	34	0	Unaccommodated N	0.296783262	Community Commer	CC-2	Community Commer	CC-2	0	116.16	34	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.06; FAR: 0.08	Year Built: 0; Consolidated site
OAKLAND	6211 SAN PABLO AVE	94608	016 145502000	0	0	49	0	Unaccommodated N	0.31059225	Community Commer	CC-2	Community Commer	CC-2	0	158.4	49	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 0.07; FAR: 0.06	Year Built: 0; Consolidated site
OAKLAND	6407 TELEGRAPH AVE	94609	016 142402205	0	27	0	0	Unaccommodated N	0.308645805	Neighborhood Cente	CN-2	Neighborhood Cente	CN-2	0	96.8	27	Nonvacant	Commercial	YES - Current	Height increase from 35 to 45	AV Ratio: 0.17; FAR: 0.10	Year Built: 1963; Consolidated
OAKLAND	6500 SAN PABLO AVE	94608	016 145301303	0	0	11	0	Unaccommodated N	0.091261046	Community Commer	CC-2	Community Commer	CC-2	0	116.16	11	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6100 SAN PABLO AVE	94608	016 144203901	0	0	40	0	Unaccommodated N	0.347496337	Mixed Housing Type	CC-2	Mixed Housing Type	CC-2	0	116.16	40	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.24; FAR: 0.25	Year Built: 0; Consolidated site
OAKLAND	5354 CLAREMONT AVE	94618	014 122902103	0	16	1	50	Unaccommodated N	1.683182105	Mixed Housing Type	RM-4/C	Mixed Housing Type	CN-2	0	39.6	67	Nonvacant	Commercial	YES - Current	CN-2; height increase from 35 t	AV Ratio: 5.84; FAR: 0.25	Year Built: 1962; Consolidated
OAKLAND	5727 COLLEGE AVE	94618	014 126604701	0	19	2	60	Unaccommodated N	1.53	Mixed Housing Type	CN-1	Mixed Housing Type	CN-2	0	79.2	81	Nonvacant	Commercial	YES - Current	CN-2; height increase from 35	AV Ratio: 2.40; FAR: 0.24	Year Built: 1968; Consolidated
OAKLAND	5050 BROADWAY	94611	014 124200600	0	189	16	153	Unaccommodated N	15.46907686	Institutional;Commur	CC-2	Institutional;Commur	CC-2	0	158.4	358	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 1.89; FAR: 0.17	Year Built: 2016; Consolidated
OAKLAND																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND																						

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND																						

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND																						

Table C: Land Use, Table

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")
RH-1
RH-2
RH-3
RH-4
RD-1
RD-2
RM-1
RM-2
RM-3
RM-4
RU-1
RU-2
RU-3
RU-4
RU-5
R-80
CN-1
CN-2
CN-3
CN-4
CC-1
CC-2
CC-3
C-40
C-45
CBD-R
CBD-P
CBD-C
CBD-X
HBX-1
HBX-2
HBX-3
HBX-4
S-2
S-15
S-15W
D-WS-1
D-WS-2
D-WS-3
D-WS-4

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")
D-WS-5
D-WS-6
D-WS-7
D-WS-8
D-WS-9
D-BV-1
D-BV-2
D-BV-3
D-BV-4
D-CE-1
D-CE-2
D-CE-3
D-CE-4
D-CE-5
D-CE-6
D-LM-1
D-LM-2
D-LM-3
D-LM-4
D-LM-5
D-CO-1
D-CO-2
D-CO-3
D-CO-4
D-CO-5
D-CO-6
D-OK-1
D-OK-2
D-OK-3
D-OK-4
D-OTN
M-30
RM-4/C

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Starts in A2

General Land Uses Allowed (e.g., "Low-density residential")
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
High-rise (multifamily) residential
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Community commercial (medium intensity retail/service)
Community commercial (medium intensity retail/service)
Community commercial (high intensity retail/service)
Retail, wholesale commercial
Retail, wholesale commercial
Multi-unit residential, commercial, mixed use
Multi-unit residential, commercial, offices, mixed use
Multi-unit residential, commercial, offices, mixed use
Multi-unit residential, commercial, light industrial, mixed use
Industrial, commercial, multi-unit residential
Industrial, commercial, multi-unit residential (medium to high den
Industrial, commercial, multi-unit residential (high density)
Industrial, commercial, multi-unit residential (high density)
Public/quasi public
Transportation facilities, multi-unit residential (high density), com
Transportation facilities, multi-unit residential (high density), com
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial

General Land Uses Allowed (e.g., "Low-density residential")
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Marine uses, office, commercial
Office, commercial
Industrial, commercial (high intensity), multi-unit (high density) re
Industrial, commercial (high intensity)
Industrial, commercial (high intensity), manufacturing, transporta
Industrial, commercial (high intensity), manufacturing, transporta
Commercial, multi-unit (high density) residential, mixed use
Commercial, office, multi-unit (high density) residential, mixed us
Commercial, office, multi-unit (high density) residential, mixed us
Commercial, light industrial, multi-unit (high density) residential, r
Public/quasi public
Transportation facilities, multi-unit residential (high density), com
Multi-unit residential, retail, commercial, office, light industrial, re
Retail, commercial, industrial
Commercial, industrial, multi-unit residential
Office, commercial, industrial, logistic uses
Commercial, light industrial, institutional
Low density residential
Medium to low density residential
Medium density residential, townhouses
Commercial (low intensity retail/service), office, mixed use
Public/quasi public, commercial (retail/service)
Industrial, manufacturing, commercial
Single-unit residential, townhouses, small multi-unit residential, c

General Land Uses Allowed (e.g., "Low-density residential")

General Land Uses Allowed (e.g., "Low-density residential")

General Land Uses Allowed (e.g., "Low-density residential")

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General Land Uses Allowed (e.g., "Low-density residential")

General Land Uses Allowed (e.g., "Low-density residential")

Please Start Here, Instructions in Cell A2, Table in A3:B17
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.
General Information
Jurisidiction Name
Housing Element Cycle
Contact Information
First Name
Last Name
Title
Email
Phone
Mailing Address
Street Address
City
Zip Code
Website

Form Fields
OAKLAND
6th
Lakshmi
Rajagopalan
Planner IV
lrajagopalan@oaklandca.gov
(510) 238-6751
250 Frank H. Ogawa Plaza, Suite 3315
Oakland
94612
https://www.oaklandca.gov/topics/planning

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Alameda County jurisdictions, please format the APNs as follows: 999A-9999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	5TH ST OAKLAND 94607	94607	001 012102702		EPP Light Industry 1	C-40	0	96.8	0.234921769	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	20	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	233 BROADWAY OAKLAND 94607	94607	001 013500100		EPP Retail Dining En	C-45	0	145.2	0.987993652	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	13	117	130	AV Ratio: 0.00; FAR: 1.76	Year Built: 1965	AFFH Site: No; Site comments:
OAKLAND	201 BROADWAY OAKLAND 94607	94607	001 013500300		EPP Retail Dining En	C-45	0	145.2	0.301308511	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	39	0	39	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	111 BROADWAY OAKLAND 94607	94607	001 013500700		EPP Retail Dining En	C-45	0	145.2	0.091826059	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	3	0	10	13	AV Ratio: 3.64; FAR: 2.55	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	401 BROADWAY OAKLAND 94607	94607	001 013700101	GGG	EPP Retail Dining En	C-45	0	145.2	0.576213567	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	600	0	0	600	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	499 5TH ST OAKLAND 94607	94607	001 013700102	GGG	EPP Retail Dining En	C-45	0	145.2	0.800139623	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	430 BROADWAY OAKLAND 94607	94607	001 013900100		EPP Retail Dining En	C-45	0	145.2	1.378592566	Public facilities	YES - Current	YES - County-Owned	Available	Not Used in Prior Ho	100	0	172	272	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	310 BROADWAY OAKLAND 94607	94607	001 013901200		EPP Retail Dining En	C-45	0	145.2	0.042182742	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	12	12	AV Ratio: 1.48; FAR: 0.98	Year Built: 1925	AFFH Site: No; Site comments:
OAKLAND	419 4TH ST OAKLAND 94607	94607	001 013901500		EPP Retail Dining En	C-45	0	145.2	0.321075869	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	69	69	AV Ratio: 0.76; FAR: 0.99	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	316 2ND ST OAKLAND 94607	94607	001 014900500		EPP Mixed Use Distr	C-45	0	145.2	0.447965471	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	52	0	52	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	200 ALICE ST OAKLAND 94607	94607	001 015700600		EPP Mixed Use Distr	C-45	0	145.2	0.086088703	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	62	143	205	AV Ratio: 6.53; FAR: 0.52	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	69 7TH ST OAKLAND 94607	94607	001 016700300		Central Business Dis	D-LM-4	0	193.6	0.350620585	Public facilities	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	34	0	0	34	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	610 OAK ST OAKLAND 94607	94607	001 016701000		Central Business Dis	D-LM-4	0	193.6	0.286961863	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	28	0	28	AV Ratio: 0.06; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	726 HARRISON ST OAKLAND 9460	94607	001 018501400		Central Business Dis	D-LM-4	0	193.6	0.172178483	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	17	0	17	AV Ratio: 0.27; FAR: 0.00	Year Built: 1960	AFFH Site: No; Site comments:
OAKLAND	706 HARRISON ST OAKLAND 9460	94607	001 018502600		Central Business Dis	D-LM-4	0	193.6	0.172062263	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	17	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	736 BROADWAY OAKLAND 94607	94607	001 019500300		Central Business Dis	D-LM-2	0	396	0.084929411	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	425 8TH ST OAKLAND 94607	94607	001 019500402		Central Business Dis	D-LM-2	0	396	0.111751666	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	18	0	18	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	428 7TH ST OAKLAND 94607	94607	001 019500800		Central Business Dis	D-LM-2	0	396	0.085034536	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	716 BROADWAY OAKLAND 94607	94607	001 019500900		Central Business Dis	D-LM-2	0	396	0.085942865	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	620 WASHINGTON ST OAKLAND 9	94607	001 019800100		Central Business Dis	CBD-X	0	484	1.374737906	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	180	0	420	600	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	468 8TH ST OAKLAND 94607	94607	001 020100800		Central Business Dis	CBD-P	0	145.2	0.056037986	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	6	0	6	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	478 8TH ST OAKLAND 94607	94607	001 020100900		Central Business Dis	CBD-P	0	145.2	0.112077112	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	12	0	12	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	822 WASHINGTON ST OAKLAND 9	94607	001 020101000		Central Business Dis	CBD-P	0	145.2	0.173175571	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	806 WASHINGTON ST OAKLAND 9	94607	001 020101100		Central Business Dis	CBD-P	0	145.2	0.084118587	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	707 WASHINGTON ST OAKLAND 9	94607	001 020302000		Central Business Dis	CBD-P	0	145.2	0.169843655	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	50	50	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	575 8TH ST OAKLAND 94607	94607	001 020900900		Central Business Dis	CBD-X	0	217.8	0.19984349	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	27	0	27	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	561 8TH ST OAKLAND 94607	94607	001 020901000		Central Business Dis	CBD-X	0	217.8	0.056703129	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	7	0	7	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	729 CLAY ST OAKLAND 94607	94607	001 020901100		Central Business Dis	CBD-X	0	217.8	0.17217671	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	24	0	24	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9TH ST OAKLAND 94607	94607	001 021100400		Central Business Dis	CBD-R	0	217.8	0.061362622	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	2	0	2	AV Ratio: 0.00; FAR: 0.65	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	821 JEFFERSON ST OAKLAND 946	94607	001 021100500		Central Business Dis	CBD-R	0	217.8	0.282855199	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.76; FAR: 0.69	Year Built: 1939	AFFH Site: No; Site comments:
OAKLAND	711 JEFFERSON ST OAKLAND 946	94607	001 021101501		Central Business Dis	CBD-R	0	217.8	1.377843865	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	89	0	89	AV Ratio: 0.38; FAR: 0.00	Year Built: 1872	AFFH Site: No; Site comments:
OAKLAND	CASTRO ST OAKLAND 94607	94607	001 022101402		Community Commer	CC-2	0	193.6	1.330553279	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	400	0	0	400	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7TH ST OAKLAND 94607	94607	001 023400300	FFF	Central Business Dis	D-LM-2	0	396	0.057382695	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	629 FRANKLIN ST OAKLAND 94607	94607	001 023400400	FFF	Central Business Dis	D-LM-2	0	396	0.172127576	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	32	0	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	FRANKLIN ST OAKLAND 94607	94607	001 023400500	FFF	Central Business Dis	D-LM-4	0	396	0.287071699	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	62	0	62	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1260 M L KING JR WAY OAKLAND 9	94612	002 002700609		Central Business Dis	CBD-C	0	484	1.790635271	Parking	YES - Current	YES - City-Owned	Available	Used in Prior Housin	183	122	306	611	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	587 11TH ST OAKLAND 94607	94607	002 003500502		Central Business Dis	CBD-C	0	217.8	0.457419805	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	70	0	70	AV Ratio: 0.11; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1225 WEBSTER ST OAKLAND 9461	94612	002 005700402		Central Business Dis	D-LM-4	0	396	0.277275499	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	41	0	41	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	375 12TH ST OAKLAND 94607	94607	002 005701100		Central Business Dis	D-LM-3	0	396	0.229567661	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	54	54	AV Ratio: 0.17; FAR: 1.40; Exist	Year Built: 1880	AFFH Site: No; Site comments:
OAKLAND	1261 HARRISON ST OAKLAND 946	94612	002 006300200		Central Business Dis	D-LM-4	0	193.6	0.346583203	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	10	0	92	102	AV Ratio: 0.05; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1329 MADISON ST OAKLAND 94612	94612	002 007900400		Central Business Dis	D-LM-2	0	396	0.229765641	Agricultural/open spa	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	58	0	58	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1309 MADISON ST OAKLAND 94612	94612	002 007900500		Central Business Dis	D-LM-4	0	396	0.381879216	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	253	253	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	157 11TH ST OAKLAND 94607	94607	002 008300600		Central Business Dis	D-LM-4	0	193.6	0.131934383	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	14	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	149 11TH ST OAKLAND 94607	94607	002 008500100		Central Business Dis	D-LM-4	0	193.6	0.344151829	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	102 10TH ST OAKLAND 94607	94607	002 008500400		Central Business Dis	D-LM-4	0	193.6	0.352452132	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	26	0	26	AV Ratio: 0.00; FAR: 1.00	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	128 10TH ST OAKLAND 94607	94607	002 008500500		Central Business Dis	D-LM-4	0	193.6	0.083801338	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	138 10TH ST OAKLAND 94607	94607	002 008500600		Central Business Dis	D-LM-4	0	193.6	0.125695215	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	6	0	6	AV Ratio: 0.60; FAR: 0.00; Exist	Year Built: 1908	AFFH Site: No; Site comments:
OAKLAND	125 10TH ST OAKLAND 94607	94607	002 008500900		Central Business Dis	D-LM-4	0	396	0.114785461	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	11	0	11	AV Ratio: 0.67; FAR: 0.66	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	113 10TH ST OAKLAND 94607	94607	002 008501000		Central Business Dis	D-LM-4	0	396	0.174082393	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 1.98	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	963 OAK ST OAKLAND 94607	94607	002 008501100		Central Business Dis	D-LM-4	0	396	0.174385377	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	33	0	33	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1013 HARRISON ST OAKLAND 946	94607	002 011200700		Central Business Dis	D-LM-2	0	193.6	0.168031168	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	16	16	32	AV Ratio: 4.31; FAR: 1.65; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	800 W GRAND AVE OAKLAND 9460	94607	003 001900300		Community Commer	CC-2	0	116.16	0.447289835	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	46	0	46	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	800 W GRAND AVE OAKLAND 9460	94607	003 001900400		Community Commer	CC-2	0	116.16	0.18652525	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2311 SAN PABLO AVE OAKLAND 94	94612	003 002101000		Community Commer	CC-2	0	158.4	0.176439648	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	5	0	39	44	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2211 WEST ST OAKLAND 94612	94612	003 002701100		Community Commer	CC-2	0	116.16	0.092218582	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	8	8	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	2103 SAN PABLO AVE OAKLAND 94	94612	003 003900300		Central Business Dis	CBD-X	0	484	1.492283204	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	120	10	370	500	AV Ratio: 0.36; FAR: 0.47	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	17TH ST OAKLAND 94612	94612	003 005502401		Mixed Housing Type	RM-3	0	2 per lot	0.264636188	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1414 CLAY ST OAKLAND 94612	94612	003 006700400		Central Business Dis	CBD-C	0	484	0.660381062	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	255	0	0	255	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	616 14TH ST OAKLAND 94612	94612	003 007102100		Central Business Dis	CBD-X	0	484	0.057990785	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	5	0	0	5	AV Ratio: 0.23; FAR: 2.93	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	8TH ST OAKLAND 94607	94607	004 000700101		Urban Residential	RM-1	0	1 per lot	0.215464693	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1115 ADELINE ST OAKLAND 94607	94607	004 003300700		Mixed Housing Type	RM-2	0	2 per lot	0.239180525	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1395 7TH ST OAKLAND 94607	94607	004 006900100		Community Commer	S-15W	0	193.6	0.537932482	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	83	0	83	AV Ratio: 0.14; FAR: 0.04	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	KIRKHAM ST OAKLAND 94607	94607	004 006900201		Community Commer	S-15W	0	193.6	0.952372188	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	289	289	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	533 KIRKHAM ST OAKLAND 94607	94607	004 006900202		Community Commer	S-15W	0	193.6	0.210403155	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	36	0	36	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1396 5TH ST OAKLAND 94607	94607	004 006900400		Community Commer	S-15W	0	193.6	0.875578424	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	16	0	206	222	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	355 MANDELA PKWY OAKLAND 94	94607	004 007300800		Community Commer	S-15W	0	116.16	0.172431789	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	12	0	12	AV Ratio: 0.00; FAR: 0.65	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	349 MANDELA PKWY OAKLAND 94	94607	004 007300900		Community Commer	S-15W	0	116.16	0.338788627	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	31	0	0	31	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	723 CENTER ST OAKLAND 94607	94607	004 007901000		Mixed Housing Type	RM-3	0	1 per lot	0.05930306	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	719 CENTER ST OAKLAND 94607	94607	004 007901100		Mixed Housing Type	RM-3	0	1 per lot	0.050597584	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	715 CENTER ST OAKLAND 94607	94607	004 007901200		Community Commer	S-15W	0	116.16	0.033243319	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1452 7TH ST OAKLAND 94607	94607	004 007901300		Community Commer	S-15W	0	116.16	0.100837885	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1462 7TH ST OAKLAND 94607	94607	004 007901400		Community Commer	S-15W	0	116.16	0.057992361	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	5	0	5	AV Ratio: 0.00; FAR: 0.30	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1470 7TH ST OAKLAND 94607	94607	004 007901500		Community Commer	S-15W	0	116.16	0.318933058	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	29	0	29	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1484 7TH ST OAKLAND 94607	94607	004 007901701		Community Commer	S-15W	0	116.16	0.198840953	Mixed Use	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	9	0	9	AV Ratio: 0.98; FAR: 0.25	Year Built: 1997	AFFH Site: No; Site comments:
OAKLAND	1520 7TH ST OAKLAND 94607	94607	004 009501400		Community Commer	CC-2	0	0	0.285183315	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	22	0	22	AV Ratio: 0.28; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1528 7TH ST OAKLAND 94606	94606	004 009501500		Community Commer	CC-2	0	0	0.056729388	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1534 7TH ST OAKLAND 94606	94606	004 009501600		Community Commer	CC-2	0	0	0.060981174	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1546 7TH ST OAKLAND 94606	94606	004 009501700		Community Commer	CC-2	0	0	0.063703371	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1572 7TH ST OAKLAND 94607	94607	004 009701200		Community Commer	CC-2	0	96.8	0.048034183	Mixed Use	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	2	0	2	AV Ratio: 0.27; FAR: 1.39; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	1576 7TH ST OAKLAND 94607	94607	004 009701300		Community Commer	CC-2	0	96.8	0.048046201	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1578 7TH ST OAKLAND 94607	94607	004 009701400		Community Commer	CC-2	0	96.8	0.048056482	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	708 PERALTA ST OAKLAND 94607	94607	004 009701500		Community Commer	CC-2	0	96.8	0.074342892	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consec	0	6	0	6	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1506 3RD ST OAKLAND 94607	94607	004 010301600		Mixed Housing Type	RM-2	0	1 per lot	0.043029696	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1300 7TH ST OAKLAND 94607	94607	004 010800700		Community Commer	S-15W	0	158.4	1.80958308	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	38	338	376	AV Ratio: 2.22; FAR: 0.39	Year Built: 1985	AFFH Site: No; Site comments:
OAKLAND	1230 14TH ST OAKLAND 94607	94607	005 037701901		Mixed Housing Type	RM-4	0	39.6	0.27945938	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	8	0	8	AV Ratio: 0.24; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1158 14TH ST OAKLAND 94607	94607	005 037802800		Mixed Housing Type	RM-4	0	1 per lot	0.060261978	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1154 14TH ST OAKLAND 94607	94607	005 037802900		Mixed Housing Type	RM-4	0	1 per lot	0.060260142	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1415 ADELINE ST OAKLAND 94607	94607	005 037803000		Mixed Housing Type	RM-4	0	1 per lot	0.04429236	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00Existin	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1411 ADELINE ST OAKLAND 94607	94607	005 037803100		Mixed Housing Type	RM-4	0	1 per lot	0.044292081	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1407 ADELINE ST OAKLAND 94607	94607	005 037803200		Mixed Housing Type	RM-4	0	1 per lot	0.044291835	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housin	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1403 ADELINE ST OAKLAND 94607	94607	005 037803300		Mixed Housing Type

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	1550 JACKSON ST OAKLAND 94612	94612	008 062901708		Central Business Dis	CBD-R	0	145.2	0.206264496	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1975 WEBSTER ST OAKLAND 9461	94612	008 063700303		Central Business Dis	CBD-C	0	484	0.253539095	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	98	0	98	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1800 SAN PABLO AVE OAKLAND 94	94612	008 064201800		Central Business Dis	CBD-X	0	484	1.018077513	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	225	0	0	225	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	548 THOMAS L BERKLEY WA OAKL	94612	008 064500901	KKK	Central Business Dis	CBD-X	0	484	0.268902085	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	29	0	0	29	AV Ratio: 2.20; FAR: 0.00	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	556 THOMAS L BERKLEY WA OAKL	94612	008 064502805	KKK	Central Business Dis	CBD-X	0	484	0.373679444	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	40	0	0	40	AV Ratio: 2.73; FAR: 1.55	Year Built: 1954	AFFH Site: Yes; Site comments
OAKLAND	525 21ST ST OAKLAND 94612	94612	008 064503301	KKK	Central Business Dis	CBD-X	0	484	0.616905178	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	68	0	0	68	AV Ratio: 0.56; FAR: 0.57	Year Built: 1912	AFFH Site: Yes; Site comments
OAKLAND	610 21ST ST OAKLAND 94606	94606	008 064701500		Central Business Dis	CBD-X	0	145.2	0.1658821	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	5	5	AV Ratio: 1.70; FAR: 0.00; Exist	Year Built: 1897	AFFH Site: No; Site comments:
OAKLAND	2040 TELEGRAPH AVE OAKLAND 9	94612	008 064900101		Central Business Dis	CBD-P	0	484	0.249340737	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	81	0	81	AV Ratio: 0.00; FAR: 0.31	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2022 TELEGRAPH AVE OAKLAND 9	94612	008 064900102		Central Business Dis	CBD-P	0	484	0.041129711	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	10	0	10	AV Ratio: 0.00; FAR: 0.92	Year Built: 1948	AFFH Site: No; Site comments:
OAKLAND	2001 FRANKLIN ST OAKLAND 9461	94612	008 065001604	CCC	Central Business Dis	CBD-C	0	484	0.671924674	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	130	0	0	130	AV Ratio: 0.79; FAR: 0.70	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	2044 BROADWAY OAKLAND 94612	94612	008 065002300	CCC	Central Business Dis	CBD-C	0	484	0.693841109	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	268	0	0	268	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2250 TELEGRAPH AVE OAKLAND 9	94612	008 065800602		Central Business Dis	CBD-P	0	484	0.262368529	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	55	0	55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	W GRAND AVE OAKLAND 94612	94612	008 066005203		Central Business Dis	CBD-X	0	484	0.906777906	Parking	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	190	0	0	190	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2301 TELEGRAPH AVE	94612	008 066400600		Community Commer	CC-2	0	96.8	0.19	Commercial	YES - Current	NO - Privately-Owne	Pending Project	Not Used in Prior Ho	58	0	0	58	AV Ratio: 0.00; FAR: 0.00	Year Built:	AFFH Site: No; Site comments:
OAKLAND	WEBSTER ST OAKLAND 94612	94612	008 066700503		Central Business Dis	D-BV-2	0	229.2631579	0.26962695	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	26	0	150	176	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2359 HARRISON ST OAKLAND 946	94612	008 067000400		Central Business Dis	D-BV-1	0	348.48	0.255446946	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	325	325	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2433 VALDEZ ST OAKLAND 94612	94612	008 067200500		Central Business Dis	D-BV-1	0	348.48	0.14348358	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	37	0	37	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1911 TELEGRAPH AVE OAKLAND 9	94612	008 071605800		Central Business Dis	CBD-R	0	484	1.035874807	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	149	0	0	149	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	681 27TH ST OAKLAND 94612	94612	009 068103801		Mixed Housing Type	RU-4	0	79.2	0.134474752	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	3	0	12	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2633 TELEGRAPH AVE OAKLAND 9	94612	009 068200101		Community Commer	RU-3	0	96.8	1.569887412	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	25	0	25	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	553 27TH ST OAKLAND 94612	94612	009 068203104		Urban Residential	RU-5	0	193.6	0.247222083	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	403 28TH ST OAKLAND 94609	94609	009 068403701		Community Commer	D-BV-4	0	158.4	0.30007647	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	37	0	37	AV Ratio: 0.23; FAR: 0.18	Year Built: 1947	AFFH Site: No; Site comments:
OAKLAND	2710 BROADWAY OAKLAND 94612	94612	009 068501804		Community Commer	D-BV-3	0	158.4	0.292279992	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	20	0	20	AV Ratio: 0.06; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2703 M L KING JR WAY OAKLAND 9	94612	009 069100301		Mixed Housing Type	RU-4	0	79.2	0.289395021	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	15	0	15	AV Ratio: 0.08; FAR: 0.10	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2720 SAN PABLO AVE OAKLAND 94	94612	009 069201502		Community Commer	CC-2	0	116.16	0.326665356	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	34	0	34	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	696 29TH ST OAKLAND 94609	94609	009 069607200		Mixed Housing Type	RM-2	0	1 per lot	0.089374187	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2901 BROADWAY OAKLAND 94611	94611	009 070100800		Community Commer	D-BV-3	0	158.4	0.117871644	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	23	0	197	220	AV Ratio: 0.00; FAR: 1.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	530 32ND ST OAKLAND 94609	94609	009 071600900		Urban Residential	RU-1	0	39.6	0.139237293	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 1.13; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3314 SAN PABLO AVE OAKLAND 94	94608	009 072301501		Urban Residential	RU-5	0	116.16	0.25426844	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	23	0	23	AV Ratio: 0.00; FAR: 0.01	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3403 PIEDMONT AVE OAKLAND 94	94611	009 073200502		Community Commer	D-BV-3	0	158.4	0.05243383	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	7	0	69	76	AV Ratio: 0.46; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3401 BROADWAY OAKLAND 94611	94611	009 073300407		Community Commer	D-BV-3	0	290.4	0.642289756	Parking	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	84	0	84	AV Ratio: 0.06; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	990 34TH ST OAKLAND 94608	94608	009 074001400		Mixed Housing Type	RM-2	0	2 per lot	0.242881325	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 2.66; FAR: 0.00; Exist	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	939 35TH ST OAKLAND 94608	94608	009 074002800		Mixed Housing Type	RM-2	0	2 per lot	0.159421832	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	32	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	LENOX AVE OAKLAND 94610	94610	010 077202001		Urban Residential	RU-2	0	54.45	0.343862902	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	10	0	0	10	AV Ratio: 0.05; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	436 OAKLAND AVE OAKLAND 9461	94611	010 079202000		Mixed Housing Type	RM-4	0	39.6	0.134619153	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	5	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3210 HARRISON ST OAKLAND 946	94611	010 079300100		Mixed Housing Type	RM-4	0	39.6	0.134078486	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 1.31; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	296 27TH ST OAKLAND 9612	94611	010 079800307		Community Commer	RM-4	0	158.4	0.439173096	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	17	0	181	198	AV Ratio: 0.00; FAR: 0.48	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	111 FAIRMOUNT AVE OAKLAND 94	94611	010 080001006		Mixed Housing Type	RM-3	0	2 per lot	1.329121304	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	25	0	0	25	AV Ratio: 2.64; FAR: 0.00	Year Built: 1928	AFFH Site: No; Site comments:
OAKLAND	3322 HARRISON ST OAKLAND 946	94611	010 081002000		Mixed Housing Type	RM-3	0	1 per lot	0.052190689	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.37; FAR: 0.00; Exist	Year Built: 1907	AFFH Site: No; Site comments:
OAKLAND	100 MACARTHUR BLVD OAKLAND	94610	010 081200801		Urban Residential	CN-4	0	79.2	0.360498658	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	21	0	21	AV Ratio: 0.00; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	55 MACARTHUR BLVD OAKLAND 9	94610	010 081300800		Mixed Housing Type	RM-4	0	39.6	0.428830477	Hotel/motel	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	44	0	1	45	AV Ratio: 3.14; FAR: 0.69	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3374 GRAND AVE OAKLAND 94610	94610	011 083600101		Neighborhood Cente	CN-2	0	96.8	0.339979161	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	23	0	0	23	AV Ratio: 0.11; FAR: 0.11	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	684 FAIRMOUNT AVE OAKLAND 94	94611	012 093202600		Mixed Housing Type	RM-2	0	2 per lot	0.185426053	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	3	3	AV Ratio: 0.94; FAR: 0.00; Exist	Year Built: 1952	AFFH Site: No; Site comments:
OAKLAND	868 36TH ST OAKLAND 94608	94608	012 094801502		Mixed Housing Type	RM-2	0	2 per lot	0.138866662	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3807 MARKET ST OAKLAND 94608	94608	012 095602500		Urban Residential	RU-5	0	116.16	0.091825841	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	2	0	6	8	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3881 M L KING JR WAY OAKLAND 9	94609	012 096300100		Neighborhood Cente	CN-3	0	116.16	0.14651768	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	15	0	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3701 M L KING JR WAY OAKLAND 9	94609	012 096500500		Urban Residential	CN-3	0	116.16	0.138516101	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	14	0	0	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3700 WEST ST OAKLAND 94608	94608	012 096502101		Mixed Housing Type	RM-2	0	1 per lot	0.066319289	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	731 W MACARTHUR BLVD OAKLAN	94609	012 096502400		Urban Residential;Mi	RU-5	0	116.16	0.402551922	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	33	0	33	AV Ratio: 0.27; FAR: 0.03	Year Built: 1974	AFFH Site: No; Site comments:
OAKLAND	534 37TH ST OAKLAND 94609	94609	012 096600500	PP	Neighborhood Cente	RU-3	0	96.8	0.103309658	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	1	0	0	1	AV Ratio: 0.47; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	538 37TH ST OAKLAND 94609	94609	012 096600600	PP	Neighborhood Cente	RU-3	0	96.8	0.172185479	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	3	0	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 1908	AFFH Site: No; Site comments:
OAKLAND	3801 TELEGRAPH AVE OAKLAND 9	94609	012 096700501		Neighborhood Cente	CN-2	0	158.4	0.334267265	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	19	2	59	80	AV Ratio: 1.32; FAR: 0.44	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3924 M L KING JR WAY OAKLAND 9	94609	012 096902900		Neighborhood Cente	S-15	0	116.16	0.126261506	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	10	0	10	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	645 40TH ST OAKLAND 94609	94609	012 096903000		Neighborhood Cente	S-15	0	116.16	0.057393448	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	40TH ST OAKLAND 94609	94609	012 096904102		Neighborhood Cente	S-15	0	116.16	0.053041949	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	469 40TH ST OAKLAND 94609	94609	012 097200100		Urban Residential	RU-3	0	96.8	0.229587049	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	4	0	28	32	AV Ratio: 2.59; FAR: 0.00; Exist	Year Built: 1923	AFFH Site: No; Site comments:
OAKLAND	4016 HOWE ST OAKLAND 94611	94611	012 099300500	NN	Neighborhood Cente	CN-1	0	79.2	0.268624824	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	41ST ST OAKLAND 94611	94611	012 099300601	NN	Neighborhood Cente	CN-1	0	79.2	0.563131899	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	100	0	0	100	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4299 BROADWAY OAKLAND 94611	94611	012 100200601		Community Commer	CC-2	0	96.8	0.531942277	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	16	0	0	16	AV Ratio: 0.97; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4225 BROADWAY OAKLAND 94611	94611	012 100200900		Community Commer	CC-2	0	96.8	0.146564901	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	8	0	0	8	AV Ratio: 0.07; FAR: 0.39	Year Built: 1974	AFFH Site: Yes; Site comments
OAKLAND	4207 BROADWAY OAKLAND 94611	94611	012 100201001		Community Commer	CC-2	0	96.8	0.172756591	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	6	0	121	127	AV Ratio: 0.16; FAR: 1.02	Year Built: 1985	AFFH Site: No; Site comments:
OAKLAND	4432 TELEGRAPH AVE OAKLAND 9	94609	013 109902501	LLL	Neighborhood Cente	CN-2	0	96.8	0.0837267	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	4	0	0	4	AV Ratio: 0.00; FAR: 0.99	Year Built: 1925	AFFH Site: Yes; Site comments
OAKLAND	4400 TELEGRAPH AVE OAKLAND 9	94609	013 109902600	LLL	Neighborhood Cente	CN-2	0	96.8	0.195092416	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	6	0	0	6	AV Ratio: 0.94; FAR: 0.78	Year Built: 1929	AFFH Site: Yes; Site comments
OAKLAND	4366 BROADWAY OAKLAND 94611	94611	013 110802401		Community Commer	CC-2	0	96.8	0.287322643	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	17	0	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4200 BROADWAY OAKLAND 94611	94611	013 110902001	III	Community Commer	CC-2	0	96.8	0.254307478	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	15	0	0	15	AV Ratio: 0.00; FAR: 0.40	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	4220 BROADWAY OAKLAND 94611	94611	013 110902200	III	Community Commer	CC-2	0	96.8	0.196975104	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	12	0	0	12	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: Yes; Site comments
OAKLAND	4224 BROADWAY OAKLAND 94611	94611	013 110902501	III	Community Commer	CC-2	0	96.8	0.339040441	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	20	0	0	20	AV Ratio: 0.37; FAR: 0.38	Year Built: 1991	AFFH Site: Yes; Site comments
OAKLAND	514 SHATTUCK AVE OAKLAND 946	94609	013 115400905		Neighborhood Cente	CN-2	0	96.8	2.643866356	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	182	0	0	182	AV Ratio: 0.00; FAR: 0.27	Year Built: 1997	AFFH Site: Yes; Site comments
OAKLAND	4617 SHATTUCK AVE OAKLAND 94	94609	013 116000300		Neighborhood Cente	CN-2	0	96.8	0.093675058	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	14	14	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1898	AFFH Site: No; Site comments:
OAKLAND	5616 M L KING JR WAY OAKLAND 9	94609	014 121001801		Neighborhood Cente	CN-3	0	96.8	0.150528327	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	2	0	18	20	AV Ratio: 2.01; FAR: 0.69	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5131 SHATTUCK AVE OAKLAND 94	94609	014 121603102		Neighborhood Cente	CN-4	0	96.8	0.51413454	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	36	0	36	AV Ratio: 0.17; FAR: 0.07	Year Built: 1970	AFFH Site: No; Site comments:
OAKLAND	5527 VICENTE WAY OAKLAND 946	94609	014 122401305		Mixed Housing Type	RM-4	0	39.6	0.267116791	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	6	6	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	5200 BROADWAY OAKLAND 94618	94618	014 124300101		Institutional	RM-3	0	2 per lot	3.954791738	Educational/institution	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	51	459	510	AV Ratio: 4.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5776 VICENTE ST OAKLAND 94609	94609	014 127402800		Mixed Housing Type	RM-2	0	2 per lot	0.107066566	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	5617 SAN PABLO AVE OAKLAND 94	94608	015 130901202		Neighborhood Cente	RM-2	0	2 per lot	0.367312384	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6341 SHATTUCK AVE OAKLAND 94	94609	015 136400100		Neighborhood Cente	CN-3	0	79.2	0.153668303	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	2	12	14	AV Ratio: 0.37; FAR: 0.17	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	609 ALCATRAZ AVE OAKLAND 946	94609	015 137803900		Mixed Housing Type	RM-4	0	39.6	0.125737169	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	5998 TELEGRAPH AVE OAKLAND 9	94609	016 138700100		Urban Residential	RU-5	0	96.8	0.134699503	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	3	20	23	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6528 RAYMOND ST OAKLAND 9460	94609	016 142400101		Mixed Housing Type	RM-2	0	2 per lot	0.10089917	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1904	AFFH Site: No; Site comments:
OAKLAND	1031 62ND ST OAKLAND 94608	94608	016 144205000		Mixed Housing Type	RM-3	0	2 per lot	0.242870268	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	1	0	8	9	AV Ratio: 1.74; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	1707 WOOD ST OAKLAND 94607	94607	018 031000707		Urban Residential	D-WS-7	0	64.15316642	0.252037405	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOOD ST OAKLAND 94607	94607	018 031001400		Urban Residential	D-WS-7	0	64.15316642	3.149895206	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	46	0	46	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5TH ST OAKLAND 94607	94607	018 039001007		Community Commer	S-15W	0	193.6	3.954444546	Industrial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	0	600	600	AV Ratio: 0.36; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	200 FALLON ST OAKLAND 94607	94607	018 044000903		EPP Mixed Use Distr	M-20	0	0	1.733677546	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	276	276	AV Ratio: 1.07; FAR: 0.26	Year Built: 1974	AFFH Site: No; Site comments:
OAKLAND	510 FALLON ST OAKLAND 94607	94607	018 044501202		Central Business Dis	D-LM-4	0	396	4.565837864	Educational/institution	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Ho	266	178	444	888	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8TH AVE OAKLAND 94607	94607	018 046501600		EPP Planned Waterfr	D-DTN	0	0	1.187495181	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	196	196	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	BELLEVUE AVE OAKLAND 94609	94609	019 002701400		Urban Residential	D-LM-1	0	193.6	0.924631293	Agricultural/open spa	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	54	0	0	54	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	825 E 12TH ST OAKLAND 94606	94606	019 003400302		Neighborhood Cente	CN-3	0	96.8	0.300505119	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	20	0	20	AV Ratio: 0.14; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1035 E 12TH ST OAKLAND 94606	94606	019 003600502		Neighborhood Cente	CN-3	0	96.8	0.239345024	Industrial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	16	0	16	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1111 E

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	2547 E 27TH ST OAKLAND 94601	94601	026 078500800		Mixed Housing Type	RM-3	0	2 per lot	0.119856809	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2120 MONTANA ST OAKLAND 9460	94602	026 083402201		Neighborhood Center	CN-3	0	79.2	0.315246295	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	19	0	0	19	AV Ratio: 0.00; FAR: 0.01	Year Built: 1978	AFFH Site: No; Site comments:
OAKLAND	2119 34TH AVE OAKLAND 94601	94601	027 088103508		Mixed Housing Type	RM-2	0	2 per lot	0.106554984	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1905	AFFH Site: No; Site comments:
OAKLAND	2411 MACARTHUR BLVD OAKLAND	94602	028 090602701		Urban Residential	CN-1	0	96.8	0.417137965	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	32	0	32	AV Ratio: 0.21; FAR: 0.13	Year Built: 1976	AFFH Site: No; Site comments:
OAKLAND	3050 MACARTHUR BLVD OAKLAND	94602	028 093900802		Urban Residential	RU-4	0	96.8	0.167148665	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	15	15	AV Ratio: 0.00; FAR: 0.43; Exist	Year Built: 1931	AFFH Site: No; Site comments:
OAKLAND	2932 CARMEL ST OAKLAND 94602	94602	029 098202100		Mixed Housing Type	RM-2	0	2 per lot	0.248346653	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.08; FAR: 0.00; Exist	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	COOLIDGE AVE OAKLAND 94602	94602	029 098901303		Mixed Housing Type	RM-3	0	2 per lot	0.164632919	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3600 LAGUNA AVE OAKLAND 9460	94602	029 099005500		Mixed Housing Type	RM-3	0	2 per lot	0.144252735	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	RETTIG AVE OAKLAND 94608	94608	029 106903900		Detached Unit Reside	RD-1	0	1 per lot	0.086864191	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	LONDON RD OAKLAND 94608	94608	029 107500100		Hillside Residential	RH-4	0	1 per lot	0.245682853	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3722 REDWOOD RD OAKLAND 946	94619	029 109001401		Detached Unit Reside	RD-1	0	1 per lot	0.069593852	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2844 MOUNTAIN BLVD OAKLAND 9	94602	029 125502200		Neighborhood Center	CN-3	0	79.2	0.222149323	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	4	0	13	17	AV Ratio: 0.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2114 MACARTHUR BLVD OAKLAND	94602	029A130205100		Neighborhood Center	CN-1	0	96.8	0.300919571	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	9	1	29	39	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WRENN ST OAKLAND 94608	94608	029A131600400		Detached Unit Reside	RD-1	0	1 per lot	0.127413059	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	TIFFIN RD OAKLAND 94602	94602	029A131805000		Detached Unit Reside	RD-1	0	1 per lot	0.248939852	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3712 39TH AVE OAKLAND 94619	94619	030 192500700		Mixed Housing Type	RM-3	0	2 per lot	0.300263869	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1926	AFFH Site: No; Site comments:
OAKLAND	HUNTINGTON ST OAKLAND 94608	94608	030 196500700		Detached Unit Reside	RD-1	0	1 per lot	0.058361595	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105800	HHH	Mixed Housing Type	CN-2	0	79.2	0.0814978	Educational/institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	5	0	0	5	AV Ratio: 0.19; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3925 MACARTHUR BLVD OAKLAND	94619	030 198105901	HHH	Neighborhood Center	CN-2	0	79.2	0.114790055	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	7	0	0	7	AV Ratio: 0.15; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3512 38TH AVE OAKLAND 94619	94619	030 198105902	HHH	Neighborhood Center	CN-2	0	79.2	0.11361313	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	7	0	0	7	AV Ratio: 0.13; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3912 REDDING ST OAKLAND 94619	94619	030 198109001	HHH	Neighborhood Center	RM-3	0	2 per lot	0.299915148	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3142 HIGH ST OAKLAND 94619	94619	032 203216600		Mixed Housing Type	RM-4	0	39.6	0.272460099	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	8	8	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1913	AFFH Site: No; Site comments:
OAKLAND	3614 FOOTHILL BLVD OAKLAND 94	94601	032 208405000	XX	Urban Residential	RU-5	0	96.8	0.115134783	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3600 FOOTHILL BLVD OAKLAND 94	94601	032 208405100	XX	Urban Residential	RU-5	0	96.8	0.244697054	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecu	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3824 FOOTHILL BLVD OAKLAND 94	94601	032 208702401		Urban Residential	RU-5	0	96.8	0.089600345	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	12	12	AV Ratio: 0.00; FAR: 0.53	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	HARRINGTON AVE OAKLAND 9460	94601	032 210006000		Mixed Housing Type	RM-2	0	2 per lot	0.101147036	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2130 35TH AVE OAKLAND 94601	94601	032 211200500		Mixed Housing Type	RM-4	0	1 per lot	0.075269483	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2134 35TH AVE OAKLAND 94601	94601	032 211200600		Mixed Housing Type	RM-4	0	39.6	0.094193657	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3566 FOOTHILL BLVD OAKLAND 94	94601	032 211503701	XX	Urban Residential	RU-5	0	96.8	0.148612153	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3550 FOOTHILL BLVD OAKLAND 94	94601	032 211503801	XX	Urban Residential	RU-5	0	96.8	0.26112769	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	124	0	0	124	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2007 CROSBY AVE OAKLAND 9460	94601	032 211600300		Mixed Housing Type	RM-2	0	1 per lot	0.074254826	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1911	AFFH Site: No; Site comments:
OAKLAND	1750 35TH AVE OAKLAND 94601	94601	033 212800300		Urban Residential	RU-5	0	96.8	0.137556204	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	0	4	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3755 FOOTHILL BLVD OAKLAND 94	94601	033 213503100		Mixed Housing Type	RU-4	0	96.8	0.21734258	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	14	0	14	AV Ratio: 0.00; FAR: 0.11	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1601 39TH AVE OAKLAND 94601	94601	033 213804000		Mixed Housing Type	RM-2	0	2 per lot	0.160852999	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3815 FOOTHILL BLVD OAKLAND 94	94601	033 213805301		Urban Residential	RU-5	0	96.8	0.139920591	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	9	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3609 INTERNATIONAL BLVD OAKL	94601	033 217700101		Neighborhood Center	CN-2	0	158.4	0.252039842	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	31	0	31	AV Ratio: 0.40; FAR: 0.12	Year Built: 1962	AFFH Site: No; Site comments:
OAKLAND	3301 SAN LEANDRO ST OAKLAND	94601	033 218700302		Housing and Busines	MX-1	0	43.56	0.574272206	Parking	YES - Current	YES - City-Owned	Available	Used in Prior Housing	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219102100	TT	Neighborhood Center	S-15	0	193.6	0.28297424	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	15	0	0	15	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	35TH AV OAKLAND 94601	94601	033 219102300	TT	Neighborhood Center	S-15	0	193.6	0.388146854	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	21	0	0	21	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219201900	TT	Neighborhood Center	S-15	0	193.6	0.286008952	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	16	0	0	16	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	34TH AV OAKLAND 94601	94601	033 219202300	TT	Neighborhood Center	S-15	0	193.6	0.719435982	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	52	0	0	52	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	33RD AV OAKLAND 94601	94601	033 219302300		Neighborhood Center	S-15	0	193.6	0.401083004	Public	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	22	0	0	22	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	33RD AV OAKLAND 94601	94601	033 219401702		Neighborhood Center	S-15	0	193.6	0.033477994	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	38	38	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	856 34TH AVE OAKLAND 94601	94601	033 220001400		Housing and Busines	HBX-2	0	46.83870968	0.085048425	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	6	6	AV Ratio: 0.00; FAR: 1.18	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1217 52ND AVE OAKLAND 94601	94601	034 227302700		Mixed Housing Type	RM-1	0	1 per lot	0.132001463	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 0.00; FAR: 0.00; Exist	Year Built: 1916	AFFH Site: No; Site comments:
OAKLAND	4801 COLISEUM WAY OAKLAND 94	94601	034 229501605		Business Mix	CIX-2	0	0	0.839807317	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	36	0	1	37	AV Ratio: 2.35; FAR: 0.29	Year Built: 1970	AFFH Site: No; Site comments:
OAKLAND	4280 FOOTHILL BLVD OAKLAND 94	94601	035 235100502		Institutional;Commun	CC-2	0	116.16	0.425267889	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	39	0	39	AV Ratio: 0.09; FAR: 0.11	Year Built: 1972	AFFH Site: No; Site comments:
OAKLAND	4265 FOOTHILL BLVD OAKLAND 94	94601	035 235200801		Community Commer	CC-2	0	116.16	0.606573539	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	56	0	56	AV Ratio: 0.47; FAR: 0.02	Year Built: 1987	AFFH Site: No; Site comments:
OAKLAND	1435 HIGH ST OAKLAND 94601	94601	035 235302601		Community Commer	CC-1	0	158.4	0.3198006	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	38	0	38	AV Ratio: 0.09; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4610 INTERNATIONAL BLVD OAKL	94601	035 235902201		Urban Residential	CC-2	0	158.4	0.335115847	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	35	0	35	AV Ratio: 0.00; FAR: 0.11	Year Built: 1967	AFFH Site: No; Site comments:
OAKLAND	1519 48TH AVE OAKLAND 94601	94601	035 236000700		Urban Residential	RM-3	0	2 per lot	0.147475689	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	1437 48TH AVE OAKLAND 94601	94601	035 236003300		Mixed Housing Type	RM-3	0	1 per lot	0.070592423	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003400		Mixed Housing Type	RM-3	0	1 per lot	0.055096106	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003500		Mixed Housing Type	RM-3	0	1 per lot	0.055096454	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	48TH AV OAKLAND 94601	94601	035 236003600		Mixed Housing Type	RM-3	0	1 per lot	0.070591357	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5130 INTERNATIONAL BLVD OAKL	94601	035 236302900		Mixed Housing Type	RU-5	0	116.16	0.281752025	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	3	0	3	AV Ratio: 0.35; FAR: 0.15	Year Built: 1947	AFFH Site: No; Site comments:
OAKLAND	5216 INTERNATIONAL BLVD OAKL	94601	035 236402201		Mixed Housing Type	RU-5	0	158.4	0.517182985	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	11	0	11	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5216 INTERNATIONAL BLVD OAKL	94601	035 236402202		Mixed Housing Type	RU-5	0	158.4	0.091633143	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5228 INTERNATIONAL BLVD OAKL	94601	035 236402300		Mixed Housing Type	RU-5	0	158.4	0.425550873	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	8	0	8	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5232 INTERNATIONAL BLVD OAKL	94601	035 236402400		Detached Unit Reside	RU-5	0	158.4	0.480058782	Parking	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	9	0	9	AV Ratio: 0.22; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5300 INTERNATIONAL BLVD OAKL	94601	035 236402601		Detached Unit Reside	RU-5	0	158.4	0.555318066	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	10	0	10	AV Ratio: 0.39; FAR: 0.06	Year Built: 1924	AFFH Site: No; Site comments:
OAKLAND	1433 55TH AVE OAKLAND 94621	94621	035 236601700		Detached Unit Reside	CN-3	0	158.4	1.347636162	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	97	0	0	97	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5490 INTERNATIONAL BLVD OAKL	94601	035 236601800		;Neighborhood Cente	CN-3	0	158.4	0.266378862	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	19	0	19	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5490 FOOTHILL BLVD OAKLAND 94	94601	035 237600100		Urban Residential	RU-4	0	96.8	0.135941114	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5330 FOOTHILL BLVD OAKLAND 94	94601	035 237800600		Neighborhood Center	CN-3	0	79.2	0.258691028	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	8	0	8	AV Ratio: 0.25; FAR: 0.06	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1942 48TH AVE OAKLAND 94601	94601	035 238301700		Mixed Housing Type	RM-3	0	2 per lot	0.242622798	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4825 FOOTHILL BLVD OAKLAND 94	94601	035 238500100		Urban Residential	RU-5	0	96.8	0.360406741	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	14	0	14	AV Ratio: 0.03; FAR: 0.08	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5308 FAIRFAX AVE OAKLAND 9460	94601	035 238901400		Neighborhood Center	CN-3	0	79.2	0.075756348	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5319 FOOTHILL BLVD OAKLAND 94	94601	035 238901500		Neighborhood Center	CN-3	0	79.2	0.110191957	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecu	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5484 BANCROFT AVE OAKLAND 94	94601	035 239001000		Urban Residential	RU-4	0	96.8	0.127402516	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 0.19; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4601 FOOTHILL BLVD OAKLAND 94	94601	035 240000100		Urban Residential	RU-5	0	96.8	0.072645411	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	2	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4529 FOOTHILL BLVD OAKLAND 94	94601	035 240100101		Urban Residential	RU-5	0	96.8	0.450730228	Educational/institution	YES - Current	YES - Other Publicly-	Available	Used in Prior Housing	0	17	0	17	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	POTTER ST OAKLAND 94601	94601	036 242702200		Detached Unit Reside	RD-2	0	1 per lot	0.104465519	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	PIERSON ST OAKLAND 94608	94608	036 250212400		Mixed Housing Type	RM-3	0	2 per lot	0.316251152	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	14	14	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4452 MATTIS CT OAKLAND 94619	94619	037 253003100		Detached Unit Reside	RD-1	0	1 per lot	0.205401428	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3849 BUELL ST OAKLAND 94619	94619	037 254700900		Mixed Housing Type	RM-3	0	2 per lot	0.172032206	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	5	5	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	4655 STEELE ST OAKLAND 94619	94619	037 255200100		Detached Unit Reside	RD-1	0	1 per lot	6.864329192	Educational/institution	YES - Current	YES - Other Publicly-	Available	Not Used in Prior Hou	20	0	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	3425 68TH AVE OAKLAND 94605	94605	037A275501200		Mixed Housing Type	RM-3	0	2 per lot	0.195196458	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	4	4	AV Ratio: 2.34; FAR: 0.00; Exist	Year Built: 1940	AFFH Site: No; Site comments:
OAKLAND	13175 SKYLINE BLVD OAKLAND 94	94619	037A314204800		Resource Conservati	RH-1	0	1 per lot	2.384313908	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	11880 SKYLINE BLVD OAKLAND 94	94619	037A314908002		Neighborhood Center	CN-3	0	79.2	0.49130264	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	18	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	RIDGEMONT DR OAKLAND 94605	94605	037A315100205		Hillside Residential;R	RH-1	0	1 per lot	20.06697121	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	20	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	KELLER AVE OAKLAND 94619	94619	037A315201500		Hillside Residential;R	RH-1	0	1 per lot	28.37096755	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	26	26	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	13430 CAMPUS DR OAKLAND 9461	94619	037A315600900		Hillside Residential	RH-3	0	1 per lot	0.501481617	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2611 SEMINARY AVE OAKLAND 94	94605	038 317503300		Neighborhood Center	CN-3	0	96.8	0.248834789	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	3	0	25	28	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5782 FOOTHILL BLVD OAKLAND 94	94605	038 317701100		Neighborhood Center	CN-3	0	96.8	0.479890675	Educational/institution	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	100	0	0	100	AV Ratio: 2.74; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6001 FOOTHILL BLVD OAKLAND 94	94605	038 320100100		Urban Residential	CN-3	0	96.8	0.191060842	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	1	0	1	AV Ratio: 0.92; FAR: 0.12	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5940 HAYES ST OAKLAND 94621	94621	038 321001300		Mixed Housing Type	RM-3	0	2 per lot	0.189471863	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	2	0	2	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	6225 HARMON AVE OAKLAND 9462	94621	038 321300900		Mixed Housing Type	RM-2	0	2 per lot	0.169828622	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	0	3	3	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1912	AFFH Site: No; Site comments:
OAKLAND	6200 INTERNATIONAL BLVD OAKL	94621	038 322201901		Urban Residential	RU-5	0	158.4	0.235563394	Educational/institution	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	4

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	796 66TH AVE OAKLAND 94621	94621	041 390100400		Regional Commercia	D-CO-2	0	335.0769231	4.589551972	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	296	0	0	296	AV Ratio: 0.00; FAR: 0.00	Year Built: 1920	AFFH Site: No; Site comments:
OAKLAND	66TH AVE OAKLAND 94621	94621	041 390101000		Regional Commercia	D-CO-2	0	335.0769231	2.17084463	Agricultural/open spa	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	140	0	0	140	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6415 INTERNATIONAL BLVD OAKL	94621	041 405002100		Urban Residential	RU-5	0	116.16	0.273019343	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.04; FAR: 0.11	Year Built: 1950	AFFH Site: No; Site comments:
OAKLAND	1016 66TH AVE OAKLAND 94621	94621	041 406201200		Detached Unit Reside	RD-1	0	1 per lot	0.214894871	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	INTERNATIONAL BLVD OAKLAND 9	94611	041 413100301		Urban Residential	RU-5	0	116.16	0.240067617	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7014 HAMILTON ST OAKLAND 9462	94621	041 413303400		Detached Unit Reside	RD-2	0	1 per lot	0.22038838	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1915	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 416200105		Community Commer	D-CO-1	0	335.0769231	1.791405873	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	0	115	0	115	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	71ST AV OAKLAND 94621	94621	041 416402403		Community Commer	D-CO-1	0	335.0769231	2.69943197	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	174	0	0	174	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 416403102		Community Commer	D-CO-1	0	335.0769231	2.626163991	Parking	YES - Current	YES - Other Publicly-	Available	Used in Prior Housin	0	169	0	169	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7001 SNELL ST OAKLAND 94621	94621	041 417000504		Community Commer	D-CO-1	0	335.0769231	0.623785963	Open Space	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	40	0	0	40	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 417300103	YY	Community Commer	D-CO-1	0	335.0769231	0.315224454	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	20	0	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	728 73RD AVE OAKLAND 94621	94621	041 417300202	YY	Community Commer	D-CO-1	0	335.0769231	0.34893057	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	22	0	0	22	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	710 73RD AVE OAKLAND 94621	94621	041 417300306	YY	Community Commer	D-CO-1	0	335.0769231	0.498266527	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	32	0	0	32	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	7317 INTERNATIONAL BLVD OAKL	94621	041 418900202	OO	Community Commer	CC-2	0	158.4	0.38248539	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	40	0	40	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	73RD AV OAKLAND 94621	94621	041 418901602	OO	Community Commer	RM-3	0	2 per lot	1.977998322	Public facilities	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8001 INTERNATIONAL BLVD OAKL	94621	041 420200100		Urban Residential;Mi	RU-4	0	116.16	0.284964581	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	3	0	3	AV Ratio: 0.01; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8019 INTERNATIONAL BLVD OAKL	94621	041 420200200		Urban Residential;Mi	RU-4	0	116.16	0.216437766	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	3	0	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8023 INTERNATIONAL BLVD OAKL	94621	041 420200300		Urban Residential;Mi	RU-4	0	116.16	0.179891285	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	633 HEGENBERGER RD OAKLAND	94621	042 432800116		Regional Commercia	D-CO-2	0	335.0769231	12.2270307	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	236	4	10	250	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8000 S COLISEUM WAY OAKLAND	94621	042 432800124		Regional Commercia	D-CO-2	0	335.0769231	8.929292974	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	173	115	288	576	AV Ratio: 0.00; FAR: 0.00	Year Built: 1980	AFFH Site: No; Site comments:
OAKLAND	8332 INTERNATIONAL BLVD OAKL	94621	043 455101101		Neighborhood Cente	CN-3	0	116.16	0.295915449	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	14	0	14	AV Ratio: 0.00; FAR: 0.33	Year Built: 1946	AFFH Site: No; Site comments:
OAKLAND	2218 82ND AVE OAKLAND 94605	94605	043 457301700		Mixed Housing Type	RM-4	0	39.6	0.2928519	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	4	4	AV Ratio: 2.33; FAR: 0.00; Exist	Year Built: 1944	AFFH Site: No; Site comments:
OAKLAND	8700 INTERNATIONAL BLVD OAKL	94621	043 458001300		Urban Residential	RU-5	0	116.16	0.238241553	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	1	0	1	AV Ratio: 0.53; FAR: 0.03	Year Built: 1966	AFFH Site: No; Site comments:
OAKLAND	8215 MACARTHUR BLVD OAKLAND	94605	043 462000101		Urban Residential	RU-4	0	96.8	0.345852017	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	4	0	4	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8301 MACARTHUR BLVD OAKLAND	94605	043 462100100		Urban Residential	RU-4	0	96.8	0.11533344	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	1	0	1	AV Ratio: 0.00; FAR: 0.67	Year Built: 1928	AFFH Site: No; Site comments:
OAKLAND	8816 BURR ST OAKLAND 94605	94605	043A464102700		Detached Unit Reside	RD-1	0	1 per lot	0.195142067	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8750 GOLF LINKS RD OAKLAND 94	94605	043A464204900		Detached Unit Reside	RD-1	0	1 per lot	0.273063061	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8760 GOLF LINKS RD OAKLAND 94	94605	043A464205000		Detached Unit Reside	RD-1	0	1 per lot	0.378524312	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2824 82ND AVE OAKLAND 94605	94605	043A464400202		Urban Residential;De	RU-4	0	96.8	0.074684323	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8327 GOLF LINKS RD OAKLAND 94	94605	043A464400902		Detached Unit Reside	RD-1	0	1 per lot	0.492553398	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GOLF LINKS RD OAKLAND 94605	94605	043A464402509		Urban Residential;De	RD-1	0	1 per lot	0.088420381	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8280 MACARTHUR BLVD OAKLAND	94605	043A464402600	ZZ	Urban Residential	RU-4	0	96.8	0.154307162	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	2	0	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 1990	AFFH Site: No; Site comments:
OAKLAND	8296 MACARTHUR BLVD OAKLAND	94605	043A464402800	ZZ	Urban Residential	RU-4	0	96.8	0.146183537	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	2	0	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8329 GOLF LINKS RD OAKLAND 94	94605	043A465100915		Detached Unit Reside	RD-1	0	1 per lot	0.158859348	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	8800 FONTAINE ST OAKLAND 9460	94605	043A467500232		Detached Unit Reside	RD-1	0	1 per lot	3.058430908	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	50	0	3	53	AV Ratio: 2.89; FAR: 0.00	Year Built: 1961	AFFH Site: No; Site comments:
OAKLAND	8750 MOUNTAIN BLVD OAKLAND 9	94605	043A467500323		Resource Conservati	RH-4	0	1 per lot	163.5992296	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	267	0	267	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9680 MOUNTAIN BLVD OAKLAND 9	94605	043A467604900		Hillside Residential	RH-4	0	1 per lot	0.131233855	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9525 INTERNATIONAL BLVD OAKL	94603	044 496800301		Neighborhood Cente	CN-3	0	116.16	0.654479593	Commercial	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	32	0	32	AV Ratio: 0.18; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9959 INTERNATIONAL BLVD OAKL	94603	044 497200605		Community Commer	CC-2	0	116.16	0.238588734	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	20	0	20	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9418 EDES AVE OAKLAND 94603	94603	044 501400500	AAA	Mixed Housing Type	RM-4	0	39.6	0.399793502	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	0	0	0	0	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	606 CLARA ST OAKLAND 94603	94603	044 501400603	AAA	Mixed Housing Type	RM-4	0	39.6	0.209355034	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	124	0	0	124	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10701 INTERNATIONAL BLVD OAK	94603	045 519600101	UU	Community Commer	CC-2	0	116.16	0.101403125	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	7	0	0	7	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10701 INTERNATIONAL BLVD OAK	94603	045 519600201	UU	Community Commer	CC-2	0	116.16	0.118815508	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	9	0	0	9	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1360 107TH AVE OAKLAND 94603	94603	045 519600400	UU	Community Commer	RD-1	0	1 per lot	0.165594515	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9000 INTERNATIONAL BLVD OAKL	94603	046 542101201		Neighborhood Cente	CN-3	0	116.16	0.231211513	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	13	0	13	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9547 MACARTHUR BLVD OAKLAND	94605	046 548801501		Urban Residential	RU-4	0	96.8	0.084479899	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9547 MACARTHUR BLVD OAKLAND	94605	046 548801601		Urban Residential	RU-4	0	96.8	0.177392179	Vacant	YES - Current	NO - Privately-Owne	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9601 MACARTHUR BLVD OAKLAND	94605	046 548900101		Mixed Housing Type	RU-4	0	96.8	0.248962116	Vacant	YES - Current	YES - Other Publicly-	Available	Used in Two Consec	0	2	0	2	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10400 INTERNATIONAL BLVD OAK	94603	047 550903901		Community Commer	CC-2	0	116.16	0.238770045	Educational/institutio	YES - Current	NO - Privately-Owne	Available	Used in Prior Housin	0	18	0	18	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10451 MACARTHUR BLVD OAKLAN	94605	047 557600703		Community Commer	CN-3	0	96.8	0.516718072	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consec	0	5	0	5	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	10520 MACARTHUR BLVD OAKLAN	94605	047 559502206		Community Commer	CC-2	0	96.8	0.126962687	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	17	16	0	33	AV Ratio: 2.82; FAR: 0.46	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9430 MACARTHUR BLVD OAKLAND	94605	048 559905200		Urban Residential	RU-4	0	96.8	0.143488767	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	3	3	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	2656 98TH AVE OAKLAND 94605	94605	048 561700901	BBB	Detached Unit Reside	RD-1	0	1 per lot	0.131255803	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 1949	AFFH Site: No; Site comments:
OAKLAND	2660 98TH AVE OAKLAND 94605	94605	048 561701004	BBB	Detached Unit Reside	RD-1	0	1 per lot	0.335504643	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	0	1	0	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	11190 LOCHARD ST OAKLAND 946	94605	048 626201100		Hillside Residential	RH-2	0	1 per lot	0.521801793	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	4247 SAINT ANDREWS RD OAKLA	94605	048 686300604		Hillside Residential	RH-3	0	1 per lot	1.040271257	Residential	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	2	2	AV Ratio: 1.45; FAR: 0.00; Exist	Year Built: 1957	AFFH Site: No; Site comments:
OAKLAND	BARCELONA ST OAKLAND 94621	94621	048 687000200		Resource Conservati	RH-3	0	1 per lot	4.671376833	Public	YES - Current	YES - City-Owned	Available	Not Used in Prior Ho	27	19	47	93	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001600		Detached Unit Reside	RD-1	0	1 per lot	0.118073971	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	IVANHOE RD OAKLAND 94618	94618	048A706001701		Detached Unit Reside	RD-1	0	1 per lot	0.112679329	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	129 ALPINE TER OAKLAND 94618	94618	048A710705000		Detached Unit Reside	RD-1	0	1 per lot	0.238753861	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6167 ACACIA AVE OAKLAND 94618	94618	048A712004403		Detached Unit Reside	RD-1	0	1 per lot	0.14122764	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902600		Detached Unit Reside	RD-1	0	1 per lot	0.123034482	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHERIDAN RD OAKLAND 94603	94603	048B713902700		Detached Unit Reside	RD-1	0	1 per lot	0.122307663	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	5450 MASONIC AVE OAKLAND 946	94618	048B716500202		Hillside Residential	RH-4	0	1 per lot	0.120495185	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.02; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6735 SIMS DR OAKLAND 94611	94611	048C719302500		Hillside Residential	RH-4	0	1 per lot	0.194192285	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101200		Hillside Residential	RH-3	0	1 per lot	0.161861283	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101300		Hillside Residential	RH-3	0	1 per lot	0.17956635	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SCOUT RD OAKLAND 94603	94603	048D725101400		Hillside Residential	RH-3	0	1 per lot	0.154976669	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MASTLANDS DR OAKLAND 94603	94603	048D726800263		Hillside Residential	RH-3	0	1 per lot	0.666482773	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	HOLYROOD DR OAKLAND 94603	94603	048D727401004		Hillside Residential	RH-4	0	1 per lot	0.114223085	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	BAGSHOTTE DR OAKLAND 94603	94603	048D728205000		Hillside Residential	RH-3	0	1 per lot	0.171163023	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GIRVIN DR OAKLAND 94611	94611	048D730205200		Hillside Residential	RH-4	0	1 per lot	0.289136151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	AITKEN DR OAKLAND 94611	94611	048D730300501		Hillside Residential	RH-4	0	1 per lot	0.078859356	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730301214		Hillside Residential	RH-4	0	1 per lot	0.043836506	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	GIRVIN DR OAKLAND 94603	94603	048D730303000		Hillside Residential	RH-4	0	1 per lot	0.264171644	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730306900		Hillside Residential	RH-4	0	1 per lot	0.160506763	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WESTOVER DR OAKLAND 94603	94603	048D730307200		Hillside Residential	RH-4	0	1 per lot	0.201409755	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SHEPHERD CANYON RD OAKLAN	94603	048D730405703		Hillside Residential	RH-3	0	1 per lot	0.377830847	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MOORE DR OAKLAND 94603	94603	048D731002200		Hillside Residential	RH-4	0	1 per lot	0.168355552	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	MANZANITA DR OAKLAND 94603	94603	048E731902000		Hillside Residential	RH-4	0	1 per lot	0.148930027	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732004800		Hillside Residential	RH-4	0	1 per lot	0.188437516	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	ARROWHEAD DR OAKLAND 94603	94603	048E732104802		Hillside Residential	RH-3	0	1 per lot	0.401331342	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1684 ARROWHEAD DR OAKLAND 9	94611	048E732201500		Hillside Residential	RH-4	0	1 per lot	0.132630021	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732202300		Hillside Residential	RH-4	0	1 per lot	0.127119383	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203000		Hillside Residential	RH-4	0	1 per lot	0.20213995	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	SKYLINE BLVD OAKLAND 94603	94603	048E732203100		Hillside Residential	RH-4	0	1 per lot	0.187171585	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	9 HOMEGLEN LN OAKLAND 94611	94611	048E732403300		Hillside Residential	RH-4	0	1 per lot	0.117378684	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702100		Hillside Residential	RH-3	0	1 per lot	0.166824151	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	WOODROW DR OAKLAND 94603	94603	048E732702703		Hillside Residential	RH-3	0	1 per lot	0.1598539	Vacant	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Ho	0	0	1	1	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	6226 MORAGA AVE OAKLAND 9461	94611	048F736101100	VV	Hillside Residential	RH-4	0	1 per l

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
OAKLAND	3050 INTERNATIONAL BLVD OAKL	94601	025 071900701		Mixed Housing Type	CC-2	0	158.4	0.745729573	Parking	YES - Current	YES - City-Owned	Pending Project	Used in Prior Housing	75	1	0	76	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:
OAKLAND	1425 WEBSTER ST OAKLAND 9461	94612	008 062403700		Central Business Dis	CBD-C	0	484	0.279281809	Parking	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing	7	0	161	168	AV Ratio: 0.00; FAR: 0.00	Year Built: 0	AFFH Site: No; Site comments:

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2 For Alameda County jurisdictions, please format the APNs as follows: 999A-9999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND	4444 TELEGRAPH AVE	94609	013 109902800	0	40	0	0	Unaccommodated N	0.342700585	Mixed Housing Type	CN-2	Mixed Housing Type	CN-2	0	116.16	40	Nonvacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.05	Year Built: 1964; Consolidated
OAKLAND	3815 BROADWAY	94611	012 098201000	0	0	18	0	Unaccommodated N	0.156225814	Community Commer	CC-2	Community Commer	CC-2	0	116.16	18	Nonvacant	Mixed Use	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 1.10	Year Built: 0; Consolidated site
OAKLAND	3822 MANILA AVE	94609	012 098201600	0	0	52	0	Unaccommodated N	0.448011608	Mixed Housing Type	CC-2	Mixed Housing Type	CC-2	0	116.16	52	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6209 COLLEGE AVE	94618	048A706901000	0	10	1	30	Unaccommodated N	0.427444012	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	41	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.41	Year Built: 0; Consolidated site
OAKLAND	6039 COLLEGE AVE	94618	014 126800100	0	0	12	0	Unaccommodated N	0.125591873	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	12	Vacant	Vacant	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	3943 BROADWAY	94611	012 098200204	0	0	55	0	Unaccommodated N	0.477005584	Community Commer	CC-2	Community Commer	CC-2	0	116.16	55	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.57; FAR: 0.13	Year Built: 1967; Consolidated
OAKLAND	5957 CHABOT RD	94618	014 126801200	0	11	0	0	Unaccommodated N	0.116572713	Mixed Housing Type	RM-1	Mixed Housing Type	CN-1	0	1 per lot	11	Nonvacant	Commercial	YES - Current	CN-1; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6036 CLAREMONT AVE	94618	014 126803600	0	21	0	0	Unaccommodated N	0.213591518	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	21	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6028 CLAREMONT AVE	94618	014 126803501	0	52	0	0	Unaccommodated N	0.540470404	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	52	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.54	Year Built: 1910; Consolidated
OAKLAND	5901 COLLEGE AVE	94618	014 126800901	0	115	0	0	Unaccommodated N	1.189341391	Mixed Housing Type	CN-1	Mixed Housing Type	CN-1	0	79.2	115	Nonvacant	Commercial	YES - Current	Height increase from 35 to 55	AV Ratio: 1.00; FAR: 1.16	Year Built: 0; Consolidated site
OAKLAND	5965 CHABOT RD	94618	014 126801101	0	11	0	0	Unaccommodated N	0.112147533	Mixed Housing Type	RM-1	Mixed Housing Type	CN-1	0	1 per lot	11	Nonvacant	Commercial	YES - Current	CN-1; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5609 SHAFTER AVE	94618	014 126503806	0	70	0	0	Unaccommodated N	0.439429641	Mixed Housing Type	RM-1	Mixed Housing Type	S-15	0	1 per lot	70	Nonvacant	Public facilities	YES - Current	S-15; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6029 COLLEGE AVE	94618	014 126800200	0	0	26	0	Unaccommodated N	0.272374747	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	79.2	26	Vacant	Vacant	YES - Current	Height increase from 35 to 55	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5655 COLLEGE AVE	94618	014 126504000	0	195	0	0	Unaccommodated N	1.229417729	Mixed Housing Type	RM-1	Mixed Housing Type	S-15	0	1 per lot	195	Nonvacant	Public facilities	YES - Current	S-15; Height increase from NA	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	398 W MACARTHUR BLVD	94609	012 097601600	0	0	35	0	Unaccommodated N	0.302460172	Mixed Housing Type	CN-3	Mixed Housing Type	CN-3	0	116.16	35	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.09; FAR: 0.12	Year Built: 0; Consolidated site
OAKLAND	5433 SAN PABLO AVE	94608	013 118400100	0	0	53	0	Unaccommodated N	0.459928273	Community Commer	CC-2	Community Commer	CC-2	0	116.16	53	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5211 BROADWAY	94618	014 124000901	0	40	0	0	Unaccommodated N	0.418351458	Neighborhood Cente	CC-2	Neighborhood Cente	CC-2	0	96.8	40	Nonvacant	Commercial	YES - Current	Height increase from 45 to 65	AV Ratio: 0.51; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	5325 SAN PABLO AVE	94608	013 118300100	0	0	21	0	Unaccommodated N	0.1813875	Community Commer	CC-2	Community Commer	CC-2	0	116.16	21	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	350 GRAND AVE	94610	010 077601300	0	0	41	0	Unaccommodated N	0.351057839	Neighborhood Cente	CN-2	Neighborhood Cente	CN-2	0	116.16	41	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.06; FAR: 0.01	Year Built: 1977; Consolidated
OAKLAND	3875 TELEGRAPH AVE	94609	012 096800301	0	81	0	0	Unaccommodated N	0.60697235	Neighborhood Cente	S-15	Neighborhood Cente	S-15	0	158.4	81	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 0.50; FAR: 0.49	Year Built: 1986; Consolidated
OAKLAND	2055 MACARTHUR BLVD	94602	026 083500601	0	29	0	0	Unaccommodated N	0.295808372	Neighborhood Cente	CN-1	Neighborhood Cente	CN-1	0	96.8	29	Nonvacant	Commercial	YES - Current	Height increase from 45 to 65	AV Ratio: 0.25; FAR: 0.06	Year Built: 0; Consolidated site
OAKLAND	6101 SAN PABLO AVE	94608	016 145900400	0	0	34	0	Unaccommodated N	0.296783262	Community Commer	CC-2	Community Commer	CC-2	0	116.16	34	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.06; FAR: 0.08	Year Built: 0; Consolidated site
OAKLAND	6211 SAN PABLO AVE	94608	016 145502000	0	0	49	0	Unaccommodated N	0.31059225	Community Commer	CC-2	Community Commer	CC-2	0	158.4	49	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 0.07; FAR: 0.06	Year Built: 0; Consolidated site
OAKLAND	6407 TELEGRAPH AVE	94609	016 142402205	0	27	0	0	Unaccommodated N	0.308645805	Neighborhood Cente	CN-2	Neighborhood Cente	CN-2	0	96.8	27	Nonvacant	Commercial	YES - Current	Height increase from 35 to 45	AV Ratio: 0.17; FAR: 0.10	Year Built: 1963; Consolidated
OAKLAND	6500 SAN PABLO AVE	94608	016 145301303	0	0	11	0	Unaccommodated N	0.091261046	Community Commer	CC-2	Community Commer	CC-2	0	116.16	11	Vacant	Vacant	YES - Current	Height increase from 60 to 65	AV Ratio: 0.00; FAR: 0.00	Year Built: 0; Consolidated site
OAKLAND	6100 SAN PABLO AVE	94608	016 144203901	0	0	40	0	Unaccommodated N	0.347496337	Mixed Housing Type	CC-2	Mixed Housing Type	CC-2	0	116.16	40	Nonvacant	Commercial	YES - Current	Height increase from 60 to 65	AV Ratio: 0.24; FAR: 0.25	Year Built: 0; Consolidated site
OAKLAND	5354 CLAREMONT AVE	94618	014 122902103	0	16	1	50	Unaccommodated N	1.683182105	Mixed Housing Type	RM-4/C	Mixed Housing Type	CN-2	0	39.6	67	Nonvacant	Commercial	YES - Current	CN-2; height increase from 35 t	AV Ratio: 5.84; FAR: 0.25	Year Built: 1962; Consolidated
OAKLAND	5727 COLLEGE AVE	94618	014 126604701	0	19	2	60	Unaccommodated N	1.53	Mixed Housing Type	CN-1	Mixed Housing Type	CN-2	0	79.2	81	Nonvacant	Commercial	YES - Current	CN-2; height increase from 35	AV Ratio: 2.40; FAR: 0.24	Year Built: 1968; Consolidated
OAKLAND	5050 BROADWAY	94611	014 124200600	0	189	16	153	Unaccommodated N	15.46907686	Institutional;Commur	CC-2	Institutional;Commur	CC-2	0	158.4	358	Nonvacant	Commercial	YES - Current	Height increase from 75 to 95	AV Ratio: 1.89; FAR: 0.17	Year Built: 2016; Consolidated
OAKLAND																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
OAKLAND																						

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OAKLAND																						

Table C: Land Use, Table

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")
RH-1
RH-2
RH-3
RH-4
RD-1
RD-2
RM-1
RM-2
RM-3
RM-4
RU-1
RU-2
RU-3
RU-4
RU-5
R-80
CN-1
CN-2
CN-3
CN-4
CC-1
CC-2
CC-3
C-40
C-45
CBD-R
CBD-P
CBD-C
CBD-X
HBX-1
HBX-2
HBX-3
HBX-4
S-2
S-15
S-15W
D-WS-1
D-WS-2
D-WS-3
D-WS-4

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")
D-WS-5
D-WS-6
D-WS-7
D-WS-8
D-WS-9
D-BV-1
D-BV-2
D-BV-3
D-BV-4
D-CE-1
D-CE-2
D-CE-3
D-CE-4
D-CE-5
D-CE-6
D-LM-1
D-LM-2
D-LM-3
D-LM-4
D-LM-5
D-CO-1
D-CO-2
D-CO-3
D-CO-4
D-CO-5
D-CO-6
D-OK-1
D-OK-2
D-OK-3
D-OK-4
D-OTN
M-30
RM-4/C

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")

Starts in A2

General Land Uses Allowed (e.g., "Low-density residential")
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Detached single-unit residential
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Single-unit residential, townhouses, small multi-unit residential, c
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
Multi-unit residential, mid-rise or high-rise (multifamily) residentia
High-rise (multifamily) residential
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Commercial (low intensity retail/service)
Community commercial (medium intensity retail/service)
Community commercial (medium intensity retail/service)
Community commercial (high intensity retail/service)
Retail, wholesale commercial
Retail, wholesale commercial
Multi-unit residential, commercial, mixed use
Multi-unit residential, commercial, offices, mixed use
Multi-unit residential, commercial, offices, mixed use
Multi-unit residential, commercial, light industrial, mixed use
Industrial, commercial, multi-unit residential
Industrial, commercial, multi-unit residential (medium to high den
Industrial, commercial, multi-unit residential (high density)
Industrial, commercial, multi-unit residential (high density)
Public/quasi public
Transportation facilities, multi-unit residential (high density), com
Transportation facilities, multi-unit residential (high density), com
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial

General Land Uses Allowed (e.g., "Low-density residential")
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Mixed use, multi-unit residential, commercial
Marine uses, office, commercial
Office, commercial
Industrial, commercial (high intensity), multi-unit (high density) re
Industrial, commercial (high intensity)
Industrial, commercial (high intensity), manufacturing, transporta
Industrial, commercial (high intensity), manufacturing, transporta
Commercial, multi-unit (high density) residential, mixed use
Commercial, office, multi-unit (high density) residential, mixed us
Commercial, office, multi-unit (high density) residential, mixed us
Commercial, light industrial, multi-unit (high density) residential, r
Public/quasi public
Transportation facilities, multi-unit residential (high density), com
Multi-unit residential, retail, commercial, office, light industrial, re
Retail, commercial, industrial
Commercial, industrial, multi-unit residential
Office, commercial, industrial, logistic uses
Commercial, light industrial, institutional
Low density residential
Medium to low density residential
Medium density residential, townhouses
Commercial (low intensity retail/service), office, mixed use
Public/quasi public, commercial (retail/service)
Industrial, manufacturing, commercial
Single-unit residential, townhouses, small multi-unit residential, c

General Land Uses Allowed (e.g., "Low-density residential")

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